

St.Helens Employment Land and Premises Study

Final Report
May 2011

Prepared for
St.Helens Council



Revision Schedule

St.Helens Employment Land and Premises Study

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	26th March 2010	Final Report	Sam Rosillo Graduate Planner Scott Wilson	Alan Houghton Head of Planning and Regeneration Scott Wilson	Alan Houghton Head of Planning and Regeneration Scott Wilson
02	10th May 2010		Mark Phillips Principal Regeneration Surveyor Scott Wilson		
03	September 2010				
04	March 2011		Jon Thorne Associate Director CB Richard Ellis		
05	11 May 2011		Darren Hill Surveyor CB Richard Ellis		

Scott Wilson
Brunel House
54 Princess Street
Manchester
M1 6HS

Tel 0161 907 3500
Fax 0161 907 3501

www.scottwilson.com

Table of Contents

1	Introduction	1
1.1	Study Context	1
2	Background	4
2.2	Policy Context.....	4
2.3	Perceptions of Local Businesses	13
2.4	Sub-Regional Employment Land Position	13
3	St.Helens Economy and Commercial Property Market Overview	18
3.1	Background	18
3.2	B1/Offices.....	22
3.3	B2/General Industry and Manufacturing.....	22
3.4	B8/Storage and Distribution	22
4	Methodology.....	24
4.2	Site Selection Process.....	24
4.3	Pro Forma Completion.....	26
4.4	Tier 1 and Tier 2 Sites	29
5	Summary of employment sites.....	31
6	Conclusions and recommendations	60
6.1	Introduction.....	60
6.2	A hierarchy of employment sites and locations within the borough	60
6.3	Sites where a continuation of employment use into the future is unlikely to be sustainable	64
6.4	A range of development sites for a range of employment uses.....	65
6.5	Review of existing B2 employment sites in use to identify sites for reuse for B1 or B8 uses.	68
6.6	Main map output of the study.....	70
	Appendix 1 – Completed Pro Forms, Maps and Photographs for 116 employment sites	71
	Appendix 2 – Key Transport Routes Map.....	72
	Appendix 3 – Key Environmental Designations Map	73
	Appendix 4 – Areas of Deprivation and Local Centres Map	74

Appendix 5 – Table A5 Current supply of employment premises and land occupied and in use	75
Appendix 6: Table A6: Development sites identified and suggested uses	76
Appendix 7: Tier 1 and Tier 2 Employment Locations	77
Appendix 8 – Figure 2: Key study map showing employment zones, land occupied & in use , development land and B2 sites in use which have been identified for redevelopment for B8 and B1.....	79
Appendix 9 – St Helens Transport Policy Team accessibility assessment.....	80
Appendix 10 – Economic Land Position Statement: Group 1 and Group 2 sites	87

1 Introduction

1.1 Study Context

1.1.1 Scott Wilson and CB Richard Ellis were commissioned in February 2010 by St.Helens Council to prepare a study into employment land and premises in St.Helens in order to further inform its Core Strategy policies and the preparation of the St.Helens Allocations Development Plan Document and Proposals Map (DPD).

1.1.2 The St.Helens Employment Land & Skills Review April 2009 pointed to a number of policy recommendations which emerged from a demand and supply assessment. These are highlighted below and are detailed further in Chapter 2:

- Review the range of land for office uses which is available.
- Consider the scale and type of manufacturing land which needs to be available through regular review.
- Assess the potential to allocate some future manufacturing land for other employment uses.
- Address need for B8 warehousing land and floor space.

1.1.3 The Council is currently preparing its Core Strategy which includes proposed policies aimed at 'Ensuring a Strong and Sustainable St.Helens Economy'. These policies which are contained within the Core Strategy Publication with amendments include:

- The provision of 46 hectares for employment generating purposes, primarily for B8 (distribution or warehouse use), to be assessed through a study (this study) and formally identified in the Site Allocations DPD;
- Encourage the development of B1 office uses within and adjacent to St.Helens town centre;
- Resisting the loss of existing employment land and premises to non employment generating uses where the site is well located with good road access, causes no adverse impact on neighbouring uses and is capable of redevelopment for employment use;
- Focusing economic development on sites within or close to deprived areas and which have easy public transport access; and
- Supporting the creation of and expansion of small businesses

- 1.1.4 The policy to provide employment land, primarily B8, resulted from the findings of the Employment Land & Skills Review of April 2009 produced by Regeneris who have since extended the preferred forecast to 2027 and produced an Addendum to the Employment Land & Skills Review¹.

Purpose of study

- 1.1.5 In response to the Employment Land & Skills Review 2009 and the Core Strategy Publication with amendments, this study provides a review of existing identified land supply to identify which B2 sites could be reused for B1 and B8 uses and other uses and provides a comprehensive review of all employment zones and sites within the borough to clearly identify:
- A hierarchy of employment sites and locations within the borough which uses a Tier 1 and Tier 2 category approach. This distinguishes between those considered vital to provide land and premises to serve current and forecast needs to achieve and maintain a strong and sustainable economy and those which play a secondary but nevertheless important role in meeting need for employment land and premises primarily for local occupiers.
 - A range of development sites for a range of employment uses that are deliverable and available to support new business start up, the retention of local business that are looking to expand and to businesses outside the borough searching for a new site or premises.
 - Sites and premises which will need investment and ‘face-lifting’ over the Core Strategy period to continue to serve occupiers.
 - Sites where a continuation of employment use into the future is unlikely to be sustainable given neighbouring uses, access constraints and market forces.
- 1.1.6 The study seeks to provide an independent review and stock take of the supply of employment premises and land to reinforce proposed policy CE1 in the Core Strategy Publication with amendments to resist the loss of existing employment land and premises to non employment generating uses.
- 1.1.7 Using a purposefully designed pro forma, taking a market perspective and using a qualitative approach the study reviews existing sites and identified land to consider the suitability and likely supply of land in the borough for employment purposes over the plan period.
- 1.1.8 Based on market experience and an assessment of the appropriateness and potential for retention and redevelopment of the existing stock, the study draws

¹ St.Helens Employment Land and Skills Review: Addendum Report, Regeneris, November 2010

conclusions about the quantum and adequacy of likely supply of employment premises and land to meet forecast need.

1.1.9 The report is structured as follows:

- Chapter 2: Background;
- Chapter 3: St.Helens commercial property market overview;
- Chapter 4: Methodology;
- Chapter 5: Summary of employment sites;
- Chapter 6: Conclusions and recommendations; and
- Appendices: Full Pro Formas (with site photograph and site plan) development context maps and the main study map showing employment zones, individual sites and development land in the borough.

2 Background

- 2.1.1 Chapter 2 sets out the key policies, strategies, studies and schemes relevant to employment land provision in St.Helens over the life of the Core Spatial Strategy i.e. to 2027.

2.2 Policy Context

National Policy

Planning Policy Statement 4: Planning for Sustainable Economic Growth

- 2.2.1 Planning Policy Statement 4 (PPS4) was published in December 2009. The Government's overarching objective is sustainable economic growth in order to build prosperous communities; improve economic growth and tackle deprivation. PPS4 places a large emphasis on the need for policies to be informed by a robust and credible evidence base.
- 2.2.2 Furthermore, PPS4 aims to deliver more sustainable patterns of development, reduce the need to travel, especially by car and to respond to climate change whilst maintaining the "town centre first" approach to enhance the vitality and viability of towns and other centres.

Regional Policy

Regional Spatial Strategy for the North West

- 2.2.3 On 6th July 2010 Regional Spatial Strategies were revoked by the Secretary of State with immediate effect. Following a successful legal challenge by Cala Homes the revocation of Regional Spatial Strategies was found to be unlawful but it remains the intention of the Coalition Government to abolish regional government. The RSS evidence base can, however, still be used as evidence by local planning authorities to support policies within their Core Strategies and other documents.

Regional Economic Strategy for the North West

- 2.2.4 The Regional Economic Strategy was published in 2006 and is a twenty year economic strategy for the economic development of England's Northwest. It identifies three major drivers to achieving the strategy's vision. These are:
- Improving productivity and growing the market;
 - Create and maintain conditions for stable growth; and

- Growing the size and capability of the workforce

Sub-Regional Policy

Liverpool City Region Development Plan

- 2.2.5 The aim of the Liverpool City Region Development Plan (LCRDP) is to improve the economic future of the Liverpool City Region for all residents and businesses. St.Helens is one of the local authority districts that comprise the city region. The plan identifies St.Helens as one of the fastest growing Boroughs in terms of GVA and forecasts that, in terms of longer-term growth, St.Helens can expect some of the largest increases.
- 2.2.6 The LCRDP views the existing Strategic Investment Areas including the St.Helens Southern Corridor as regional assets which will remain the focal point for attracting new business, supporting the delivery of the city growth strategy.

Mid Mersey Growth Point

- 2.2.7 The Mid-Mersey area (comprising the local authorities of Warrington, St.Helens and Halton) was awarded New Growth Point status in July 2008. Each authority has successfully used development over recent years to help deliver much needed regeneration and restructuring, in addition to tackling problems of deprivation. All three individual Mid-Mersey authorities face challenges of ensuring balanced housing markets, including ensuring an appropriate supply of family and aspirational housing.
- 2.2.8 Development has been delivered in partnership with a strong buy-in from both public and private sector stakeholders and opportunities for realisation of wider benefits, particularly health and skills, have been taken.

Local Policies / Strategies

Sustainable Community Strategy 2008 – 2018

- 2.2.9 The St.Helens Community Plan sets out the vision for the Borough's development over the plan period. The vision of the Community Plan is "To make St.Helens a modern, distinctive, economically prosperous and vibrant Borough". The Objectives of the Community Plan are:
- A diverse, modern economy, offering a wide range of job opportunities;
 - Opportunity and success for all who live, study, train and work in the Borough, through high quality lifelong learning experiences and activities;

- A healthy, safe, attractive and rich environment with a choice of good transport facilities for all;
 - A wide choice of quality homes for all our residents;
 - Reduced crime and fear of crime;
 - Improved well-being through flexible, responsive health and social care;
 - High quality opportunities and facilities for leisure and sport, with a vibrant cultural life; and
 - Sustainable and stronger communities, narrowing inequalities with better opportunities for disadvantaged groups.
- 2.2.10 The objectives listed above are delivered through five Thematic Partnerships and these are:
1. Children and Young People
 2. Communities & Neighbourhoods
 3. Economic Development & Enterprise
 4. Healthier Communities & Older people
 5. Safer Communities

St.Helens Employment Land & Skills Review April 2009 (as amended by St.Helens Employment Land and Skills Review: Addendum Report, November 2010)

- 2.2.11 The Employment Land & Skills Review prepared in 2009 found a healthy picture of supply for office uses where close to 90% of the 15 hectares considered in the study was classified as being suitable for employment uses, commercially viable and available.
- 2.2.12 The audit of the Borough's supply suggested that, for manufacturing and warehousing uses, the long term position for employment land appeared to be challenging in that there were either significant constraints or the land was already in use.
- 2.2.13 For manufacturing uses, this did not present an unmanageable problem for the Borough in that demand for land was not expected to be significant. However, if the demand projections for warehousing uses are accurate, the Borough will need to consider how best to bring forward the supply it has already allocated and, potentially, allocate more land.

-
- 2.2.14 This analysis to 2026 forecast an oversupply of B1 (office) and B2 (manufacturing) land in St.Helens. On the other hand, it showed that there was a significant undersupply of B8 (warehousing) land.
- 2.2.15 The Review pointed to a number of policy recommendations which emerged from the demand and supply assessment. These included:
- ***Review the range of land for office uses which is available.***
- 2.2.16 The Review concluded that the demand and supply for office sites in the next 15 years or so was likely to be in equilibrium in quantitative terms, based on the known supply as of late 2008. To support aspirational higher value jobs in the service sector it found that choice of office development sites would be important in the long term. This means ensuring that the supply pipeline continues to provide a good range of sites.
- ***Consider the scale and type of manufacturing land which needs to be available through regular review.***
- 2.2.17 The Review suggested that the existing stock of B2 manufacturing land in the Borough was likely to suffice, since further contraction of manufacturing employment should free up substantial additional stock to cover any future needs. It found that the Borough needed to ensure a pipeline supply to meet not only the future needs of inward investing businesses but to also provide a range of sites for existing businesses who will need to relocate and expand/contract onto into more modern premises.
- ***Assess the potential to allocate some future manufacturing land for other employment uses.***
- 2.2.18 The Review found that there may be some potential to allocate B2 manufacturing land which comes into the supply in future years for other uses including B8 warehousing and B1 offices. For example, some land located close to St.Helens town centre may provide opportunities to be re-used for B1 Offices. This opportunity needs to be balanced with the need not to undermine the Borough's employment base and therefore to safeguard sites for employment use.
- ***Address need for B8 warehousing land and floor space.***
- 2.2.19 It was the Review's view that the quantum of existing B8-type allocations (together with any additional brownfield sites identified through the Call for Sites exercise) will be insufficient to meet likely future demand.

- **Take account of the Omega development in considering future demand for land and its supply.**

2.2.20 The Review suggested that the large scale office development proposed for Omega, Warrington could in effect limit the need for major new office schemes in St.Helens. The Council should therefore continue to monitor the progress of the Omega development.

- **Parkside scheme.**

2.2.21 The Review concluded that this will to some extent serve different market needs to those predicted to occur.

2.2.22 Due to a delay in the projected adoption of the Core Strategy, the employment land projections were re-calculated in August 2010 so they extend to 2027. The results of the revised forecast are summarised in table 2.2 below:

Demand Forecast by Labour Supply Local Housing Demand Variant		Total Supply		Unconstrained Land	
Use Class	Demand (Ha)	Supply (Ha)	Balance of Demand and Supply	Supply (Ha)	Balance of Demand and Supply
B1 Office (2 Storey)	+5	+15	+9	+11	+6
B2 Manufacturing	-18	+50	+68	+13	+31
B8 Warehousing	+41	+9	-33	0	-41

Table 2.2: Forecast demand and supply of employment land to 2027

2.2.23 Table 2.2 shows the demand for land, by Use Class, forecast by the local housing demand variant scenario. The table shows the Borough's available employment land, as identified in the review, in terms of total land supply, and the unconstrained land supply. The overall demand for land up until 2027 is 46

hectares and this is highlighted in the proposed Core Strategy policy which is detailed further below.

St.Helens Core Strategy

- 2.2.24 The Core Strategy is the principal document in the Local Development Framework that will guide the Borough in its local development decisions until 2027. The Core Strategy provides an overall strategy of where development should be located and how the Borough meets its needs. A number of amendments have been made to the Core Strategy following consultation in May 2009.
- 2.2.25 Since consultation closed the Government has announced the abolition of the Regional Spatial Strategy (RSS). As RSS formed part of the Local Development Framework, an assessment has been undertaken of the impacts its abolition will have on the Core Strategy. Further consultation on the core Strategy was completed in March 2011 and it is hoped that the Core Strategy will be submitted to Government for approval in May 2011.
- 2.2.26 Current draft Policy CE1 in the Core Strategy seeks to ensure that there is a range of sites and premises that are deliverable and available to support new business start ups, creative and innovative businesses and the retention of local business that are looking to expand.
- 2.2.27 The purpose of Policy CE1 is to ensure the demand for land for economic development is met in support of strategic aim SA5 – Ensuring a Strong and Sustainable St.Helens Economy.
- 2.2.28 Draft policy CE1 ‘A Strong and Sustainable Economy’ states that sufficient land and premises will be provided to strengthen and diversify the Borough's economic base and to support the City Growth Strategy and other economic regeneration and development initiatives through:
1. Providing at least 46 hectares of land for B1, B2 or B8 purposes to 2027. This will primarily be for B8 uses and will be met through:
 - i. A review of the existing and identified land supply to identify which B2 sites could be reused for B1 or B8 uses;
 - ii. The identification of a range of sites within the Allocations DPD;
 - iii. Parkside SRFI meeting an element of the demand for B8 Storage and Distribution.
 2. Should the SRFI at Parkside not proceed or is delayed, further allocations to meet demand will need to be identified. This is likely to mean an assessment of sites within the Green Belt, which will be considered within a sub regional context.

3. Resisting the loss of land and premises currently or last used for B1, B2 or B8 purposes where they are suitable for continued use, re-use or redevelopment for B1, B2 or B8 uses.

Sites suitable for B1, B2 or B8 uses are defined as:

- Having suitable road access; and
- Having an acceptable impact on neighbouring land uses; and
- Being economically viable in the medium to long term; and
- (For re-use and redevelopment only) being in demand for B1, B2 or B8 in the medium to long term.

Where it is demonstrated that land or premises for B1, B2 or B8 purposes is no longer suitable for B1, B2 or B8 use then the sites suitability for use by other employment generating uses must be considered before non-employment generating uses.

Where there is a loss of B1, B2 or B8 land or premises to non-employment generating uses and where the site's area is greater than 1ha, then compensatory measures will be required by the Council, subject to economic viability.

4. Focusing economic development to those sites that are either within, in close proximity to or have easy public transport access to the most deprived areas of the Borough. Where this is not possible then developments will be expected to contribute to improving such links.
5. Supporting the development of sites in the economic land supply through marketing, securing of public funding and the production of Development Briefs.
6. Encouraging the development of B1 office uses within and adjacent to St.Helens Town Centre through the implementation of the East Side Masterplan and the development of site specific Development Briefs.
7. Supporting the reuse of suitable buildings in rural areas for appropriate employment uses by favourably considering planning applications proposing suitable rural economic development.
8. Supporting the protection, creation, enhancement and expansion of tourism resources and facilities, by favourably considering appropriate planning applications which support the tourism strategy, Destination St.Helens.
9. Supporting the creation of and expansion of small businesses.

St.Helens City Growth Strategy

- 2.2.29 St.Helens was chosen in 2002 as one of the four areas in the UK to pilot a new approach to economic development. The City Growth Strategy board is responsible for the strategy and refreshed the Strategy in 2007 for a further ten years taking it forward to 2018. This will be done by building on the competitive strengths of the borough and delivering initiatives that help to address the competitive disadvantages.

2.2.30 The four themes areas in which the strategy aims to improve the economic development of the borough are:

- Transforming the business base
- Achieving a cultural transformation
- Achieving a physical transformation
- Transforming perceptions of St Helens

Economic Land Position Statement

2.2.31 An Economic Land Position Statement is prepared annually as part of the Local Development Framework. Its purpose is firstly, to identify the take-up of the Borough's Economic Land supply and secondly, sets out the current levels of available land for economic development within the Borough.

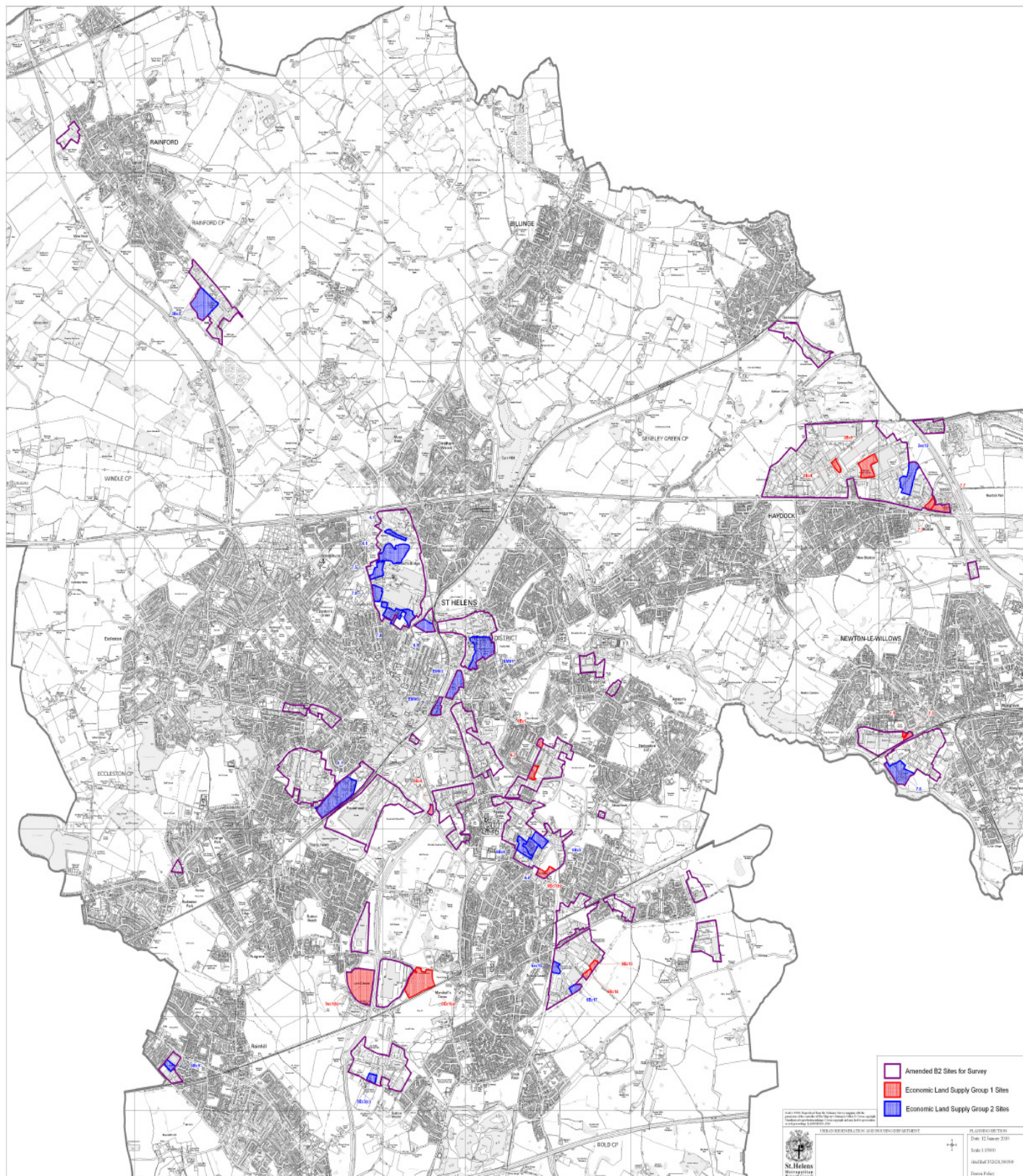
2.2.32 The St.Helens Economic Land Position Statement draft (2009) identified an economic land supply of 87 hectares. The Statement considered that 29.24 hectares of the supply was made up of group 1 sites (sites considered to be less constrained in terms of access, ground conditions and ownership and expected to be developed within 5 years). The remaining 57.76ha of the supply were classed as group 2 sites. These sites were considered to be constrained, in terms of, access, ground conditions and ownership and would be developed in the longer term (up to 10 years).

2.2.33 Appendix 10 provides a list of the group 1 and group 2 sites with current planning status together with site referencing used in the Statement.

2.2.34 This study develops a new reference system in respect of the employment areas within the borough and the sites located within them. More detail is provided at paragraph 4.2. Throughout this report sites are given both the new reference and the existing reference and address as used in the Economic Land Position Statement for completeness so that sites can be readily identified.

2.2.35 Figure 1 below shows the location of group 1 and group 2 development sites within the Borough as identified as the economic land supply within the St.Helens Economic Land Position Statement (2009). It also shows the extent of all employment areas which are assessed as part of this study. The study therefore assesses all identified employment development sites and all employment sites which are already in use.

Figure 1 - Employment land identified for survey



2.3 Perceptions of Local Businesses

2.3.1 In 2006 a survey was undertaken as part of the LDF preparation process into the perception of local businesses of St.Helens as a business location. Some of the key trends identified as part of this study are set out below:

- 45% of businesses surveyed were from the industrial / manufacturing sector and 12% were from the warehousing / distribution / storage sector.
- 56% of businesses surveyed indicated that they had experience of an increase in employment, turnover and profit in the last three years. 14% had indicated a decrease.
- 55% of respondents felt that their current land/premises were inappropriate for their needs.
- 57% of respondents stated that additional employment land should be allocated along The M62 Linkway and 29% stated that it should be allocated at Haydock Industrial Area.

2.4 Sub-Regional Employment Land Position

2.4.1 In order to further understand the supply of employment land in areas surrounding St.Helens, a brief review has been undertaken of the employment land position in Halton, Knowsley, West Lancashire, Warrington and Cheshire and Wigan.

Halton, Knowsley, Sefton and West Lancashire Joint Employment Land and Premises Study²

2.4.2 The joint 'employment land and premises study' (JELPS) has been prepared on behalf of Sefton, Knowsley, Halton and West Lancashire Councils and the final report was published in January 2010. The purpose of the study was to assess the supply, need and demand for employment land and premises (use class B) in the four local authority areas. This section summarises the findings of the JELPS for three of the authorities that neighbour St.Helens: Knowsley; Halton; and West Lancashire.

2.4.3 Using baseline data provided by each of the local authorities (based on 1 April 2008 figures), the study identified the amount of employment land available. Table 2.4 below provides details of the number of employment sites and their combined area for Knowsley, Halton, and West Lancashire.

² The Halton, Knowsley, Sefton and West Lancashire Joint Employment Land and Premises Study was prepared by consultancy BE Group and is available from: <http://www.sefton.gov.uk/default.aspx?page=9164>

Table 2.4: Employment Land Availability (April 2008) (Source: Halton, Knowsley, Sefton and West Lancashire Joint Employment Land and Premises Study)

Local Authority	Number of Sites	Area (Ha)
Halton	62	210.02
Knowsley	54	156.77
West Lancashire	20	69.90
TOTAL	136	436.69

- 2.4.4 Furthermore, the JELPS disaggregated the employment land availability figures to show splits between different use classes. The use class designations used in the table below (see table 2.5) were derived from established planning consents, landowner aspirations or reflection of adjacent uses.
- 2.4.5 Table 2.5 shows that a large proportion of the available office land (B1 (a)) and all of the high technology/science (B1 (b)) is located in Halton. Halton also has a large proportion of suitable land for light industrial (B1 (c)) uses.
- 2.4.6 Within the three local authority areas, a significant employment use is warehousing (B8). This is focused at specialist freight/warehousing facilities, including 3MG, Widnes, Knowsley Chemical Industry Site, Knowsley Industrial Estate and XL Business Park, Skelmersdale.
- 2.4.7 A large proportion of the available land area was not assigned a use class. This comprises sites of varying sizes, without planning permissions or clear owner intentions, which could be brought forward for the full range of industrial/warehouse uses (B1(c), B2, B8) or office/industrial/warehouse uses (B1(a, c), B2, B8).

Table 2.5: Employment Land Availability by Use Class (April 2008) (Source: Halton, Knowsley, Sefton and West Lancashire Joint Employment Land and Premises Study)

Local Authority	Office B1 (a)		High Tech B1 (b)		Light Industry B1 (c)		General Industrial B2		Warehouse B8		Industrial/warehouse (B1 (c), B2, B8)		Industrial/office/warehouse (B1 (a,c), B2, B8)	
	Number of sites	Area ha	Number of sites	Area ha	Number of sites	Area ha	Number of sites	Area ha	Number of sites	Area ha	Number of sites	Area ha	Number of sites	Area ha
Halton	15	43	5	16.6	11	7.5	4	10	7	81.9	9	29.9	11	21.1
Knowsley	6	12.4	0	0	8	4.5	3	21.4	3	9.5	18	37	16	71.9
West Lancashire	5	19.7	0	0	1	0.5	0	0	2	17.3	10	22.3	2	10
Total	26	75.1	5	16.6	20	12.5	7	31.4	12	108.7	37	89.2	29	103

Cheshire and Warrington Sub-Regional Employment Land and Sites Study³

- 2.4.8 GVA Grimley Ltd was commissioned, in August 2008, to undertake a Sub-Regional Employment Land and Sites Study for the Cheshire and Warrington Economic Alliance (CWEA). CWEA is a recognised Local Enterprise Partnership co-ordinating economic development activity.
- 2.4.9 Within the sub region, there has been an additional 316,000m² of commercial office floor space and 838,000m² of warehouse space created between 1998 and 2008. The amount of factory floor space has fallen by 381,000m over this period reflecting the decline, particularly in the early part of this period, of manufacturing employment.
- 2.4.10 The study identifies a series of key historical growth sectors within CWEA over the 8 years leading up to 2006. Storage and warehousing is included as one of the key historical growth sectors which suggests a sustained demand for

³ The Cheshire and Warrington Sub-Regional Employment Land and Sites Study was prepared by GVA Grimley and is available from: http://www.warrington.gov.uk/images/CWEA%20Employment%20%26%20Land%20Sites%20Study%20-%20Final%20Report%20June%202009_tcm15-38303.pdf

distribution floor space and larger B8 units. Amongst the other sub sectors which have grown are sales of motor vehicles, business and management consultancy activities and labour recruitment and provision of personnel.

2.4.11 The table below shows the projection of land requirements for commercial office, factory and warehouse floor space in Cheshire and Warrington to 2025. The table shows that there are currently a total of 364 hectares of commercial office space, 1,106 hectares of factory space and 900 hectares of warehouse space.

2.4.12 Table 2.6 suggests that Cheshire & Warrington have a net requirement for some 329 hectares of employment land between 2008 and 2025. This is composed of 124 hectares to accommodate new commercial office development and 356 hectares for warehousing. There is also a requirement for a reduction of employment land for factory floor space of some 162 hectares.

Table 2.6: Projected Land Requirement from commercial office, factory and warehouse floor space in Cheshire and Warrington to 2025

Cheshire & Warrington	Total Floor space 2008 (m ²)	Total Land 2008 (ha)	Projected Floor space 2025 (m ²)	Projected Land 2025 (ha)	Change in Land 2007 – 2025 (ha)
Commercial Office	1,456,000	364	1,993,200	498	134
Factories	4,423,000	1106	3,775,300	944	-162
Warehouses	3,601,000	900	5,025,600	1256	356
Total	9,480,000	2,370	10,794,100	2,699	329

Wigan

2.4.13 Outside of Wigan and Leigh town centres the largest concentrations of employment accommodation are at Martland Park, Lamberhead and Miry Lane in Wigan, Dobson Park in Ince, Swan Lane in Hindley, Leigh Commerce Park and Parsonage in Leigh, Chaddock Lane in Astley, Stone Cross Park in Golborne and the South Lancashire Industrial Estate in Ashton.

-
- 2.4.14 On some of these sites and elsewhere, a large proportion of employment accommodation is in need of modernisation or is not in a good location to meet modern business need. This is seen to have been a key factor in the borough missing out on a number of investment opportunities in recent years.
- 2.4.15 The Employment Land Review for the borough undertaken in 2007 anticipates that up to 170 hectares of additional employment land will be needed to meet demand levels, including replacement provision for sites that are no longer suitable for modern business use.
- 2.4.16 The proposed submission Core Strategy Policy CP5 Economy and Employment recommends bringing forward a range of employment sites of the right quality in terms of location, accommodation provision and supporting infrastructure, to attract, maintain and grow businesses across a range of uses and sectors, especially within the east-west core of the borough.
- 2.4.17 Policy CP5 recommends providing up to 250 hectares (gross) of employment land to meet requirements between 2010 and 2026, including reviewing sites allocated previously and undeveloped. Policy CE5 also recommends:
- Safeguarding existing employment sites and buildings that are capable of continuing to meet the needs of employment uses and for which there is likely to be sufficient demand.
 - Encouraging a suitable supply of small, cost-effective premises for new business start-ups, including managed 'incubator' accommodation.
 - Ensuring that there is a phased approach, through a subsequent development planning document, to the availability of employment land, with effective mechanisms in place to maintain a sufficient supply of suitable sites that are readily available and attractive to investors.
- 2.4.18 This policy equates to an average supply of 15 hectares per annum of new or substantially remodelled sites across the plan period.

3 St.Helens Economy and Commercial Property Market Overview

3.1 Background

- 3.1.1 St.Helens has traditionally been an industrial town dominated by the coal, chemical and particularly glass industries with numerous large mass production facilities dating back from the first half of the 19th century which have either been updated or modernised over the years and in some cases new facilities have been constructed.
- 3.1.2 The two main glass manufacturers were Pilkingtons Glass and Ravenhead Glass although only Pilkingtons remain and they still operate three production sites in the town. The other main industrial areas within the town are situated around the various railway junctions where a lot of the older industrial estates are centred and at the M62, M6 and A580 intersections.
- 3.1.3 Up until the late 1980's and early 90's the glass industry was the main employer in the town although after this time production was scaled down which did result in a number of job losses in the area.
- 3.1.4 The St.Helens Employment Land & Skills Review April 2009 found the following:
- Total employment in St.Helens increased by 7,700 jobs between 1998 and 2006, representing an increase of 10.5%, (or plus 960 jobs per annum, equivalent to +1.2% p.a.). In broad terms the Borough has benefited from the long period of economic expansion that Britain has experienced.
 - Public and private services have become a key source of employment in the Borough over the last decade. Along with the transport and distribution industry, they account for the lion's share of the Borough's employment.
 - Transport, communication and distribution have become a more important component of the St.Helens economy.
 - The Borough's favourable location on the North West's motorway network and its good rail access to Liverpool and Manchester mean that it has become an important part of the commuter belt for the two cities and Warrington. At the time of the 2001 Census, St.Helens was experiencing a daily net outflow of 16,000 commuters.
 - While there is evidence of a general up-skilling in the type of employment, and an improvement in the skills profile of the local workforce, the Borough currently appears to be failing to keep pace with the regional average. If

St.Helens is to remain competitive as demand for higher skills increases, it will need to increase the number of higher skilled people attracted or retained in the Borough.

- Valuation Office Agency data indicated the following:
 - A. Total stock of occupied and available commercial space (excluding retail) in the Borough of 1.8 million sq m (18.09 million sq ft).
 - B. A current vacancy level (as at December 2008) of 236,000 sq m (2.5 million sq ft). This equates to a percentage vacancy rate of 13%.
- St.Helens may be too heavily reliant on its supply of small sites, including those with constraints. A supply of larger sites offers the advantage to developers of being able to divide the site into individual plots for sales, and in doing so it enables the potentially high costs of infrastructure to be distributed. Smaller sites may face the added difficulty of prohibitive infrastructure costs.
- Based on local authority records between 2003 and 2008 a great majority of enquiries were for small sites of up to 0.8 Ha. For office enquiries, the majority of enquiries (c.85-90%) were for floor space of up to 4,000 sq ft (370 sq m). For B2 and B8 floor space the majority of enquiries was for smaller premises although the Borough saw regular enquiries for larger floor plates.
- Considering the enquiries data alongside the analysis of the supply of B2/B8 sites in the Borough, the evident interest in larger floor plates suggests that the Borough may need to increase the range of sites available so that its stock of smaller sites is complemented by a supply of larger sites to service requirements for more substantial floor space.

Take up of employment land 1998 to 2009

- 3.1.5 The Economic Land Position Statement 2009 identified that 77.3 hectares were developed for economic purposes from 1998/9 to 2009/10. This provides an average take-up rate of 7.53 hectares. Table 3.1 shows the annual take up for the period.

Table 3.1 St.Helens Economic Land Take-Up Rates - 1998 to 2010

Year	B1	B2	B8	Mixed	Economic Land Take-Up (Econ Use Only)
1998/9		3.43	3.76		7.19
1999/2000		3.57	3.57		7.14
2000/01		1.18	8.08		9.26
2001/02		0.99	0.27		1.26
2002/03	1.13	0.9	17.1		19.13
2003/04		5.33			5.33
2004/05		4.96	1.77		6.73
2005/06					
2006/07	4.96	7.36			12.32
2007/08	3.91	2.37			6.54
2008/09	0.86	2.79	4.35	1.91	9.91
2009/10	2.283	2.44	0.087		4.81
Total	13.143	35.32	38.987	1.91	89.62
Average Take-up over 10 years	1.3143	2.832	3.1657	0.191	7.529

Source: St.Helens Council Development Plans
*2005/6 & 2006/7 are combined to September 2007

3.1.6 St.Helens competes well as a commercial centre but is generally accepted as a secondary market compared to the more dominant commercial areas of Warrington and Trafford Park which is the prime industrial location in the North West. There still remains a loyal base of commercial occupiers in St.Helens that form a key role in the economic fortunes of the town and these companies require continued support to maintain them and allow them to grow. There is, however, a perception that the market is very locally dominated and would benefit from being able to attract more occupiers from outside the Borough in all sectors.

3.1.7 There now seems to be adequate provision of quality accommodation in the B1 sector to attract such occupiers although generally there appears to be a lack of more modern B2 and B8 products which can compete with other commercial areas in the North West. This is particularly true with regard to the

provision of larger strategic sites which can house large operations and table 3.2 shows that surrounding boroughs have significantly larger strategic development sites with which to attract new larger scale inward investment.

Table 3.2 - SCHEDULE OF LARGE STRATEGIC EMPLOYMENT SITES IN THE BOROUGH SURROUNDING ST.HELENS

HALTON 1. Bayer, Widnes 6 ha 2. Speke Approach, Widnes 8.5 ha 3. Ditton, Widnes 16 ha 4. Stobarts, Widnes 8 ha 5. Bennets Hill, Widnes 6 ha 6. Manor Park, Runcorn <u>2 ha</u> TOTAL 46.5 ha	KNOWSLEY 1. Alchemy 6 ha 2. Blackjack 3 ha 3. Moorgate 3 ha 4. Huyton Business Park 5 ha 5. Prescot <u>24 ha</u> TOTAL 41 ha
WARRINGTON 1. Omega 40 ha 2. Lingley Mere 4 ha 3. Burtonwood 4 ha 4. Winwick Quay <u>6 ha</u> TOTAL 54 ha	WEST LANCS 1. G Park, Skelmersdale 8 ha 2. Stanley, Skelmersdale 4 ha 3. EXL, Skelmersdale 2 ha 4. White Moss, Skelmersdale <u>2 ha</u> TOTAL 16 ha
WIGAN 1. Wigan South Central, Pemberton 41 ha 2. South Lancs IE, Aston 37 ha 3. Astley Business Park 8 ha 4. Northleigh Business Park 37 ha TOTAL 123 ha	SEFTON 1. Atlantic Park, Bootle 60 ha 2. Dunningbridge Road (Chancery Gate), Aintree 6 ha 3. Dunningbridge Road (Switch car), Aintree 5 ha 4. Senator Business Park, Bootle 3 ha 5. Port of Liverpool, Bootle <u>8 ha</u> TOTAL 82 ha

3.2 B1/Offices

- 3.2.1 The office market in St.Helens is split into two sections comprising office accommodation in and around the town centre which comprises mainly secondary office accommodation in older buildings and better quality office accommodation on the edge of the town centre at schemes such as St.Helens Technology Park and Alexandra Business Park.
- 3.2.2 This market around the town centre is dominated by predominantly local professional occupiers and the public sector although there are some national companies in the service sector.
- 3.2.3 The out of town market is dominated by Woodlands Business Park, Centrix Court, Newton-le-Willows and The Parks at Haydock all of which are predominantly fully let. These locations compete well alongside the stronger and more established office market of Warrington where occupiers benefit from a similar strategic location within the region but with lower occupational costs.
- 3.2.4 The new Mere Grange development on the southern edge of the town centre adds another dimension to the market providing high quality accommodation in a location probably not as strong as Haydock but still in a position to compete with the surrounding areas of Halton, Knowsley and to a certain extent Warrington.

3.3 B2/General Industry and Manufacturing

- 3.3.1 The B2 market is dominated by the large glasswork facilities in the town and although many of these are still thriving and operational there is a shortage of other large scale B2 production/manufacturing facilities in the Borough. That said, there are a number of smaller scale B2 based operations operating in a range of different industries which continue to form the main bulk of B2 operations in the town.

3.4 B8/Storage and Distribution

- 3.4.1 Large scale distribution operations are provided by the Somerfield/Co-op distribution facility at Elton Head Road off The M62 Linkway close to J7 of the M62 motorway and Sainsbury's distribution facility just off J23 of the M6 motorway at Haydock. These distribution operations are linked to good road networks. The rationale for B8 operators locating here include not only the excellent road/motorway communications but also the availability of land which

is cheaper than the prime distribution locations in the region such as Warrington, mid Cheshire (along the M6) and Trafford Park.

- 3.4.2 The main bulk of other B8 operations are centred on older second-hand buildings mainly grouped at strategic locations such as Haydock at J23 of the M6 and The M62 Linkway off J7 of the M62 but also in some of the more secondary industrial locations such as Newton le Willows and around the town centre.
- 3.4.3 There are also a number of smaller B8 wholesale and distribution facilities operating successfully in St.Helens benefiting from the good central positioning within the Borough to service both Manchester and Liverpool and the region beyond.

4 Methodology

4.1.1 The methodology used to complete the study is set out below.

4.2 Site Selection Process

4.2.1 In total, 116 sites were assessed as part of the study. These included sites within the economic land supply as identified by the Economic Land Position Statement (2008) which is made up of UDP allocated sites and other sites considered suitable for employment generating purposes by the Council.

4.2.2 The 116 sites were rationalised into 38 different employment locations (see Table 4.1 below) identified using existing local knowledge and site visits, as having a distinctive character or use within an employment use category. Each site was allocated a reference number.

Table 4.1 – Assessed employment areas

Employment Area Reference	Employment Area Name	Number of Sites
A	Lords Fold Industrial Estate	1
B	Hazel Business Park / Millbrook Business Centre	5
C	Washway Lane	4
D	Haresfinch Road	2
E	Pocket Nook	5
F	Site at Corporation Street	1
G	Site at Parr Street / Corporation Street	1
H	Westside Industrial Estate / Ketterer Court	6
I	Chalon Way Industrial Estate	1

Employment Area Reference	Employment Area Name	Number of Sites
J	Eccleston Street Industrial Estate	1
K	Knowsley Road Industrial Estate	1
L	Alexandra Business Park	1
M	Ravenhead Road Industrial Estate	2
N	Ravenhead Works	1
P	Sherdley Business Park	4
Q	Peasley Cross	10
R	Parr Industrial Estate	12
S	Site at Nook Lane	1
T	Moorfield Road	1
U	Delta Road Industrial Estate	1
V	Garswood Industrial Estate	1
W	Haydock Industrial Estate	21
X	The Parks	1
Y	Woodlands Office Park	1
Z	Deacon Trading Estate	1
AA	Sankey Valley, Newton Le Willows	1

Employment Area Reference	Employment Area Name	Number of Sites
BB	Bold Business Centre	1
CC	Bold Industrial Park	1
DD	Normans Road Industrial Estate	2
EE	Penlake Industrial Estate and Station Road Industrial Estate	1
FF	Reginald Road Industrial Park / Abbotsfield Road Industrial Park	7
GG	Somerfield Distribution Depot / site on Elton Head Road	2
HH	Linkway Distribution Park	1
II	Mere Grange Office Park	1
JJ	Lea Green Business Park / Lea Green Industrial Estate	7
KK	Warrington Road, Rainhill	4
LL	St Helens Road	1
MM	Former Ibstock Brick Works, Clock Face	1
TOTAL		116

4.3 Pro Forma Completion

4.3.1 The pro-forma is split into five sections. The methodology used to complete the pro forma and a description of the composition is set out below.

General Information

4.3.2 The general information section identified base information in relation to each site. This included an address; a description of the site; an approximate date of

construction; existing (or most recent) land-use; condition of building; area; status (whether occupied or vacant); distance to the site from the strategic road network .

Part A – Existing use site assessment

4.3.3 The second part of the pro forma used the base information associated with each site and assessed which employment use was most appropriate using a number of criteria set out below. The potential employment uses were B1 (a), B1 (b & c) B2, B8 or mixed industrial (predominantly B2 and B8) and all were considered for each site.

4.3.4 The sites were currently in use for one of these categories (although vacant development land had no existing use) but the assessment attempted to identify the most appropriate category of employment use which could be different to the actual current use. The criteria that were considered are set out below:

Surroundings : Are neighbouring uses conducive to the potential employment use. Considerations will include use categories, likely planning issues, environmental quality.

Location/Market: Is the site well located for the potential use (i.e. sufficiently close to main transport routes)? Is the site attractive from both a developers and occupiers perspective? The strength of the local market, recent market activity and market perception. Whether development tends to be viable without intervention in that location.

Accessibility: Is the site locally accessible for employees? Issues that were considered included workforce catchment, public transport access, proximity to potential customer bases and provision of local facilities/services for work force. St.Helens Council Transport Policy Team has undertaken a desk based accessibility assessment as part of the Study. The assessment has been done using MapInfo GIS software. The criteria assessed are those within the 'Ensuring a Choice of Travel SPD' that lend themselves to being analysed within GIS. Details of the assessment and the scoring used are set out in Appendix 9.

Socio-economic impact: Will employment uses on the site promote social and economic regeneration locally? Issues that will be considered include existing deprivation levels in surrounding areas, any regeneration/economic development designations nearby and regeneration of brownfield sites.

4.3.5 A scoring system was used to score the suitability of a site for each employment use in relation to each criterion (see table 4.2).

Table 4.2

Scoring for criterion	
0	Little or no anticipated fit
1	Low fit
2	Good fit
3	Excellent fit

- 4.3.6 Each of these scores were then totalled (out of 12) to provide an indication of the most suitable employment land-use(s) for each site from the five employment use categories. An indication of the suitability of a site in relation to its overall score is shown in table 4.3.

Table 4.3

Overall Scoring for site	
0-5	Not suitable for that employment use
6-8	Potentially suitable for that employment use
9-12	Suitable for that employment use

Part B – Retainment/adaptability assessment

- 4.3.7 Part B of the pro forma assessed whether the existing buildings can be retained or adapted for the preferred employment use (derived from Part A assessment) up to 2027 corresponding with the lifespan of the LDF. A number of aspects were taken into consideration including the age, quality and remaining lifespan of the buildings on each site, amenity issues such as noise, the state of the external areas and public realm, parking and servicing arrangements.
- 4.3.8 During this stage, if the existing building(s) and site was able to be retained or adapted for the preferred use up to 2027, then the assessment for the site was complete. If the existing building(s) and site was not able to be retained or adapted for the preferred use, then the site was considered for redevelopment in part C of the pro forma.

Part C – Redevelopment assessment

- 4.3.9 This part of the pro forma assessed whether the redevelopment of the site for the preferred employment use was deliverable. An opinion was provided as to whether it may be economically feasible to redevelop the site now or in the future. A number of aspects were considered including site access, topography, size and shape, utilities, environmental issues including, flood risk, likely ground conditions, amenity of adjacent uses, ownership/ occupier issues and key planning issues.

- 4.3.10 In order to help identify any key constraints associated with each site at this stage, three maps were prepared which showed:
- the location of key transport routes in St.Helens;
 - key environmental designations in the Borough; and
 - the location of areas of deprivation and key centres.
- 4.3.11 These maps are shown at appendices 2, 3 and 4.
- 4.3.12 If the site was not suitable for redevelopment for the preferred employment use, then the site was identified as being no longer suitable for employment use and could be considered for non-employment uses (through Site Allocations).
- 4.3.13 If the site was considered as being appropriate for redevelopment, then a recommendation was made regarding the timeframe within which redevelopment could potentially occur. A number of timescales were suggested within the pro forma, which were 0-6, 6-11 and 11-16 years, to correspond with LDF timescales.

Conclusion

- 4.3.14 The conclusion section of the pro forma identified the key points and assessment findings in relation to the site.
- 4.3.15 The individual site pro formas together with photographs and individual site maps are located at Appendix 1.

4.4 Tier 1 and Tier 2 Sites

- 4.4.1 Paragraph 1.1.5 above explained that one purpose of the study was to establish a hierarchy of employment sites and locations within the borough. The approach employed to set this hierarchy uses a Tier 1 and Tier 2 category approach which distinguishes between those sites considered essential to provide land and premises to serve current and forecast needs to achieve and maintain a strong and sustainable economy and those which play a secondary but nevertheless important role in meeting need for employment land and premises primarily for local occupiers.
- 4.4.2 The criteria employed for selection within either Tier 1 or Tier 2 is based on the relative attractiveness of the sites and locations to occupiers, developers and

investor markets. A prime position means easy access to the motorway system or at least to good quality dual carriageway⁴.

- 4.4.3 In property markets, sites and premises are often referred to as primary, secondary or tertiary to signify their relative value or worth in investment or occupational terms. Prime industrial land is well located and viable for industry and not easily replicable. Prime land is more valuable to occupiers due to specific site characteristics, such as parcel size and location relative to markets and infrastructure. Prime land is more valuable to landowners and developers since occupiers are prepared to pay premium rates to occupy premises leasehold or acquire premises or sites freehold. It is accepted that prime industrial land in one region or for one industry might not be prime for another.
- 4.4.4 Hillier Parker's definition of a prime industrial unit is 0-15-years old, with a single-storey design, adequate parking, other main services, good access and loading space in a good location and with a full repairing and insuring lease⁵.
- 4.4.5 In assessing Tier 1 or Tier 2 classification, property market experience has been employed to form a view of the primary, secondary and in some cases tertiary nature of the locations and sites considered within this study. In addition this professional opinion has been cross referenced with the scoring of individual sites on the designed pro formas. In broad terms those sites which scored 8 and above out of a total of 12 are considered as Tier 1 and those scoring 7 and below are considered as Tier 2.

⁴ Valuation Office Agency Rating manual - Volume 5 - Section 380 : Factories, Workshops and Warehouses

⁵The extent and limitations of local commercial property market data, Journal of Property Valuation and Investment Vol. 16 Issue: 5, 1998

5 Summary of employment sites

- 5.1.1 A summary of each of the employment sites is presented below and additional detail can be found on the sites' individual pro formas in Appendix 1:

Employment Area A - Lords Fold Industrial Estate, Rainford

- 5.1.2 A mixture of eleven mixed industrial (predominantly B2 and B8 units) units off Rainford Bypass totalling 11,303 sq m (121,678 sq ft) on 3.24ha. The units are of varying construction dates including older 1960's/70's stock and starter units which are circa 10 years old. The units are 90% occupied and 4.5km from J3 of M58. The area also includes a small development site of 0.7 ha.
- 5.1.3 Lords Fold is a secondary estate with restricted access and little market presence but serves the locality well. Lords Fold has a restricted width access to Ormskirk Road that is insufficient to allow commercial two-way traffic. The site is therefore only suitable for use as starter units and any use that relies on large HGV traffic should be discouraged.
- 5.1.4 The assessment concluded that the area should be retained for existing employment uses but some buildings will need upgrading by 2027 and the vacant site could be developed for mixed use B2/B8 units.

Employment Area B - Hazel Business Park / Millbrook Business Centre also known as Rainford Industrial Estate

- 5.1.5 A mix of employment space and land comprising 46,266 sq m (498,012 sq ft) of mixed industrial (predominantly B2 and B8 units) on 19.56 ha and 2,890 sq m 31,108 sq ft of B1 (a) offices on 0.7 ha at Millbrook Business Centre.
- 5.1.6 Sandwash Close, which serves as access for sites B1 and B4, has poor visibility at its junction with Mill Lane whilst the Mill Lane junction with A570 Rainford Bypass has design issues in terms of gradient, junction spacing and length of deceleration lane. The possibility of accessing the site via alternate means (via site B4) is being considered and would improve the operation of the site, particularly in terms of B8 use. The area composition is:
- Site B1 - Hazel Business Park: a mix of B2 and B8 units constructed at varying times (1950s to 1990's) of varying quality. The site area is 7.63 ha and floor area is 18,782 sq m (202,176 sq ft).
 - Site B2 - Production facility of 21,358 sq m (229,907 sq ft) on 4.17 ha occupied by Unifrax (part of St. Gobain).

- Site B3 - Three standalone B1 (a) office buildings measuring 2,890 sq m (31,108 sq ft) in total on 0.69 ha at Millbrook Business Centre.
 - Site B4 (3Ec2 – Land south west of Sandwash Close) - Open storage land of 1 ha and 5.17 of vacant land. The entire site is suitable for development however access is restricted. The site has outline planning permission for B2/B8 uses and initial talks have been held between the Council and the site owner with a view to establishing a more suitable access to the A570.
 - Site B5 - A 1980's manufacturing complex comprising 6,125 sq m (65,929 sq ft) on 1.43 ha.
- 5.1.7 The area is successful and well let and Millbrook Business Centre is well presented and of good quality.
- 5.1.8 The assessment concluded that the area should be retained for existing employment uses and that the units at Hazel Business Park are likely to need refurbishment or be redeveloped up to 2027.
- 5.1.9 The development land offers a long term development opportunity for B2/B8 uses and the suitability of the site for employment purposes would be enhanced by an improved vehicular access.

Employment Area C – Washway Lane, Gerards Bridge

- 5.1.10 The area comprises:
- C1/C2/C3 - Three modern self contained mixed industrial (predominantly B2 and B8 units) complexes to the north nearer the A580 totalling 12,881 sq m (138,657 sq ft) on 8.29 ha occupied by BOC, Nijman Zeetank and Flamco.
 - C4 (4.1 – Land South of Washway Road: 7.5 – Pilkingtons City Road Site; 7.8 – Land at Cowley Hill) - Large Pilkington Glass B2/B8 mixed industrial complex of 140,651 sq m (1.514 million sq ft) on 40.42 ha and vacant development land of 17.4 ha with a mixed use planning consent for B1c, B2 and B8 uses. The development land is being marketed as Pilkington Park, offering rail link access.
- 5.1.11 The site benefits from close access to the westbound carriageway of the A580 East Lancashire Road, however, eastbound vehicles and vehicles accessing from the west travel past the residential properties fronting the A571/ Green Leach Lane. There may be some long term benefit in looking at the operation of the Washway Lane/Moss Bank Road junction with the A580 East Lancashire Road with a view to catering for all points access.

- 5.1.12 Access to the southern end of site C4 and linkage to the A580 East Lancashire Road is via A571 College Street and is affected by the railway bridge at College Street/Haresfinch Road. There would be long term benefit for the site in looking at the necessity of the bridge and the possibility of its removal and subsequent improvement of the road layout.
- 5.1.13 The assessment concluded that the occupied, mixed industrial floor space should be retained and that the vacant unused land offers good development potential for a mixed use redevelopment scheme including B1, B2 and B8 uses closer to the A580 and potentially some infill residential development to the west subject to planning and viability considerations.
- 5.1.14 The residential element should be viewed as a cross-funding mechanism to support employment development in accordance with the extant planning consent for a mixed use scheme – Planning Application P/2006/1147. The likely timescale for this sizeable development is 6 to 16 years.

Employment Area D - Haresfinch Road/Gerards Bridge Junction

- 5.1.15 A mixture of older 1950s/1960s mixed industrial (predominantly B2 and B8 units) factory buildings of 1,619 sq m (17,432 sq ft) on 0.96 ha, currently used as a timber yard. The buildings are of poor condition and not suitable for re-occupation. In addition the area includes a cleared site of 2.1 ha (Site 6.9 - Gerards Bridge) which has been granted planning permission for 22 industrial units (planning reference P/2010/0921)
- 5.1.16 The assessment concluded that the timber yard operation should be retained whilst in operation and offers potential for mixed industrial use should the current occupier vacate although access is restricted. In relation to the development site this could be used for a mix of B1, B2 and B8 uses and potential mixed office and industrial development is currently under discussion with a potential developer.
- 5.1.17 Access to the site and linkage to the A580 East Lancashire Road is via A571 College Street and is affected by the railway bridge at College Street/Haresfinch Road. There would be long term benefit for the site in looking at the necessity of the bridge and the possibility of its removal and subsequent improvement of the road layout.

Employment Area E – Pocket Nook

- 5.1.18 A mixed industrial area comprising:
- Site E1 contains a high bay 1970's B8 distribution warehouse with yard of 22,621 sq m (243,500 sq ft) on 6.4 ha. The warehouse is now vacant. The

building is suitable for continued use as B2/B8 although location and accessibility is poor for B8 use. The study concluded that the building can be retained and adapted for B2/B8 mixed industrial use.

- Site E2 comprises a mixture of industrial buildings (B2/B8) and site compound totalling 20,644 sq m (222,219 sq ft) on 6.06 ha. The assessment concluded that in the main the site provides good employment uses and should be retained although some buildings will need refurbishment/redevelopment if vacated.
- Site E3 comprises a mix of modern and older second hand industrial (B2/B8) buildings with 80% occupancy totalling 4,716 sq m (50,764 sq ft) on 1.55 ha fronting Merton Road. Most buildings are in good condition though some will need refurbishment/general improvement in the short to medium term. The assessment concluded that the current uses should be retained.
- Site E4 Site comprises a new DSA test centre to the front, a gas storage cylinder site to the rear and yard area owned by Biffa for the storage and maintenance of vehicles. Floor space totals 2,757 sq m (29,681 sq ft) on 3.09 ha in the mixed industrial (predominantly B2 and B8 units) use category – although it is recognised that the test centre falls within D1 non-residential education and training centres. The assessment concluded the site should be retained for existing use. The gas cylinder site would be suitable for mixed industrial redevelopment if ever rendered redundant/obsolete.
- Site E5 (Site EM01 Eastside Masterplan Pocket Nook/Holly Bank Street) contains a number of mixed industrial (predominantly B2 and B8 units) buildings totalling 6,013 sq m (64,728 sq ft) on 6.22 ha at the entrance to Pocket Nook and a large Biffa waste transfer/recycling complex to the rear and some vacant land (c. 1ha) off Merton Road which could act as expansion land for existing B2/B8 operations at Pocket Nook. The assessment concluded the buildings should be retained for existing use and that the site should be considered for mixed industrial (predominantly B2 and B8 units) as an extension to the Biffa operations given the restricted access, subject to planning. The overall site has been granted application for a Resource Management Centre including a Materials Recovery Facility, recycling bays, vehicle depot, workshop offices, HGV parking, HGV fuelling, HGV cleaning, container storage, car parking and associated infrastructure. The planning application ref. no. is P/2008/0225. Overall the site is considered a development opportunity given the current low density of buildings.

5.1.19 Access to sites E2, E3 and part of E5 is restricted due to a 25 tonnes weight restriction and a 3.3m height restriction at Islands Brow thereby affecting

linkage to the north to the A580 East Lancashire Road. Given that access to the east is also via the A58 congestion corridor, the site is not suited for any use that relies on significant HGV movement.

Employment Area F – Site at Corporation Street/Atlas Street (EM03 – Eastside Masterplan St.Helens Glass)

- 5.1.20 Edge of town centre site of 3.3 ha cleared for development with central service road in place recently provided as part of municipal offices development. The assessment concluded that this site has clear development potential for B1 (a) and B1 (b and c) uses.

Employment Area G – Parr Street

- 5.1.21 Comprises a part vacant site of 1.49 ha (EM06 – Eastside Masterplan Parr/Church Street) and a warehouse of 314 sq m (3,383 sq ft) on 0.15 ha operated by wholesale meats company Stan Shuker (now closed). A strategic site close to St.Helens town centre with excellent access to public transport, amenities and road network. The assessment concluded that this site has clear development potential for B1 (a) use and that given the site's location it may also be suitable for mixed-use including town centre uses and retail.
- 5.1.22 As highway authority St.Helens Council would prefer to rationalise the existing access arrangements into one main point of access as part of any future development of the site.

Employment Area H – Westside Industrial Estate/Ketterer Court and sites fronting Jordan Street

- 5.1.23 This town centre mixed use industrial area comprises a range of buildings of varying age and quality. Overall the area is well let and generally well presented although those older units in private ownership are in need of attention. The area would benefit from improved identity, signage, landscaping and road surfacing:
- Site H1 – fronting Parr Street, comprises 1,7487 sq m (18,814 sq ft) mixed industrial (predominantly B2 and B8 units) space on 1.14 ha, currently occupied as a car sales forecourt and St.Helens Council depot. The assessment concluded that the site should to be retained for existing employment use and existing buildings be retained.
 - Site H2 – the site comprises a mix of uses including car showroom, trade counter and open storage sites. Total floor area is 10,946 sq m (117,833 sq ft) of mixed industrial (predominantly B2 and B8 uses) on 4.69 ha including a pre 1960's dilapidated unit (former DG Engravery Co Ltd). Occupiers include

Nissan, Travis Perkins and St.Helens Council. The assessment concluded that the site should be retained for existing uses and supported.

- Site H3 – A multi let mixed industrial (predominantly B2 and B8 uses) refurbished industrial estate at Jackson Street predominantly owned by Northern Trust comprising 11,548 sq m (124,305 sq ft) of smaller starter units from 800 sq ft up to larger units of 10,000 sq ft on 8.74 ha. The site has a mix of occupiers including Williams Grey, Paragon Servicing, St.Helens Council and Glassboard. The assessment concluded that the area should be retained for mixed industrial (predominantly B2 and B8 uses).
- Site H4 – A multi-let mixed industrial (predominantly B2 and B8 uses) estate in a mix of ownerships accessed off Peasley Cross Lane comprising 7,999 sq m (86,104 sq ft) on 4.75 ha. There is a good mix of industrial occupiers such as Crest Environmental, BKD Bathrooms and Kestrel Industrial Supplies. The assessment concluded that the area should be retained for mixed industrial (predominantly B2 and B8 uses).
- Site H5 – A multi let industrial area of 1970's construction off Jackson Street of 3,622 sq m (38,990 sq ft) on 1.42 ha. Tenants include Junction Transport Services, St.Helens Windows, Ale & Beer and PYC Engineering. The adopted service road is in poor condition. The smaller starter units and a vacant warehouse in need of refurbishment. The assessment concluded that the area should be retained for mixed industrial (predominantly B2 and B8 uses).
- Site H6 – A good quality, modern, fully occupied industrial estate of 6,608 sq m (71,134 sq ft) on 2.27 ha constructed by Priority Sites approximately 6 years ago. The assessment concluded that the existing mixed industrial (predominantly B2 and B8) uses should be retained.

Employment Area I – Chalon Way Industrial Estate

- 5.1.24 A multi let industrial park owned by Langtree of 1,951 sq m (21,000 sq ft) on 0.68 ha. Tenants include Essentials Hair & Beauty and Garvicer Fabrications. The assessment concluded that the area should be retained for mixed industrial (predominantly B2 and B8 uses) although due to height restrictions caused by a railway bridge there will be restrictions on access for larger HGV's. A development site with permission for offices exists to the north of the Chamber building. 7.4 Former Lead Mill Site 0.62ha planning ref P/2007/0945.
- 5.1.25 This site suffers from particular access problems due to the railway bridge at Salisbury Street. The restricted height prevents anything other than transit vans from accessing the site leading not only to a general restriction to the day-to-day running of the site but also problems with access for refuse vehicle

and emergency vehicle access. It would be more suited to occupiers which do not rely on large vehicle access.

Employment Area J - Eccleston Street Industrial Estate

- 5.1.26 Comprises an army training centre, a large pre-war multi-storey factory building occupied by Couristan Carpets, a vacant public house, a terrace of trade showroom units and a roofing contractor's yard. The total area of mixed industrial (predominantly B2 and B8 uses) floor space is 12,354 (132,986) sq ft on 4.3 ha...
- 5.1.27 The site is within a predominantly residential area with associated food retail. Market interest has been shown in retail on part of the site to link in with adjacent former Kwiksave unit which is partly occupied by Farm Foods.
- 5.1.28 The site is affected by a highway improvement line (on the southeast boundary), however, following discussions with Borough engineers it is likely that the improvement line is no longer required. The local authority would be seeking to rationalise the existing access arrangements into one main point of access as part of any future development of the site. The large grassed verges fronting the site boundary to Eccleston Street are adopted highway as are the accesses into the site at Lawrenson Street, Sidgreave Street and Carlton Street. There is a desire to create a cycle link along the frontage of this site linking in with Westfield Street to the east and with the old railway cutting running parallel to Knowsley Road (to the south of site K) to the west and any redevelopment should take this into consideration.
- 5.1.29 The site offers average to poor quality space with limited access and should be considered a medium term development opportunity if adequate site assembly can be achieved. Potential uses would have to be carefully considered given the retail and residential neighbouring uses, however B2 or B8 uses may not be appropriate. This area could potentially be suitable for housing and retail uses subject to more detail planning considerations.

Employment Area K – Knowsley Road Industrial Estate

- 5.1.30 A cluster of industrial units in a secondary location totalling 12,354 sq m (48,502 sq ft) on 2.28 ha within a predominantly residential area. The site is split by a Public Right of Way (PROW) running from Knowsley Road through to Roscoe Street.
- 5.1.31 Existing occupiers include Lineacre Plant & Tool Hire, Appleton Pointing Contractors, Rhodes Printers, Vauxhall Garage and a judo club. Road access is poor as is the access to the individual units. The site abuts a new residential development.

- 5.1.32 The assessment concluded that the existing mixed industrial (predominantly B2 and B8) uses should be retained so long as current uses remain. Potentially the most appropriate long term use is residential.

Employment Area L – Alexandra Road Business Park

- 5.1.33 A site owned by Pilkingtons with the front part operated by the company as a part occupied office building providing both large office suites and serviced offices in a well presented office park environment. To the rear is an operational Pilkingtons production facility.
- 5.1.34 The total floor area for B1 (a) use is 19,237 sq m (207,067 sq ft) on approximately 6 ha and the total floor area for the Pilkingtons B2 use is 68,808 sq m (740,662 sq ft) on approximately 21.7 ha.
- 5.1.35 There are issues with any access from Stafford Road due to the residential areas to the south of the site and the problems of creating an adequate junction to A58 Prescott Road. A Public Right of Way runs along the length of Alexandra Drive from A58 Prescott Road to Stafford Street. The development potential of site M2 would be greatly improved if a highway link was provided through this site to A58 Prescott Road.
- 5.1.36 The assessment concluded that the existing uses should be retained.

Employment Area M - Ravenhead Road Industrial Estate

- 5.1.37 This area consists of two sites:
- Site M1 – M&D Business Park comprises a multi-let industrial estate of modern 1990s built warehouse units with yards of external storage. Ravenhead Industrial Park is a modern terrace of industrial units (mixed use – predominantly B2 and B8), which are currently vacant and situated off Ravenhead Road. The total floor area of the buildings on the site is 10,225 sq m (110,069 sq ft) on 5.34 ha. The assessment concluded that the site should be retained for existing use and protected.
 - Site M2 (Site 5.1 – Ravenhead Glass site) – Development site that currently comprises a self-contained redundant industrial plant adjacent to Ravenhead Road and a terrace of four 1970s brick built units to the south west boundary. The total floor area of the site is currently 22,081 sq m (237,689 sq ft) on 7.38 ha (developable). A planning consent has recently been granted for an indoor soccer facility which would involve the refurbishment of an existing building of circa 7,430 sq m (80,000 sq ft). The consent is for a temporary change of use for a period of 5 years. The assessment concluded that the most the most likely market response and appropriate use for the

site in the medium term would be mixed industrial (predominantly B2 and B8) subject to addressing issues of vehicular access detailed further below.

- 5.1.38 There are particular access issues at this area - a Byway open to all traffic (BOAT) runs through the site linking Burtonhead Road to the northeast with Stafford Road to the southwest. The BOAT is substandard in terms of design, construction and has a lack of pedestrian facilities. A physical width restriction at the Stafford Road end prevents access for vehicles over 6'6" wide whilst the junction at the Burtonhead Road end is substandard in terms of layout and visibility. The site would benefit from a link through site L to Prescott Road. The inadequate access at Burtonhead Road could be replaced by an access through site M1. Any development of site M would have to address the access issues.

Employment Area N – Pilkingtons Greengate Works

- 5.1.39 The area measures 34.55 ha and comprises a single detached warehouse / production facility of 93,054 sq m (1,001,662 sq ft) on approximately 33 hectares occupied by Pilkingtons and a recycling facility fronting Burtonwood Road owned by St.Helens Council totalling 2,500 sq m (25,834 sq ft) approximately. In addition there is a vacant site of 1.55 ha which has planning consent for retail development to form part of Ravenhead Retail Park.
- 5.1.40 The area benefits from good access off The M62 Linkway with a dedicated access road. A bridleway splits the site, linking Burtonhead Road with Sutton Heath Road.
- 5.1.41 It was concluded that the site should be retained for existing mixed industrial (predominantly B2 and B8) use and protected although over 1.0 million sq ft is occupied by Pilkingtons and comprises very specialist buildings. The vacant site is not considered to form part of the employment land supply given its retail planning consent.

Employment Area P – Sherdley Business Park

- 5.1.42 A mixture of sites comprising:
- Site P1 – Comprising second hand multi let industrial estates (B2/B8) of 23,579 sq m (253,813 sq ft) on 9.63 ha. A good mixture of mixed use industrial occupiers from B2 industrial to trade counter operators. Some units may require some refurbishment over the next 6-11 years. Occupiers include City Plumbing, Howdens, Vendline and Windsor Kamatsu. Owners include St.Helens Council and Beva Investments who recently purchased the vacated John Mansville B2/B8 industrial facility and are

redeveloping/refurbishing it to create new B2/B8 space. The assessment concluded that the site be retained for existing use and protected.

- Site P2 - Total floor area of 7,738 sq m (83,297 sq ft) on 1.98 ha within mixed industrial (predominantly B2 and B8) uses. Part of site fronting the roundabout is now a Polar Ford garage, whilst the other part comprises older B2/B8 terraced individual units. The assessment concluded that the site be retained for existing use and protected but that the older units will require modernising over the next few years to continue to be suitable for occupation.
- Site P3 – An open site of 2.47 ha between a car showroom and modern units at Park Court/Delph Court. The site is owned by St Helens Council but is understood to have ground contamination problems. The site could be suitable for mixed use B1c, B2, B8 development with access from existing service road from Park Court/Delph Court. The site is split by a Bridleway running from Sherdley Road to Tall Trees and with a PROW running from the Bridleway along Sullivans Way to Scorecross. The numerous access points to Sherdley Road cause particular concern and the site is considered as unviable based on developable area.
- Site P4 – This comprises Park Court and Delph Court estates owned by Langtree and provide high quality, modern multi let, mixed use industrial (predominantly B2 and B8) floor space of 12,434 sq m (133,842 sq ft) on a 5.51 ha site. The site boasts the highest B2/B8 industrial rent in St Helens at £53.80 per sq m (£5 per sq ft). The assessment concluded that the site be retained for existing use and protected.

Employment Area Q – Peasley Cross

- 5.1.43 The employment area contains eleven sites that are located south of St.Helens Town Centre. It is a vibrant industrial area of varying age with reasonable access. The employment area requires support to enhance its identity and public realm.
- 5.1.44 There are particular access issues due to the restrictions caused by the 7.5 tonne limit on Baxters Lane Bridge (which is also of limited width and controlled by traffic signals), a 2.5m height restriction at Lancots Lane Bridge (which is also a pinch point due to its narrow width), a 4.5m height restriction at Ellamsbridge Road Bridge (which is also a pinch point due to its narrow width), a 3.3m height restriction at Monastery Lane Bridge and a 4.5m height restriction at Helena Road Bridge. These restrictions limit access and make the area relatively unattractive for uses reliant on HGV movements. Many of the existing access points are poor in terms of design, visibility and spacing

and the Council would be looking to rationalise the access points wherever possible.

5.1.45 Sites Q6 to Q10 are in close proximity to the proposed Moss Nook Urban Village and land at Webb Street which is earmarked for residential use and upon completion of this development the sites will be bounded on all sides by residential properties leading to possible future concerns over residential amenity.

5.1.46 The area consists of mainly B2 and B8 uses and comprises:

- Site Q1: Site comprises four individual industrial units of similar age and condition fronting onto Sutton Road. The total floor area is 5,163 sq m (55,580 sq ft) of mixed industrial (predominantly B2 and B8 uses) on 2.18 ha. The assessment concluded that the site should to be retained for existing employment use.
- Site Q2: Site comprises a single warehouse/office building broken up into smaller units/office suites. There is a total of 5,257 sq m (56,586 sq ft) floor space on 1.68 ha. The site is predominantly utilised for B1 (a) purposes but there is an element of B8 use. The assessment concluded that the site should be retained for existing use although the buildings will require refurbishment during the plan period.
- Site Q3: Site known as Baxters Lane Industrial Estate and is understood to be owned by Northern Trust. It comprises a multi let industrial estate providing smaller units from 93 – 465 sq m (1,000 – 5,000 sq ft). The site can be classified as mixed industrial (predominantly B2 and B8 uses). There is a total of 4,805 sq m (51,726 sq ft) on 3.25 ha. The assessment concluded that the site should to be retained for existing employment use.
- Site Q4: Site comprises a multi let mixed use industrial estate off Baxters lane providing circa 40 small/medium sized industrial units through a break up of a larger warehouse building. There is a total floor area of 14,313 sq m (154,072 sq ft) (mixed industrial: B2 and B8) on 2.57 ha. The assessment concluded that the site be retained for existing use although the buildings will require refurbishment during the plan period.
- Site Q5: Total floor area of 10,989 sq m (118,287 sq ft) on 3.25 ha with mixed industrial uses (predominantly B2 and B8). The site comprises three individual facilities: a large factory premises broken down into smaller units; a vacant office building and a stand alone industrial facility. The assessment concluded that the site should be retained for existing uses.
- Site Q6: Site comprises a modern, multi let industrial estate comprising six standalone single let, self contained units that front onto Sutton Fold. The

total floor area of the site is 4,790 sq m (51,558 sq ft) of mixed use (predominantly B2 and B8 uses) on 1.99 ha of land. The assessment concluded that the site is a well let and successful development and should be retained for existing use.

- Site Q7: Fronting Worsley Brow, the site comprises a mixed use multi let site with units dating from the 1960s to modern single let warehouse facilities. The total floor area of the site is 12,027 sq m (129,460 sq ft) of mixed use (predominantly B2 and B8 uses) on 10.98 ha. The assessment concluded that the zone comprises a well let mixture of buildings and should be retained.
- Site Q8: (6Ec5 – Land west of Lancots Lane (North of Hays); 6.4 – Hays Chemicals; 6Ec6 – Land east of Baxters Lane (South of Hays Chemicals)) - Open development land of 5.44 ha bounded by a railway line to the north and some small scale road frontage uses including a car sales operation, funeral directors and trade/D.I.Y. centre to the east and south. The site is located on the fringe of a secondary industrial location, close to residential uses. Whilst access is somewhat restricted, the scope for a B2/B8 development is supported by the success of the units fronting Sutton Fold. A phased development should be considered if accessibility issues can be addressed. Access is potentially achievable both from Baxters Lane and Lancots Lane.
- Site Q9: a mixed use (predominantly B2/B8) site of 4,877 sq m (52,499 sq ft) on 2.12 ha. The site comprises an extension of Baxters Lane Industrial Estate extending to the east of Baxters Lane. The site comprises three units of 1960s/70s construction let to a mix of occupiers. The assessment concluded that the site should be retained although the buildings will require refurbishment during the plan period.
- Site Q10: Site comprises a Morrisons retail supermarket on 1.6 ha. This site has not been included for assessment.
- Site Q11: Site comprises a 1990s built industrial unit and an office building with an open storage yard, which is currently used for the parking of vehicles. The total floor area of the site is 2,948 sq km (31,735 sq ft) on 2.14 ha. The site is fully occupied and let to a mixture of tenants. The site is classified as mixed industrial (B2 and B8). The site as a whole should be retained for its existing use however some of the units may require refurbishment within the plan period.

Employment Area R – Parr Industrial Estate

5.1.47 An established employment area comprising a mix of accommodation and land. The employment area is surrounded by a residential area and requires refurbishment and an enhancement of its identity. Much of this area gains access via Gaskell Street which has residential frontage and has been traffic calmed. The junction of Gaskell Street/Hertford Street is not suited for HGVs due to its tight junction radii. Access to the north is constrained by the one-way system at Granville Street/Fleet Lane. The zone consists of eleven areas, as follows:

- Site R1: The site comprises a mixture of occupiers which are classified as predominantly B2/B8 uses. The site also has a car dealership in addition to trade counter operators. The total area of the buildings on the site is 4,107 sq. m. (44,205 sq ft), located on 1.45 hectares. The assessment concluded that the site should be retained for B2/B8 uses. Yard area to the rear of the Plumb Base unit has potential for redevelopment for ancillary trade counter uses (B8).
- Site R2: The site comprises three industrial buildings and one stand-alone unit currently being marketed for sale (predominantly B2/B8), extending to around 930 sq m (10,000 sq ft). The site benefits from the prominence of Sutton Road within a mixed use multi-let area, is adjacent to residential dwellings and is in close proximity to Morrisons supermarket. The total floor area of the site is 1,437 sq m (15,463 sq ft) on 0.6 ha. The assessment concluded that the site should be retained for its existing use.
- Site R3: A mixed use site (B2/B8) comprising 1970s industrial accommodation in a location which benefits from some prominence onto the Gaskell Street thoroughfare. The total floor area of the site is 4,457 sq m (47,977 sq ft) on 0.84 ha. The assessment concluded that the site should be retained for its existing use.
- Site R4: The site comprises a multi-let 1960s built industrial estate (predominantly B2 and B8) of terraced units in poor condition with limited yard space and as a consequence are in need of refurbishment. Occupiers include Trial Out Ltd, a gym and Parlok Venture Marble Ltd. The total floor area of the site is 23,302 sq m (250,827 sq ft) on 4.43 ha. The assessment concluded that the site should be retained for existing use. In addition there is a site of 0.95 ha (Site 6.7 – Land at Hertford Street) within R4 adjacent to Bedford Street that would be suitable for either B2 or B8 development.
- Site R5 (6Ec 1 – Land north of Bedford Street): Vacant land of 0.64 ha on the fringe of Parr Industrial Estate which is bounded by residential dwellings

to the north and west and industrial units to the east. The site could be redeveloped for either B2 or B8 uses.

- Site R6: Site comprises a stand-alone industrial building split down into smaller units fronting Bedford Street, with a total floor area of 24,767 sq ft on 0.54 ha. The estate is fully occupied and the assessment concluded that the site should be retained for B2/B8 use.
- Site R7: Site comprises two industrial units of 1960s/70s construction (predominantly B2/B8 uses). The total floor area of the site is 2,301 sq m (25,912 sq ft) on 1.1 ha. Around 50% of the site is occupied with the remainder being marketed for sale. The assessment concluded that the site should remain for its existing use, but the buildings should be considered for refurbishment.
- Site R8: The site does not represent a potential employment use as it comprises new build residential dwellings and is excluded from the study.
- Site R9: Fleet Lane Industrial Estate comprises approximately eight B2/B8 units which are all let. The site is accessed from Fleet Lane and comprises a communal yard area. The total floor area is 5,989 sq m (64,468 sq ft) on 1.53 ha. The assessment concluded that the site should be retained for its existing use.
- Site R10: Site comprises a 1960s built unit fronting Cornwall Street. The building is a terraced unit occupied by two tenants and also incorporates ancillary office accommodation at ground floor level. The predominant use is B2/B8. The total floor area is 5,192 sq m (55,887 sq ft) on 1.21 ha. The assessment concluded that the site should remain for its existing use, but the units would benefit from refurbishment.
- Site R11: Fronting Cornwall Street, the site comprises two industrial units (predominantly B2/B8) with a modern design. The site is occupied by Viridor Electrical Recycling and the total floor area is 5,971 sq m (64,268 sq ft) on 2.31 ha. The assessment concluded that the site should remain for its existing use.
- Site R12 - comprises a vacant brownfield site of 1.2 ha located to the rear of a 1970's industrial warehouse unit and is bounded by a brook to the north and residential dwellings to the south. At the time of inspection the only means of access was through the residential estate along Gower Street. This means of access, as it stands, is likely to be inadequate to accommodate any B2/B8 development. In the event access could be improved, the site should be considered for development for B2/B8 purposes.

Employment Area S - Site at Nook Lane

- 5.1.48 Comprises a mixed use industrial (predominantly B2 and B8) estate of two second hand units of 849 sq m (9,144 sq ft) on 0.47 ha, close to new-build residential development and with limited vehicular access. Access to this site is taken from a BOAT that is prone to flooding.
- 5.1.49 The assessment concluded that whilst buildings on site are occupied, existing employment use to be retained although if buildings were vacated, the site location, access, neighbouring uses and buildings would no longer really be attractive for employment use as this is a tertiary location. The most appropriate use in the medium to long term is probably therefore not employment and more likely to be residential.

Employment Area T - Moorfoot Road Industrial Estate

- 5.1.50 Multi-let industrial estate of 1,953 sq m (21,019 sq ft) mixed use industrial (predominantly B2 and B8) floor space on 1.55 ha. A well let estate to local occupiers including: St.Helens Signs and Banners, Steven Autocraft Body Repairs and Spraying, Geoff Hankin Cool Wheels Vehicle Air Conditioning, Galaxy Contract Furnishings, Parr MOT Centre and Bagnalls Painting and Decorating. The assessment concluded that although very much a secondary/tertiary location site should be retained for existing use and protected.

Employment Area U – Delta Road Industrial Estate

- 5.1.51 A multi let industrial estate comprising three large factory/warehouse units and a United Utilities water treatment centre totalling 23,822 sq m (256,420 sq ft) on 5.03 ha in the mixed use industrial (predominantly B2 and B8) category. Occupiers include Crane Building Services, United Utilities, Fred Davies (Storage Ltd). The site is surrounded by predominantly residential dwellings and in addition there is a church and a graveyard site adjacent to the units.
- 5.1.52 A PROW fronts the site. Visibility at the junction of Delta Road/Broad Oak Road is limited and is not suited to large movements of HGVs. As part of any redevelopment the council would be looking for a footway to be provided along the eastern side of Delta Road.
- 5.1.53 The assessment concluded that site should be retained whilst buildings in use although accessibility is poor for B1/B2/B8 employment and site would probably cease to be attractive to general occupier market if vacant. The site is in a residential location, however is not considered suitable for residential use given its proximity to the sewage works.

Employment Area V – Garswood Industrial Estate

- 5.1.54 A multi let industrial estate to the north of the borough with occupiers including Plastech, NMS Civil Engineering, Haytank Services, Eurospan and 3G Food Services. The site comprises a number of 70s/80s industrial buildings in different ownership and an estate of approximately ten new build industrial units, two of which are let to Makerfield Sofa Centre and Dreamers. The remaining eight units appear to be vacant.
- 5.1.55 This is essentially two sites with the southeast side (known as Park Industrial Estate) accessing directly off A58 Liverpool Road and having excellent links to the national road network (M6 motorway) but limited public transport accessibility. Park Industrial Estate has poor pedestrian facilities. The northwest side is served off Gibbons Road and Strange Road and is better in terms of accessibility due to its proximity to Garswood Station. It would be beneficial if any future redevelopment incorporated pedestrian/cycle linkage between Gibbons Road and the Park Industrial Estate and an improved road/footway layout.
- 5.1.56 The total floor space is 19,198 sq m (206,655 sq ft) on 10.45 ha in the mixed use industrial (predominantly B2 and B8) category. Overall a good industrial estate within the Borough with good connection links.
- 5.1.57 The assessment concluded that the existing uses should be retained.

Employment Area W – Haydock Industrial Estate

- 5.1.58 Haydock Industrial Estate is the largest and arguably the borough's premier industrial estate located on the A580 adjacent to J23 of the M6 motorway. It offers a range of industrial and warehouse units situated in a well maintained, landscaped environment. The estate extends to 390,180 sq m (4.2 million sq ft) on 147 hectares.
- 5.1.59 The site offers good quality manufacturing and warehousing space on a secure, popular estate. In addition the area contains a number of good development sites.
- 5.1.60 The area has limited public transport accessibility. Two PROWs cut through the site. Sites W11, W12 & W13 take access off Penny Lane to Lodge Lane and there are capacity issues at the Lodge Lane arm of Haydock Island. It would be beneficial for a highway link to be provided through from site W11 to W14 allowing easier access to the A580 East Lancashire Road for sites W11 and W12. Any redevelopment needs to address poor public transport linkage.

5.1.61 The site has been divided into 21 separate parcels for assessment purposes as described below:

- Site W1 – a former petrol filling station which now comprises a car wash and van sales/car repairs occupying 1,486 sq m (16,000 sq ft) on 0.95 ha in the mixed use industrial (predominantly B2 and B8) category. Existing occupiers are Splendid Car Wash, East Lancs Auto Elevation and Van Sales NW. The assessment concluded that the existing uses should be retained although this is a key gateway site to the estate so arguably should have a higher profile use e.g. B1.
- Site W2 - comprises six self contained industrial facilities of varying size and quality totalling 9,146 sq m (98,445 sq ft) on 3.06 ha in the mixed use industrial (predominantly B2 and B8) category. There is a good mix of B2/B8 occupiers including Bauer, ATG Access, Panther, Rainford AMC and Shorrocks. The assessment concluded that the existing uses should be retained although some buildings do need some upgrading over the plan period.
- Site W3 - comprises six self contained industrial facilities ranging in size and quality totalling 12,647 sq m (136,132 sq ft) on 3.63 ha in the mixed use industrial (predominantly B2 and B8) category and development land of 0.71 ha. Existing occupiers include Dea, Kapak, JC Transport and Screen Systems. The assessment concluded that the existing uses should be retained although the vacant site of 0.71 ha could be re-developed for B2/B8 uses with existing buildings to the front to create a larger site fronting Haydock Lane.
- Site W4 – A mixture of self contained industrial units of varying quality as well as a minimum of six new build units totalling 10,903 sq m (117,366 sq ft) on 3.3 ha in the mixed use industrial (predominantly B2 and B8) category. Occupiers include Compound Feed and Exor and the main building is occupied by Corus. The assessment concluded that the existing uses should be retained.
- Site W5 – a second hand multi let estate with units ranging from 335 to 2508 sq m (3,600 to 27,000 sq ft) with a total floor area of 31,945 sq m (343,857 sq ft) on 6.6 ha in the mixed use industrial (predominantly B2 and B8) category. Occupiers include Inline Electronics, Oranges & Lemons, Winch Solutions, Pro Log, Granit Care Ltd and Coloro. The estate has historically been successful in attracting occupiers and the assessment concluded that the existing uses should be retained but units will require some upgrading over the plan period and accessibility to the smaller units could be improved.

- Site W6 – Comprises good quality, well presented units on Millfield Road constructed over the last ten years totalling 14,044 sq m (151,172 sq ft) on 5.76 ha in the mixed use industrial (predominantly B2 and B8) category. Occupiers include Book People, RMD Quick Form and CGI. The assessment concluded that the existing uses should be retained.
- Site W7 – Comprises three detached industrial buildings of 5,224 sq m (56,233 sq ft) on 1.92 ha near Costco. Tenants include William Ball, Cadre and CMJ. The assessment concluded that the site should be retained as existing B2-B8 use.
- Site W8 – A modern high bay distribution facility occupied by Booker Cash and Carry plus three stand-alone modern industrial buildings totalling 41,248 sq m (440,000 sq ft) on 12.91 ha in the mixed use industrial (predominantly B2 and B8) category. The assessment concluded that the site should be retained as existing B2-B8 use.
- Site W9 (Site 2Ec9 – Land north of Kilbuck Lane) – Prime development site on Haydock Cross of 3.46 ha, in single ownership and cleared although there are some watercourses which may affect development. The assessment concluded that the most appropriate use was mixed use industrial (predominantly B2 and B8).
- Site W10 - Sainsbury's regional distribution centre (B8) of 51,652 sq m (556,000 sq ft) on 14.56 ha. The assessment concluded that the site should be retained as existing B8 use.
- Site W11 – Site comprises two new buildings occupied by Amia Foods and Alpha Gamma of 9,290 sq m (100,000 sq ft) on 2.9 ha in the mixed use industrial (predominantly B2 and B8) category plus a development site (Site 2Ec12 – Old Boston) of 2.11 ha to the rear of Old Boston Trading Estate. The assessment concluded that the units be retained as existing B2/B8 use and the development site for the same uses.
- Site W12 - Old Boston trading Estate comprising a mixture of new and 1970's buildings totalling 29,728 sq m (320,000 sq ft) on 8.58 ha in the mixed use industrial (predominantly B2 and B8) category. A well let estate mainly owned by Morley Estates. A number of units have either been refurbished/re-built over the last five years. Occupiers include Micheldever Tyres, Briggs, ASP Packing, Initial Rentokil and M6 Carpets. The assessment concluded that the units be retained as existing B2-B8 use although road network around the estate and visual appearance need improvement.
- Site W13 (Site 7.7 – Land adj. to Empress Works) - Empress Office Park, Haydock: a prime development site of 1.6 ha owned by Morley Estates to be

developed for mixed B1 (a) and B1(c) uses. Work commenced in July 2010 and with one office block now complete, the scheme is expected to deliver 4,550 sq m of office and industrial accommodation pre-let to three North West companies, 6,700 sq m of speculative industrial and office space and infrastructure to bring forward 2.22 hectares of brownfield land for a new office development. The project has received £4m from the European Regional Development Fund.

- Site W14 - Haydock Cross Industrial Estate: a large multi-let industrial estate providing for units from 334 to 9,290 sq m (3,600 to 100,000 sq ft) totalling 1,005,815 sq ft on 22.95 ha in the mixed use industrial (predominantly B2 and B8) category. Occupiers include Renault Trucks, WH Malcolm Ltd, Haydock Commercials, Nat West and Law Distribution. The main bulk of the estate was recently purchased by Morley Estates. The assessment concluded that the units be retained as existing B2/B8 use although there are plans to create more floor space on site.
- Site W15 – Units fronting Kilbuck Lane comprising three separate industrial compounds providing mainly open storage but with some buildings totalling 3,081 sq m (33,163 sq ft) on a site of 3.51 ha. The assessment concluded that the units be retained as existing B2-B8 use but potential exists for B8 development.
- Site W16 - Fishwicks Complex, Kilbuck Lane. Comprises a brick built office/tower building and a separate warehouse complex to the rear totalling 7,651 sq m (82,354 sq ft) on 2.44 ha. The complex was let to two or three separate occupiers but is now largely vacant and being marketed. The site should be retained for B2/B8 existing use although the buildings may require some redevelopment/improvements over the plan period.
- Site W17 – Withins Point, Withins Road comprising six stand alone industrial buildings totalling 11,148 sq m (120,000 sq ft) on 5.4 ha in the mixed use industrial (predominantly B2 and B8) category. The buildings range in age and quality and one of the buildings was only recently completed. A prime industrial estate just off the A580. Current tenants include GEM Plastics, Siegwork and UK Inks plus an owner occupier at the front of the estate. The assessment concluded that the units be retained as existing use.
- Site W18 – The site comprises a PH Jones distribution depot fronting Millfield Lane and a Costco Store of 28,280 sq m (304,413 sq ft) on 9.24 ha. PH Jones is a B8 distribution use whilst Costco is a semi B8 wholesale/retail use falling into the sui generis use class. The assessment concluded that the units be retained as existing use (considered as B8 for the purposes of this study).

- Site W19 – Comprises buildings along North Florida Road and Bahama Road including one large warehouse and four other self contained industrial facilities of 14,644 sq m (157,630 sq ft) on 4.08 ha in the mixed use industrial (predominantly B2 and B8) category. The largest warehouse is 7,989 sq m (86,000 sq ft) and is occupied by Titan Distribution. The other units provide individual industrial complexes with yards. The assessment concluded that the units be retained as existing use.
- Site W20 – Comprises units fronting North Florida Road and Bahama Road of 15,123 sq m (162,791 sq ft) on 3.64 ha in the mixed use industrial (predominantly B2 and B8) category. The largest industrial complex is occupied by Coral Products whilst smaller units on Bahama Road have occupiers such as Smiths Marquees, Wignall Foods and DHL. The assessment concluded that the units be retained as existing use although some buildings will need upgrading during the plan period.
- Site W21 (Site 2Ec4 – Land E of Millfield Lane) – A cleared development site of 0.77 ha on Millfield Lane. A prime development site owned by Williams Tarr for B2/B8 uses.

Employment Area X – The Parks

- 5.1.62 A well located modern B1 (a) office development of 12,639 sq m (136,054) sq ft on 4.55 ha comprising twenty two-storey office buildings. The main occupier is Speedy Hire but other occupiers include Michael W Halsall Solicitors, Genko, Intrinsic Technology and Money Expert. Two units are vacant.
- 5.1.63 The assessment concluded that the site should be retained for current B1 (a) use although lack of car parking provision is an issue - heavy on-street parking takes place along The Parks leading to concerns over emergency vehicle access.

Employment Area Y – Woodlands Park Office Park

- 5.1.64 A modern well presented office park of 8,097 sq m (87,158 sq ft) on 1.85 ha providing five three-storey B1 (a) buildings owned by Morley Estates. Main occupiers include City Link, Troder Media Group, Cunningham Lindsay Solicitors and Jade Nicholas.
- 5.1.65 The assessment concluded that the site should be retained for current B1 (a) use although lack of car parking provision is an issue - overspill parking occurs along Lodge Lane/Ashton Road in the vicinity of the site causing visibility and obstruction issues. The site has poor public transport linkage.

Employment Area Z – Deacon Trading Estate aka Force 6

- 5.1.66 A 1960's industrial estate comprising circa twelve separate warehouse and factory premises totalling 47,004 sq m (505,966 sq ft) on 11.57 ha. The northern boundary is to existing residential uses. Routes into the site affect residential frontage and the site is poorly located in terms of linkage to the national road network. It is not suited to uses that rely on HGV movement.
- 5.1.67 The estate is 80% vacant and the owner, Gresham House, is currently actively seeking a change of use planning consent for residential. DHL and Great Bear recently vacated 32,515 sq m (350,000 sq ft) on the estate. The space is being re-marketed but with very limited interest.
- 5.1.68 The existing buildings are now no longer suitable for the majority of modern industrial occupiers and have been very difficult to re-let when vacated. The public road network to the site has also deterred occupiers for larger amounts of space. The site is suitable for redevelopment for mixed use including residential with retention of an element of employment use within any development.
- 5.1.69 The assessment concluded that the site should be mixed use including residential and employment uses. At this stage the study does not account for any land area for employment use as discussion are ongoing as to the level of provision within a wider redevelopment.

Employment Area AA – Sankey Valley Industrial Estate, Newton le Willows

- 5.1.70 Comprising a multi let industrial estate with mainly larger industrial occupiers who own their own units. The estate is located at the southern tip of Newton le Willows and is adjacent to a main railway line. All routes into the site affect residential frontage and the site has limited linkage to the national road network. It is not particularly suited to uses that rely on HGV movement. A PROW runs through the site. The area comprises:
- A well let industrial estate in the mixed use industrial (predominantly B2 and B8) category providing approximately 53,000 sq m on 20 ha for local occupiers such as Starbank Panels, RJ Whittaker, Brendan International, Keel Supply and H&M Distribution. Although HGV access is not ideal, it is well occupied and buildings are predominantly of a good quality. The assessment concluded that the existing use should be retained and protected.
 - A development site (Site 7.6 – Former Sankey Sugar works) of 4.69 ha which is recommended for B2 use.

Employment Area BB - Bold Business Centre

- 5.1.71 The site comprises a former warehouse facility which has been split to provide for small offices, meeting rooms, industrial/workshop units as part of a managed business centre, managed by Bizspace. The site has poor public transport linkage and poor linkage to the national road network through the residential area of Mill Lane and so not suitable for uses relying on significant HGV movement.
- 5.1.72 The total floor space is 3,982 sq m (42,859 sq ft) on 4.4 ha and is approximately 70% let. The site is predominantly utilised for B1 (a) purposes, however there is an element of B2 & B8 use. The business centre appears to be successful and of benefit to local businesses within the area. The assessment concluded that the existing use should be retained and protected.

Employment Area CC - Bold Industrial Estate

- 5.1.73 Comprises a mixed use, multi let industrial estate of 32,219 sq m (346,814 sq ft) on 10.14 ha within the mixed use industrial (predominantly B2 and B8) category. Occupiers include Hi Tech Steel Services, Hertel, Bold Skip Hire, Pentre, LMB Scaffold Hire and Sales, and PP Profiles Ltd.
- 5.1.74 The units are predominately 60s/70s built and are high bay warehouse units. In addition there are several pre-war, full height, brick built units.
- 5.1.75 Although the site is currently successful with only two units being available to let the site is looking dated and refurbishment or re-development should be considered within the next 5 -10 years. The site has poor public transport linkage and poor linkage to the national road network through the residential area of Mill Lane and so not suitable for uses relying on significant HGV movement.
- 5.1.76 The assessment concluded that the existing use should be retained and protected.

Employment Area DD - Normans Road Industrial Estate

- 5.1.77 A fully occupied mixed use industrial area (predominantly B2 and B8) comprising:
- Site DD1 – A multi let industrial estate comprising 5,680 sq m (61,143 sq ft) on 2.59 ha within the mixed use industrial (predominantly B2 and B8) category. The site is located on Normans Road which in turn interlinks with Bold Road. Occupiers include Murraywood Construction Ltd, Cheshire Mouldings, Woodturnings Ltd and Kris Motor Spares Ltd. It was noted that

the service road Normans Road is not adopted, is in significant disrepair and has poor pedestrian facilities. Access is also tight at the entrance to the estate and is immediately adjacent to residential dwellings. The assessment concluded that the existing use should be retained and protected although units and estate are in need of upgrading during the plan period. Any future redevelopment should include for an improved road/footway layout. The site has poor linkage to the national road network through the residential area of Mill Lane and so not suitable for uses relying on significant HGV movement.

- Site DD2 – The 1.92 ha site comprises a self contained secure unit of 3,951 sq m (42,530 sq ft) let to a single occupier (Alumacs) with office accommodation over ground and first floor with ancillary warehouse. The assessment concluded that the existing use should be retained and protected.

Employment Area EE – former Penlake Industrial Estate and Station Road Industrial Estate

- 5.1.78 The site of the former Penlake Industrial Estate and Station Road Industrial Estate are located in a traditional industrial location near Abbotsfield Road Industrial Estate and Reginald Road Industrial Estate.
- 5.1.79 Station Road Industrial Estate area comprises a total of 11,613 sq m (125,000 sq ft) of floor space which is fully let on 2.88 ha. Penlake Industrial Estate is mainly vacant, cleared land of 8.96 ha and is used in part for open storage. Land to the north of Penlake Industrial Estate at Monastery Lane has recently been the subject of a successful application for residential development. Penlake Industrial Estate has an outline planning approval for residential development subject to a S.106 agreement (Planning ref. P/2010/0460). Based on this likely change of use for the former Penlake Industrial Estate nil area is considered to be available for employment use.
- 5.1.80 The area has poor linkage to the national road network through the residential area of Mill Lane and so not suitable for uses relying on significant HGV movement. The assessment concluded that the 2.88 ha Station Road Estate should remain for its existing use (mixed industrial – predominantly B2/B8).

Employment Area FF – Reginald Road Industrial Park/ Abbotsfield Industrial Estate

- 5.1.81 This established employment area comprises:
- Site FF1 – a multi let 1970's estate of 16,573 sq m (178,394 sq ft) on 4.28 ha in the mixed use industrial (predominantly B2 and B8) category. Linpac

Packaging is the main occupier. The assessment concluded that the existing use should be retained and protected.

- Site FF2 - former EFG Matthews Office Furniture warehouse broken up into five separate units totalling 12,910 sq m (138,965 sq ft) on 2.36 ha in the mixed use industrial (predominantly B2 and B8) category. The buildings are 75% let and were refurbished circa two years ago. The assessment concluded that the existing use should be retained and protected.
- Site FF3 – a successful, fully let area comprising seven self contained industrial buildings varying in size from 929 – 4,645 sq m (10,000 - 50,000 sq ft) situated at the end of Abbotsfield Road. The total floor area is 156,724 sq ft on 6.84 ha in the mixed use industrial (predominantly B2 and B8) category. Occupiers include Kirkby Steel Tubes Ltd, Heritage Architectural, Alcius Environmental, Northern Connectors, Arcelor Mittel, WLSS (West Lancs Services Ltd) and Short Blast & Spray. The assessment concluded that the existing use should be retained and protected. There are two additional plots of land (Site 6Ec15 Land at Abbotsfield Rd and 6Ec17 – Land at Abbotsfield Rd Ind Est (East of TAC)) measuring 2.25 ha in total that could be developed for B2/B8 use.
- Site FF4 – the site of the former Somerfield part chilled distribution (B8 use) unit of 17,446 sq m (187,792 sq ft) on 3.98 ha recently purchased by 151 Products for B8 use. The assessment concluded that the existing use should be retained and protected.
- Site FF5 (6Ec14 – Land at Abbotsfield Road) – A vacant site of 0.65 ha fronting Abbotsfield Road. The assessment concluded that the site should be brought forward for B2/B8 development or open storage although the narrow shape could restrict development.
- Site FF6 - Comprises a terrace of industrial units and three stand-alone industrial buildings 90% occupied in the mixed use industrial (predominantly B2 and B8) category totalling 3,999 sq m (43,044 sq ft) on 3.25 ha together with development land of 0.8 ha. The assessment concluded that the existing use should be retained and protected and that the site should be brought forward for B2/B8 development.
- Site FF7 – A multi-let industrial estate of 20,096 sq m (216,308 sq ft) on 5.87 ha in the mixed use industrial (predominantly B2 and B8) category. Tenants include C&O Powder Coatings Ltd, Arteb Printing Ltd, Brave Design Ltd, Profix, CBC Children's Centre and Spectrum Sign & Display Limited. The estate is well let with only a 1,393 sq m (15,000 sq ft) unit vacant. The assessment concluded that the existing use should be retained and protected although some units will require upgrading to 2026.

- 5.1.82 The area has poor linkage to the national road network through the residential area of Mill Lane and so not suitable for uses relying on significant HGV movement. A bridleway and a PROW run through the site.

Employment Area GG – Somerfield Distribution Depot / site on Elton Head Road

- 5.1.83 The employment area contains two sites located off The M62 Linkway on Elton Head Road with good linkage to the national road network. The area consists of:
- GG1 - comprises a Somerfield/Co op distribution centre. The large modern distribution facility is fully occupied and was constructed in 2000. The total floor space is 56,290 sq m (605,920 sq ft) on 15.66 ha. The site is a gateway into St.Helens and provides a high quality distribution building (B8). The assessment concluded that the existing use should be retained and protected.
 - GG2 (Site 5Ec1(a) – Land at Lea Green Farm East) - comprises an open development site of 6.99 ha which has been cleared for development. The site is in single ownership and has good access with no obvious constraints to development. The site is suitable for a mix of light industrial, B2 and B8 uses.

Employment Area HH – Linkway Distribution Park

- 5.1.84 The site comprises a distribution centre located off The M62 Linkway. The total floor space is 39,603 sq m (426,290 sq ft) on 7.43 ha and is predominantly utilised for B8 use however there is an element of B1 (a). The site is owned by Suttons Group who operates it as a third party storage and distribution warehouse facility. Over 27,870 sq m (300,000 sq ft) of space is available for occupation.
- 5.1.85 The area has good linkage to the national road network. It is understood that the field between the site and The M62 Linkway is owned by the Council and there may be development potential in including this land within the site boundary subject to access through the existing site.
- 5.1.86 The assessment concluded that the existing use should be retained and protected.

Employment Area II – Mere Grange Office Park (Site 5Ec1(b) – Land at Lea Green Farm West)

- 5.1.87 The site comprises a new office development providing nine two storey office buildings of which three are currently let. The total floor space is 4,852 sq m

(52,231 sq ft) on 2.77 ha. Around 20% of the site has been developed for B1 (a) and the assessment concluded that this should be retained and protected for this use. 9.55 ha of the site remains vacant and is planned for B1 (a) use over the plan period.

- 5.1.88 The area has good linkage to the national road network. Some of the site has been developed as B1 but this could also be a potentially suitable location for B8 use.

Employment Area JJ – Lea Green Business Park / Lea Green Industrial Estate

- 5.1.89 The employment area contains seven sites located off The M62 Linkway and has good linkage to the national road network. The areas consist of:
- Site JJ1 – A prime, mixed use (B2/B8) industrial estate located on the southern gateway into St.Helens providing units from 186 – 3,252 sq m (2,000 – 35,000 sq ft). The total floor area is 14,468 sq m (155,740 sq ft) on 3.98 ha. The assessment concluded that the site is a successful business park which is nearly fully let and that the existing use of the site should be retained.
 - Site JJ2 – A site comprising industrial and factory units (predominantly B2/B8 units) either side of Eurolink. The total floor area is 16,705 sq m (179,818) sq ft on 4.35 ha. The current occupiers of the individual units are Merseyside Police, Multi Mesh and Ena Shaw. The assessment concluded that the existing use of the site should be retained.
 - Site JJ3 – A mostly occupied site that comprises three individual industrial buildings (predominantly B2/B8 units) of varying age and quality, which can all be accessed from the central estate road. There is one unit to let of circa 1,394 sq m (15,000 sq ft). The total floor area is 17,580 sq m (189,236 sq ft) on 5.18 ha. The assessment concluded that the existing use of the site should be retained.
 - Site JJ4 – The site comprises two elements. The rear section is occupied by Hattons Travel providing mainly external storage of vehicles with a small workshop. The second unit at the front of the site comprises a production unit occupied by Kveneland Group. The predominant use is B2/B8 on the site and the total floor area is 8,461 sq m (91,077 sq ft) on 2.85 ha. The assessment concluded that the existing use of the site should be retained.
 - Site JJ5 – Micklehead Business Village and Lea Green Industrial Estate comprises three modern hybrid (office/industrial) units plus a new build small unit office scheme comprising six units of 149 sq m (1,600 ft) each and

further land of circa 0.5 hectare which would accommodate a second phase of 1,635 sq m (17,600 sq ft) in eleven further office units. The total floor area of the existing buildings is 10,719 sq m (115,378 sq ft) on 2.45 ha. The predominant existing use of the site is B1 (c). The assessment concluded that the site should be retained for its existing use.

- Site JJ6 (Site 5Ec3 – Land east of The M62 Linkway (East of Remploy) – A vacant site (0.83 ha) off Chapel Lane (opposite Micklehead Farm). The site has very poor access which would make any development difficult. Existing access is also unsuitable for residential use, given its narrow width and poor junction arrangement. It is also a PROW. Any use of this land would require improvement to the access road and subsequent land take (for B2/B8 use) for access to be taken from Eurolink via Eurolink House. The assessment concluded that the site should be redeveloped for mixed industrial use and given limited direct access is likely to be more deliverable if accessed through JJ2 and could serve as expansion land for JJ2.
- Site JJ7 – A site comprising a modern development of seven small industrial units and a large distribution unit just off the Eurolink/Linkway roundabout. The total floor area of the site is 14,111 sq m (151,898 sq ft) on 3.73 ha. The assessment concluded that the site should be retained for B2/B8 units.

Employment Area KK – Warrington Road, Rainhill

5.1.90 This employment area within Rainhill contains four sites. Site KK1 has been the subject of significant discussions for potential residential development. Sites KK2 - KK4 take access from Stoney Lane which has residential frontage. The overall site would benefit from some pedestrian/cycle linkage between Warrington Road and Stoney Lane if site KK1 remains for B2/B8 use.

- Site KK1 – The units fronting Warrington Road comprise a single let, self-contained warehouse unit with ancillary office accommodation over the ground and first floors. The site is let as a whole to Oak Tyres but is bordered by existing housing to two sides and has a total floor area of 4,828 sq m (51,967 sq ft) on 1.34 ha. The assessment concluded that the site should be retained for existing industrial (B2/B8 use), however, in the event the unit ever becomes vacant the site will need redeveloping sympathetically probably for B1 (b and c).
- Site KK2 (Site 5Ec9 – Stoney Lane Industrial Estate Rainhill) – The site comprises two stand-alone buildings of 4,254 sq m (45,792 sq ft) on 1.38 ha fronting onto Stoney Lane and vacant land to the rear of 0.81ha. The occupiers include Hemsec and Anchor Builders. The assessment concluded that the existing use of the site should be retained (Mixed Industrial – B2/B8)

and that the preferred use for the development plot is B1 use on account of the close proximity of existing housing to two sides.

- Site KK3 – The site comprises a single stand-alone 1980s built unit currently occupied by Plumb Centre. The total floor area of the site is 741 sq m (7,971 sq ft) on 0.5 ha. The assessment concludes that the site should be retained for its existing use (Mixed Industrial – B2/B8).
- Site KK4 – The two units on the site are of differing age. One of the units is let as a whole to Maxmade Limited and is a modern 1990s/2000s build warehouse whilst the other is of some 30 to 40 years old and has been split to accommodate two occupiers. The total floor area of the site is 3,197 sq m (34,409 sq ft) on 0.66 ha. The assessment concludes that the site should be retained for its existing use (Mixed Industrial – B2/B8).

Employment Area LL – St.Helens Road

- 5.1.91 This employment area consists of one site with a 1960s/70s complex of three buildings to one side and a more modern car showroom/van hire to the other. The fully occupied site has a total floor area of 3,745 sq m (40,309 sq ft) on 1.18 ha.
- 5.1.92 The assessment concluded that the site should be retained for existing use while the site is operational although given the age and location of the B2 1960's older part of the site and the fact that the site is surrounded by housing, the site is suited for redevelopment for B1 (b and c) and potentially some housing as a cross funding mechanism to realise employment floor space as part of a redevelopment.

Employment Area MM – former Ibstock brick works, Chester Lane, Clock Face

- 5.1.93 The area is the former Ibstock Roughdales factory on 8.1 hectares and was included for assessment during the course of the study following discussions between the site owner and St.Helens Council concerning its future.
- 5.1.94 Most of the site is now cleared and this is understood to have been undertaken by the owner (Ibstock Brick) in preparation for the redevelopment of the site. There remains on site a handful of small industrial buildings of no more than 500 sq m and these are unused. It is understood that the remaining buildings will be cleared once the remaining site operations have ceased. At the time of inspection parts of the site were being used for open storage of bricks.
- 5.1.95 Access to the site is gained from the B5419 Chester Lane which leads to A569/A570 The M62 Linkway. The site is less than 1km from Lea Green rail station.

- 5.1.96 Whilst the existing access point to the site is adequate in terms of width and visibility to serve a single works unit, it is not considered suitable to serve a multi-unit mixed-use development. The long site frontage to Chester Lane allows the potential to relocate the access point to assist the development of the site.
- 5.1.97 There would be no objection to the single access point being replaced with two access points serving either separate uses of the site or a link road running through the site.
- 5.1.98 In addition to the creation of adequate site access(es) it is likely that improvements will be required to improve the accessibility of the site. The minimum requirements are likely to be the provision of bus stop infrastructure on either side of Chester Lane in close proximity to the site and the provision of a pedestrian/cycle crossing on Chester Lane to assist pedestrian and cycle movement.
- 5.1.99 Redevelopment will also require the provision of on site highway infrastructure and services. The assessment concluded that the site is appropriate for mixed industrial uses and that the site could be developed within 0 to 6 years.

St.Helens Council owned land

- 5.1.100 Council interests (at least 90 % freehold) within the developed Tier 1 employment locations include:
- E: Pocket Nook
 - H: Westside Industrial Estate / Ketterer Court
 - P: Sherdley Business Park
 - Q: Peasley Cross
 - R: Parr Industrial Estate
 - AA: Sankey Valley Industrial Estate
 - FF: Reginald Road Industrial Park / Abbotsfield Road Industrial Park
- 5.1.101 The Council has interests in only three development plots within the Tier 1 employment locations including:
- D2: Gerrards Bridge (2.1 ha)
 - P3: Land fronting Scorecross/Sullivans Way (2.5 ha)
 - R5: Land at Bedford Street (0.52 ha)

6 Conclusions and recommendations

6.1 Introduction

- 6.1.1 The 38 different employment locations consisting of 116 separate sites were assessed in March 2010 using the pro forma.
- 6.1.2 Analysis of the sites was undertaken in order to address the key areas that the study set out to inform, namely:
- A hierarchy of employment sites and locations within the borough which uses a Tier 1 and Tier 2 category approach.
 - A range of development sites for a range of employment uses that are deliverable and available to support new business start up, the retention of local business that are looking to expand and to businesses outside the borough searching for a new site or premises.
 - Sites and premises which will need investment and ‘face-lifting’ over the Core Strategy period to continue to serve occupiers.
 - Sites where a continuation of employment use into the future is unlikely to be sustainable given neighbouring uses, access constraints and market forces.
 - In support of draft Core Strategy Policy CE1 to undertake a review of the existing and identified land supply to identify which B2 sites could be reused for B1 or B8 uses.

6.2 A hierarchy of employment sites and locations within the borough

- 6.2.1 Table A7 in Appendix 7 differentiates between primary and secondary/tertiary (Tier 1 and Tier 2) employment areas in the borough based on definition of Tier 1 and Tier 2 at paragraph 4.4.
- 6.2.2 Tier 1 areas are vital to continue to provide land and premises to serve current and forecast needs to achieve and maintain a strong and sustainable economy. Tier 1 areas represent established locations and offer well located premises of good quality. Tier 2 areas play a secondary but nevertheless important role in meeting need for employment land and premises primarily for local occupiers.

Recommendation: It is valuable to differentiate between essential and important employment land and sites within the borough to establish a hierarchy for planning policy purposes

- 6.2.3 Table A5 at Appendix 5 sets out the current position in relation to the mix and concentration of employment uses and shows the land and floor area of buildings in the four employment use categories for the 38 employment zones.
- 6.2.4 The vast majority of the employment areas comprise a mix of B2, B1(c) and B8 floor space and these are shown in the mixed industrial (predominantly B2 and B8) category. The analysis has limitations in identifying the actual amount of specific B2 and B8 floor space due to difficulties in assessing the uses undertaken within individual buildings without the benefit of internal inspections. The distribution analysis therefore shows that the vast proportion of floor space within the mixed industrial use category (predominantly B2 and B8). Where buildings are clearly purpose built for manufacturing, distribution and office uses - these are identified as such.
- 6.2.5 Table A5 at Appendix 5 shows existing floor space of **1,535,358 sq m** (17,143,331 sq ft) on 523.58 hectares and this is apportioned as follows:
- B1 a – 48,029 sq m (517,001 sq ft) on 16.01 ha
 - B2 – 68,808 sq m (740,662 sq ft) on 21.7 ha
 - B8 – 193,272 sq m (2,080,415 sq ft) on 50.87 ha
 - B2/B8 mixed industrial – 1,282,514 sq m (13,805,253 sq ft) on 435 ha
- 6.2.6 From the pro formas and site visits the level of vacancy within the existing supply it is estimated that of the total supply of 1.54 million sq m, 0.22 million sq m is vacant and to let. This equates to a vacancy rate of approximately 14 % which is higher than recent RICS⁶ vacancy statistics published in September 2010 which found that :
- “... voids are generally falling across all sectors of the market. However, apart from in the retail sector, they still remain elevated compared to pre-crises levels. At the all-property level, voids stood at 10.2% in June.”
- 6.2.7 Table 6.1 below sets out the spread of existing employment floor space between Tier 1 and Tier 2 locations:

⁶ RICS UK Economy & Property Market Chart Book September 2010

Table 6.1 – Distribution of existing employment floor space across Tier 1 and Tier 2 locations

	B1(a) Offices (Sq. m.)	B2 General Industrial (Sq. m)	B8 Distribution (Sq. m.)	Mixed Industrial (predominantly B2 & B8 but inc. B1(c) light industrial (Sq. m.)
Tier 1	48,029 (100%)	68,808 (100%)	193,272 (100%)	1,126,653 (88%)
Tier 2	0	0	0	155,861 (12%)
Total	48,029 (100%)	68,808 (100%)	193,272 (100%)	1,282,514 (100%)

- 6.2.8 The majority of the existing stock falls within Tier 1 locations. The ability for Tier 2 locations to become Tier 1 is severely limited due to site size, neighbouring uses and road access. The one exception is site M2 whose development potential would be greatly improved if a highway link was provided through site L1 Alexandra Business Park to A58 Prescott Road.

Recommendation: Consideration should be given to encouraging infrastructure improvements at site M2/L1 in order to increase the amount of Tier 1 land.

- 6.2.9 There is in addition a continuing role that Tier 2 locations perform in providing floor space which is price attractive and fulfils the needs of more local businesses. The fact that many of these sites are not well located with good road access does not necessarily mean that they should become targets for a change of use to non employment uses.

Recommendation: Road access issues should be considered on a site by site basis for existing employment sites to ensure that sites are not unnecessarily lost to non employment uses.

Existing B1 (a) offices

- 6.2.10 The borough has a reasonable supply of quality office space including Millbrook Business Centre, The Parks, Mere Grange, and Woodlands Park.

These are generally well let although at Mere Grange only three of the nine units are let.

6.2.11 Established and successful B1 (a) office locations in the borough are :

- Site B3 - Millbrook Business Centre. Three standalone B1 (a) office buildings measuring 2,890 sq m.
- L1 – Alexandra Road Business Park with a total floor area for B1 (a) use is 19,237 sq m.
- X1 – The Parks, Haydock. Twenty two-storey office buildings comprising 12,639 sq m.
- Y1 – Woodlands Office Park. Five three-storey buildings comprising 8,097 sq m.
- W – Haydock
- II1 – Mere Grange Office Park

B2/B8 – existing stock and future supply

- 6.2.12 Space on the majority of the mixed B2/B8 multi-let estates is generally well occupied, however quality of the stock is varied. Estates which are owned by mainstream developers such as Langtree, Priority Sites, Morley Estates and Northern Trust tend to be of good quality e.g. Haydock Business Park, Sherdley Business Park.
- 6.2.13 There is a limited supply of well located, new or modern larger units for B2 or B8 use. This lack of available choice combined with relative attractiveness of other neighbouring local authority locations means it is difficult to retain expanding firms or compete for inward investment.
- 6.2.14 There are two modern large B8 distribution facilities with Somerfield/Co-op at Linkway and Sainsburys at Haydock Cross both close to the M62 and M6 respectively. Other smaller scale B8 operations are in second hand buildings mainly close to the M6 at Haydock and Newton-le Willows.
- 6.2.15 There is a substantial amount of B2/B8 mixed industrial stock which is 20 years or older. This stock tends to be well let and provides cheaper accommodation. Its continued use for employment purposes is strongly supported to fulfil the aspirations of draft policy CE1, however, in a number of cases (particularly in the inner urban areas – sites H (Westside Industrial Estate/Ketterer Court), R (Parr Industrial Estate) and Q (Peasley Cross) investment will be needed to refurbish buildings, improve access roads, and improve signage/landscaping to ensure that this important element of supply

remains fit for purpose over the Core Strategy plan period. These sites and premises are therefore identified for investment over the Core Strategy period.

- 6.2.16 Many of the employment areas in the borough are not well defined or branded as other competing areas in other boroughs. Although there are some successful employment areas there is work to be done in maintaining and improving the branding and image of many employment areas.

Recommendation: That greater attention should be given to the role of branding and environmental enhancement in improving the attractiveness of sites to the market. This should sit within a borough wide strategy to improve the St.Helens brand to sit alongside more site specific branding.

6.3 Sites where a continuation of employment use into the future is unlikely to be sustainable

- 6.3.1 A number of sites in existing employment use were identified as potentially unsustainable based on access and neighbouring use issues and these were:
- K1 – Knowsley Road Industrial Estate – 2.28 ha within a predominantly residential area. Road access is poor as is the access to the individual units. The site abuts a new residential development and potentially the most appropriate long term use is residential.
 - S1 – 0.47 ha at Nook Lane where the tertiary location, access, neighbouring uses and age of buildings make continued employment use unattractive. The most appropriate use in the medium to long term is probably therefore not employment and more likely to be residential.
 - U1 – Delta Road Industrial Estate. 5.03 ha in the mixed use industrial predominantly surrounded by residential dwellings, however is not considered suitable for residential use given its proximity to the sewage.
 - Z1 – Deacon Trading Estate comprising 1960's built units with 80% voids on 11.57 ha. The existing buildings are now no longer suitable for the majority of modern industrial occupiers. The public road network to the site has also deterred occupiers for larger amounts of space. The site is suitable for redevelopment for mixed use including residential with retention of an element of employment use within any development.

- LL1 – St.Helens Road, Eccleston Park. 1.18 hectares. Given the age and location of the B2 1960's buildings and the fact that the site is surrounded by housing, it is suited for redevelopment for B1 (b and c) and potentially some housing as a cross funding mechanism to realise employment floor space as part of a redevelopment.

Recommendation: The local planning authority should take a more flexible view on these less sustainable sites regarding future land uses by the acceptance of mixed use schemes driven largely by local amenity for immediate residential neighbours.

6.4 A range of development sites for a range of employment uses

- 6.4.1 The study identified cleared, unused land of 95.67 hectares at 25 sites in the borough capable of redevelopment and this is identified in Table A6 in Appendix 6. Table A6 also sets out the most appropriate uses as identified from the pro forma assessment exercise and suggests a timeframe for the development of this land supply and this shows a forecast availability over the next 16 years taking into account known development issues and constraints e.g. access, contamination.
- 6.4.2 Table 6.2 below summarises Appendix 6 to identify the quantum of land which the pro formas identify for a particular employment use or where a number of employment uses may be appropriate.

Recommendation: Individual recommendations on a site by site basis with regard to land use options have been prepared to inform the core strategy. These should be reviewed at Allocation Plan stage and particularly for large sites with potential for significant change, indicative development briefs should be prepared.

Table 6.2 Suggested uses for identified employment land supply: 2010 - 2026

Timescale for development	Specifically B1 (a) offices (ha)	Specifically B2 (Gen Ind.) (ha)	Specifically B8 (Distrib.) (ha)	B1c B2/B8 mix (ha)	B1a,c B2 B8 mix (ha)	TOTAL (ha)
0 - 6 years	10.79 ⁷			23.02	2.1 ⁸	35.91
6 – 11 years		4.69		23.52		28.21
6 - 16 years	5.95 ⁹			23.57		29.52
11 -16 years				2.03		2.03
TOTAL	16.74	4.69	0	72.14	2.1	95.67

6.4.3 76% of the identified supply is suitable for light/general industrial and distribution uses (B1c B2/B8 mix). No land is specifically identified for B8 use and is the main shortcoming in supply terms particularly as this is the sector identified with the highest level of forecast demand to 2027.

6.4.4 57% of the supply of land for offices included in this study is at Mere Grange with part of the remaining supply potentially suitable for other uses including assembly and leisure, retail and light industrial.

6.4.5 The overall supply appears balanced in terms of availability over the LDF plan period i.e. 39% of total supply is available in the next 6 years and 29% is available within 6 to 11 years.

B2/B8 future land supply

6.4.6 Table A6 in Appendix 6 and Table 6.2 above identify a shortage of large B2/B8 sites capable of development and a distinct lack of prime, sizeable development sites for B8 use in the borough.

6.4.7 The Tier 1 sites which are available now are:

⁷ Includes G1 Parr Street (1.49 ha) also potentially suitable for D2 and A1 uses; F1 Atlas Street (3.3 ha) and KK2 Stoney Lane Ind. Estate, Rainhill (0.8 ha) also potentially suitable for B1c use; II1 Mere Grange 3.6 ha – assumes take up of 0.6 ha p.a.

⁸ D2 Gerards Bridge

⁹ II1 – Mere Grange – assumes take up of 0.6 ha p.a.

- D2 – 2.1 ha at Gerards Bridge for B1/2/8 uses
 - GG2 – 6.99 ha for B8/B2 uses at Marshalls Cross;
 - F1 – 3.3 ha for B1 (a and c) at Atlas Street, St Helens town centre
 - W21 – 0.77 ha at Haydock Industrial Estate for B1 (c)/B8/B2 uses
 - W11 – 2.11ha (Boston Park) at Haydock Industrial Estate
 - W9 - 3.4 ha at Haydock Industrial Estate (Haydock Cross)
 - R4/R5 – 1.59 ha at Parr Industrial Estate for for B1 (c)/B8/B2 uses
 - MM1 – 8.1 ha at the former Ibstock brick works at Clock Face for B1 (c)/B8/B2 uses.
- 6.4.8 The study identifies medium/longer term development site opportunities for B1c/B2/B8 development at site C4 which has a planning consent, land at Gerards Bridge owned by Pilkingtons and site Q8 – 5.47 ha at Peasley Cross.
- 6.4.9 The future supply of land for B2/B8 is therefore restricted to a number of sites which are identified at Appendix 6. These sites will accommodate light and general industrial uses plus warehousing although this will generally be at a much smaller, local scale (e.g. internet retailing) compared to larger, strategic employment sites such as Omega, Kingsway as parcel sizes are relatively small and access for HGV's is often limited.
- 6.4.10 There is an absence of sub regionally or regionally strategic sites in the borough, except for the proposed SRFI site at Parkside. Table 3.2 demonstrates the apparently healthy sub regional position in relation to the supply of larger, strategic employment sites.
- 6.4.11 The outlook is one where supply will continue to serve a price sensitive local market of units less than 9,290 sq m (100,000 sq ft) and where neighbouring authorities satisfy larger floor space requirements.

Recommendation: As per Draft Core Strategy Policy CE1, St Helens Borough Council should review whether to seek fill the gap in strategic land supply particularly for B8 should Parkside SRFI not come forward or be delayed.

B1 future land supply

- 6.4.12 A number of key sites have been identified for B1(a) office use and these include Mere Grange, Empress Park and Haydock Point. Additional land at Area F (Corporation Street/Atlas Street) offers an edge of town centre site of

3.3 ha cleared for development and 1.49 ha was identified at Area G Parr Street close to the main railway station.

Recommendation: In relation to B1(a) offices - existing policy safeguards and land supply appear to be sufficient over the plan period.

6.5 Review of existing B2 employment sites in use to identify sites for reuse for B1 or B8 uses.

- 6.5.1 The majority of the sites in use were assessed as being most suitable within their current use categories, however all the sites were reviewed in order to identify potential for future B8 and B1 re-use.

Sites for B8 review

- 6.5.2 Sites with development potential for B8 use were assessed based on the pro formas. Candidate sites were selected on the basis of:
- Existing use – sites that fell into either B2 or B2/B8 mixed existing uses
 - Existing quality – poor or old stock (typically constructed in 1960's/1970's)
 - Good score in relation to suitability for B8 use (8 out of 12 or better)
 - Good score in relation to Location/Market Suitability for B8 Use (2 out of 3 or better)
- 6.5.3 Fifteen sites, all in Tier 1, were identified on this basis and details are set out below in table 6.3.
- 6.5.4 Table 6.3 identifies a gross area of 40.11 ha of employment sites which are mostly currently built upon/used for B2 and B8 purposes but which offer potential for redevelopment for B8 distribution use subject to more detailed planning and highway access considerations. The table does not provide a potential net change of B8 floor space in respect of these sites – this is not practical to calculate as the current user categories are not fully known.
- 6.5.5 The sites identified are likely to be suitable for mixed B2/B8 uses. Using a figure of 40.11 ha and applying a density of 35% would provide a total area of 14.04 ha which could support 140,040 sq m of floor space. Redevelopment is likely to comprise a mixed B2/B8 re-provision and assuming a maximum of 50% of floor space could be secured for B8 use, this would provide 70,020 sq m (753,709 sq ft) on 20.06 ha gross.
- 6.5.6 Many of the sites identified are typically small to medium size (0 to 5 ha) and HGV access may be problematic as identified by St.Helens transport officers.

Redevelopment for B8 use is likely therefore to be for small scale warehouse operations and for small to medium scale (500 to 7,500 sq m approximately) footprints. The sites identified are not large enough nor in suitable locations for large footprint, high bay warehousing.

- 6.5.7 In addition refurbishment/modernisation may be the outcome over the plan period rather than redevelopment resulting in no significant additional new B8 stock.
- 6.5.8 Overall the study identifies a lack of large B8 sites with excellent access to attract regional and national occupiers, however the future supply of sites including recycling existing B2/B8 for B8 use does provide for future B8 occupiers but that this is likely to serve smaller scale distribution.

Recommendation: Re-use of existing B2 sites for B8 use is likely to serve smaller scale distribution only.

Table 6.3 Employment sites in use offering potential for part B8 redevelopment during plan period

Site	Area	Current Use	Overall Score for B8 Use	Location/Market Suitability Score for B8 Use	Comments
D1 – Gerrards Bridge junction/Haresfinch	0.96	B2/B8 timber yard	8	2	
E1 - Lock Street (off Merton Street)	6.42	B8 (occupied by SCA)	8	2	B8 access not ideal – mixed use prob. Most suitable
H5 - units on Eastside opp. Jackson Street	1.42	B2/B8	9	2	Potentially suitable for mixed use employment (inc. B8) development over plan period
P2 - Sherdley Road	c. 1.5 (exc. Polar Ford Garage)	B2/B81	10	3	Potentially suitable for mixed use employment (inc. B8) development over plan period
Q5 - Units on Robbins Lane/Lancoats Lane	3.25	B1(a)/B2/B8	9	2	Potentially suitable for mixed use employment (inc. B8) development over plan period
Q9 – Baxters Lane Industrial Estate	2.12	B2/B8	8	2	Potentially suitable for mixed use employment (inc. B8) development over plan period
R3 – Gaskell Road	0.84	B2/B8	8	2	Potentially suitable for mixed use employment (inc. B8) development over plan period
R4 – Parr Industrial Estate	4.42	B2/B8	9	2	Potentially suitable for mixed use employment (inc. B8) development over plan period
R7 - Parr Industrial Estate	1.07	B2/B8	9	2	Potentially suitable for mixed use employment (inc. B8) development over plan period
R10 - Parr Industrial Estate	1.21	B2/B8	9	2	Potentially suitable for mixed use employment (inc. B8) development over plan period
W15 – Haydock Industrial Estate (Manheims Car	3.51	B2/B8	10	3	Currently Used for open storage mainly

Site	Area	Current Use	Overall Score for B8 Use	Location/Market Suitability Score for B8 Use	Comments
Auctions/Royal Mail)					
W16 – Haydock Industrial Estate – Fishwicks Complex	2.44	B1(a)/B2/B8	10	3	70% vacant
JJ4 – units on Walkers Lane (Hattons Travel and Kverneland)	2.85	B2/B8	10	3	Potentially suitable for mixed use employment (inc. B8) development over plan period
MM1 – former lbstock brick, Clock face	8.1	Mainly vacant with some open storage	8	2	Potentially suitable for mixed use employment (inc. B8) development over plan period
TOTAL	40.11 ha				

Sites for B1 review

- 6.5.9 One existing employment site was identified from the pro formas to offer potential and opportunity for B1 re-use. This was:
- Site W1 – a former petrol filling station which now comprises a car wash and van sales/car repairs. W1 is a key gateway site to Haydock Industrial Estate

6.6 Main map output of the study

- 6.6.1 Figure 2 in Appendix 8 is the main mapped output of the study and depicts the following:
- The 38 established and recognised employment zones in the borough. Tier 1 zones are edged in red and tier 2 zones are edged in green
 - Employment sites in use which make up the 38 employment zones are edged black (where there is more than one site in a zone) and shaded cream.
 - The 25 development sites which comprise the current supply of employment land over the period to 2027 are shaded brown.
 - B2 sites in uses which have been identified for redevelopment for B8 and B1 - these are shaded orange and pink respectively.



Appendix 1 – Completed Pro Forms, Maps and Photographs for 116 employment sites



St Helens Employment Site Commerical Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: A1	Lords Fold Industrial Estate, Rainford	Mix of modern accomodation approx. 5-10 years old, with 1970s and 1950s buildings with land.	Mix of 1970s & 2000s Pre 60s/ 60s/ 70s/ 80s/ 90s/ 00s	90% occupied	121,678sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	5-6m	B2/ B8/ Mixed Use	3.95 ha	Satisfactory/ Good	3 miles to M58 and East Lancs. Rd.

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					Secondary estate with little market presence but serves locality well.
Total Score (out of 12):	6	6	8	8	8
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use but some buildings will need upgrading by 2026
--	---

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Not clear if the whole estate is in single ownership but vacant site could be developed for mixed use B2/B8 small unit developments.
Redevelopment deliverability	Likely that units will be refurbished and vacant site developed when market improves.
Timeframe for redevelopment	6-11 years

Conclusion

Mixture of modern small starter units with potential expansion land and 1960s/70s accommodation. Main tenants include Pallean systems, KD Insulations Supplies. Main void is a 15,000 sq ft second hand building which requires some refurbishment. Site to be retained for existing use, servicing local businesses well. There is also a vacant site of circa 2 acres.
--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: B1	Hazel Business Park/Millbrook Business Centre, Rainford	Mixed B2/B8 industrial area comprising a number of different units off a main estate road.	Mixture of units from older 1950s factory buildings to more modern 1990s industrial buildings.	2 units available. One of 3,000 sq ft and 6,345 sq ft of small starter units vacant. 90% occupied.	202,176 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	Mixed	B2/ B8	7.63 ha	Poor/ Satisfactory	Less than 5 miles to M58 and A580

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					Fairly well known - estate locally but lacks general wider market presence.
Total Score (out of 12):	6	6	8	8	8
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
---	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Good mixture of B2/B8 occupiers. This estate is well let although is classed as a secondary location. Site to be retained for existing use although some units will require some upgrading over the plan period.
------------	--



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: B2	Hazel Business Park/Millbrook Business Centre, Rainford	1980s industrial manufacturing complex. Tenant - Unifrax (part of St Gobain Group)	1980s	Single let/owner occupier	229,907
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
1-2 storey buildings	5-15m	Mixed Use	4.17 ha	Satisfactory/ Good	Circa 5 miles to M58 and A580.

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial - continued use as a production and distribution facility.				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion
Well presented self contained production/distribution facility and a good employer in the area. Site to be retained for existing use and supported.



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: B3	Millbrook Business Centre, Rainford	Comprises 3 stand alone office buildings	Late 1990s/ early 2000	1 unit vacant of 3,300 sq ft	31,108 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground and First Floor	N/A	B1 (a)	0.69 ha	Good	3 miles to M58 and A580.

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	3	3	1	1	1
Location/ Market Suitability (out of 3)	3	3	1	1	1
Accessibility (out of 3)	3	3	1	1	1
Socio-economic impact (out of 3)	3	3	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	12	12	5	5	5
Most Suitable Employment Land-Use:	Offices B1 and B1 (b&c)				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Well presented office park. Mix of tenants, Rushton Hinchy Solicitors Ltd, Rigby Insurance, Calyx, A&M Insulations, Weatherproofing Advisers Ltd. Owned by Spencer Holdings with only one vacant unit of 3,300 sq ft. Site to be retained for existing use and supported.



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: B4	Hazel Business Park, Rainford	Development site/open storage	N/A	Part occupied for open storage - c. 1 ha	N/A
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
		Open storage	15.262ac / 6.172ha	N/A	c. 5 miles - A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	10	10	10
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	No - Site to be considered for redevelopment for employment uses - go to Part C

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Unsure if whole of site is in single ownership or not to facilitate development but comprises a regular site suitable for mixed B2/B8 development. Access is constrained and if this was improved this would make the site more attractive for development.
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use
Timeframe for redevelopment	6 - 16 years

Conclusion

Conclusion	Site suitable for current use as open storage but with longer term development potential.
------------	---



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: B5	Hazel Business Park, Rainford	Comprises 2 fairly modern industrial complexes occupied by 3 separate tenants.	Circa 1980s	Fully occupied	65,929sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
One to two	5-8m	B1 (a) / B2/ B8	1.43 ha	Good	2.5 miles - A580

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	11	11	11
Most Suitable Employment Land-Use:	- Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Well presented industrial buildings which look to be mainly B2 operations. Site to be retained for existing use and protected.
--



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: C1	Washway Lane	Modern industrial facility fronting A580 East Lancs Road comprising 2 buildings on a self contained site.	Early 2000s	Fully occupied by Flamco	60,529sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
GF	7/8 metre eaves	B2/ B8/ Mixed Use (Predominantly B2 and B8)	2.36 ha	Good	0.35km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					Circa 18 months ago Flamco were looking to vacate out of the buildings but have since re-occupied.
Total Score (out of 12):	8	8	11	11	11
Most Suitable Employment Land-Use:	B2/B8- Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: D1	Gerrards Bridge Junction/Haresfinch Road	Mixture of older 1950s/1960s factory buildings with yard space. Currently used as a timber yard.	Pre 60s/	Fully occupied	17,432sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single storey	4m	B2/ B8/ Mixed Use	0.96 ha	Poor	c. 2 miles to A580

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	8	8	8
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Site currently houses an operational B2/B8 timber business and as such should be retained for existing use although if this business were to move then the buildings would not really be deemed conducive for modern occupiers and as such the site might be suitable for re-development possibly in conjunction with the adjoining D2 site.
--

St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: D2	Gerrards Bridge	Open cleared site		Vacant	-
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	N/A	Site compound	2.08 ha	Very Poor/ Poor/-Satisfactory/ Good/ Very Good	1.7km to A580

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	3	3	3	3	3
Socio-economic impact (out of 3)	3	3	3	3	3
Comments e.g. recent market activity, market perception					Potential mixed office and industrial development being considered on site by Northern Trust
Total Score (out of 12):	10	10	10	10	10
Most Suitable Employment Land-Use:	B1/B2/B8				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	No - Site to be considered for redevelopment for employment uses - go to Part C
--	---

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Site in single ownership and suitable for B1/B2/B8 development with no known constraints on development.
Redevelopment deliverability	Redevelopment for preferred use is deliverable when market confidence returns.
Timeframe for redevelopment	0-6 years

Conclusion

Understood part of site is let to Ennis on short term let as site compound. Site suitable for B1, B2, B8 developments within the planned period.
--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: E1	Lock Street, off Merton Street	High bay distribution warehouse with yard	1970s	Fully occupied by SCA	243,500 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	8-10m eaves	-Open Use	6.42 ha	Satisfactory/	c. 3 miles to A580

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	1	1	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	4	4	7	7	7
Most Suitable Employment Land-Use:	B1 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	No - Site to be considered for redevelopment for employment uses - go to Part C
--	---

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Whole site is currently leased to SCA but they will be vacating when their lease expires in circa 18 months time. Building is suitable for continued use as B2/B8 although location and accessibility is not ideal for B8 uses. Site to be retained for existing use.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: E2	Lock Street	Mixture of industrial buildings and site compounds	Mix of 1960s - 1980s	90% let. 2 small units vacant.	222,219 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
single	5-8 metres	Predominantly B2 and B8	6.06 ha	Poor- Satisfactory	3 km from A580

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	1	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	2	1	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	8	6	8
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Mixture of older second-hand industrial units. Main occupiers include CEW Recycling, Tarmac and QED Scaffolding. In the main the site provides good employment uses and should be retained although some buildings will need refurbishment/redevelopment if vacated.
--



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: E3	Merton Street	Industrial units fronting Merton Road. Mix of modern and older second hand industrial buildings.	Mixed 1970s - 2000s	80% let	50,764sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	5 metres	Predominantly B2 and B8	1.55 ha	-Satisfactory	1.7km to A580

Part A
Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	2	2	2
Socio-economic impact (out of 3)	1	1	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	4	4	8	8	8
Most Suitable Employment Land-Use:	B2 / Mixed Industrial				

Part B
Retainment /adaptability assessment

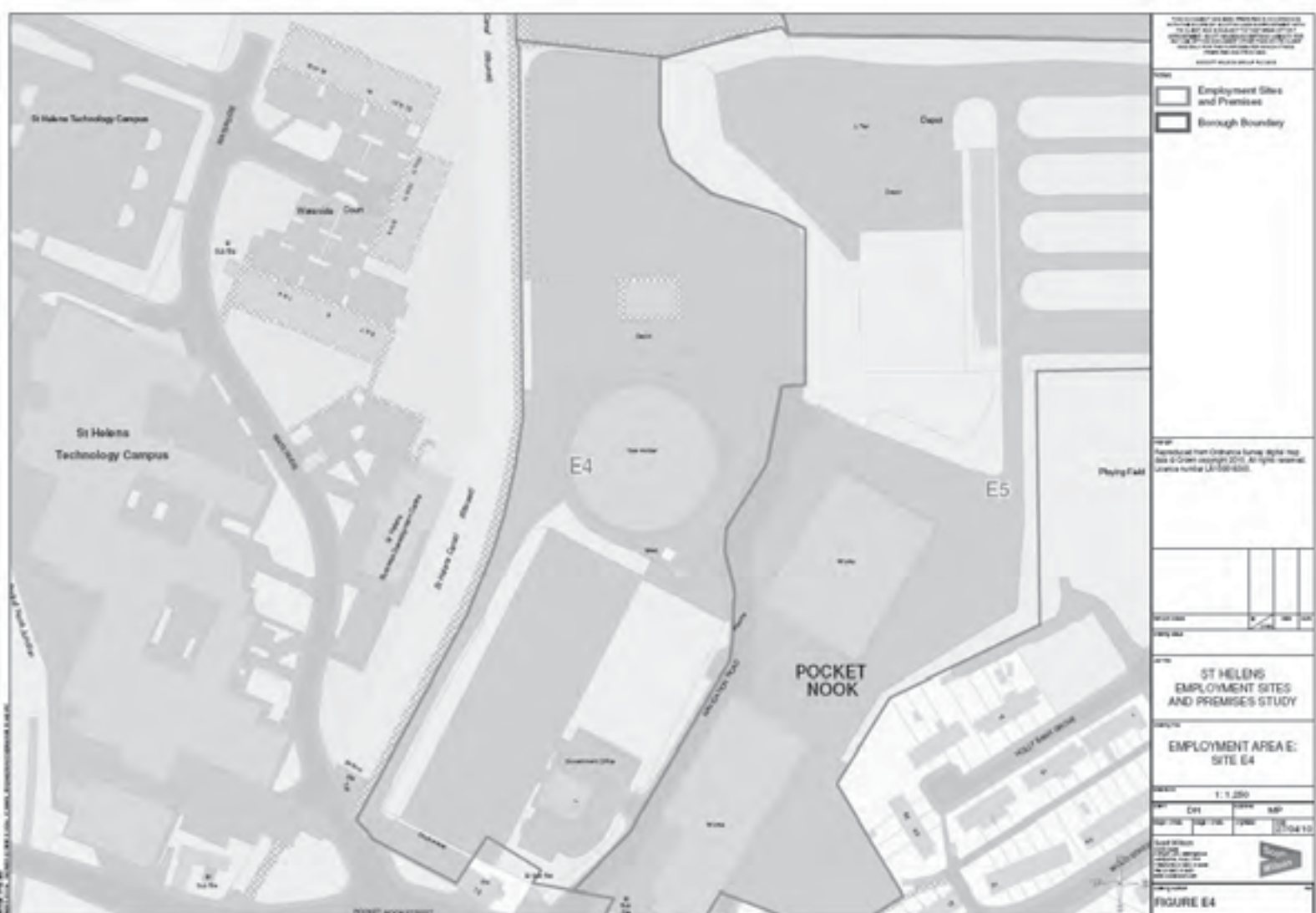
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C
Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Mix of general B2 and B8 uses and roadside trade/retail uses. Most buildings in good condition though some need refurbishment/general improvement. Retain for existing use.



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: E4	Pocket Nook	Site comprises a new DSA test centre to the front and a gas storage cylinder site to the rear	New/1960's	Fully occupied	29,681sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
1	N/A	B2/ B8/ Mixed Use (Predominantly B2 and B8)/ Vacant	3.09 ha	Good	2km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	7	7	7
Most Suitable Employment Land-Use:	B1 & B8				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Conclusion	Site to be retained for existing use. Gas cylinder site would require redevelopment if ever rendered redundant/obsolete.
------------	--



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: E5	Merton Street/Pocket Nook	Site houses a number of industrial buildings at the entrance to Pocket Nook and a large Biffa recycling complex to the rear. Along the Merton Road boundary there is a green field open site.	1970's to new	Buildings fully occupied but c. 1ha site vacant	64,728 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
1	5-8m	Mixed Use (Predominantly B2 and B8)/ Vacant land	6.22 ha	Satisfactory	2km to A580

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	2	2	2
Socio-economic impact (out of 3)	1	1	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	4	4	8	8	8
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retention /adaptability assessment

Retention/adaptability for preferred use.	Yes - existing buildings on site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
---	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	The vacant green field part of the site accessed off Merton Road is suitable for development but at this stage it is considered that the site should be treated as expansion land for existing B2/B8 operations on adjoining employment sites. The overall site has been granted application for a 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. The planning application ref. no. is P/2008/0225
Redevelopment deliverability	
Timeframe for redevelopment	0 - 6 years

Conclusion

Conclusion	Site houses companies such as Boultings, Biffa and Storage Link and as such these uses should be retained and protected. Given recent planning history the site is likely to remain in use for waste recycling and associated similar uses.
------------	---



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: F1	Atlas Street	Open site cleared for development with central service road in place.	N/A	Vacant site	n/a
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	N/A	N/A	3.87 ha		3km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	3	3	2	2	2
Location/ Market Suitability (out of 3)	3	3	2	2	2
Accessibility (out of 3)	3	3	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	11	11	8	8	8
Most Suitable Employment Land-Use:	B1 (a,b,c)				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	No - Site to be considered for redevelopment for employment uses - go to Part C

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Unsure on ownership but site looks to have been prepared for development with estate service road in place.
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use possibly mixed use with offices
Timeframe for redevelopment	0-6 years

Conclusion	Council have built new offices at the front of the site and there is also a new Finger Post health Centre to one side. Yearsley have also built some small starter units to one side which also look fully occupied. Being close to the town centre this forms a strategic site for development in the town and further thought should be considered in bringing it forward for predominantly B1 use.
------------	---

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: G1	Parr Street	Comprises a part vacant site and warehouse operated by wholesale meats company Stan Shuker.	1960s	Building is occupied. Site is vacant.	Unknown
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
1/2	Unknown	B1 (a) / B2/ B8/ Mixed Use (Predominantly B2 and B8)/ Vacant	1.74 ha	Satisfactory	3.2km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	3	3	2	2	2
Location/ Market Suitability (out of 3)	3	3	2	2	2
Accessibility (out of 3)	3	3	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	11	11	8	8	8
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	No - Site to be considered for redevelopment for employment uses - go to Part C

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Warehouse on site currently occupied by meat wholesaler for storage and distribution and part of the remainder as open storage. Ownership details unknown but access is good from the train station on one side and Parr Street roundabout to the other.
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use
Timeframe for redevelopment	0-6 years

Conclusion	Strategic site close to St Helens town centre suitable for higher value and quality use than at present. Given its location would expect any re-development to comprise a good level of B1 offices or B8 trade. Potential for mixed use and retail also given town centre location
------------	--

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: H1	Land fronting Parr Street. Motor House, 42 Parr Street, St Helens	The zone comprises land fronting Parr Street, which is currently occupied as a car sales forecourt and St Helens Council depot.	1970's	100%	18,814 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground Floor	4m	B2/ B8/ Mixed Use	1.14ha	Satisfactory	Less than 1 mile from Linkway and 3 miles from A580. Close to town centre.

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	8	8	8
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	The site occupies a prominent position fronting Parr Street with good links to the main road. The site should be retained for its existing use.
------------	---

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: H2	Site fronting Jackson Street	Mixed use estate fronting Jackson St	Pre 60s	90%	117,833 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground Floor and 1st Floor		B2/ B8/ Mixed Use	4.69 ha	Good	1 km to Linkway and 3.5km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	8	8	8
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Main part of site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026.

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	
	Site comprises mix of uses including car showroom, trade counter and open storage sites. Also includes pre 60's dilapidated unit (former DG Engraving Co Ltd) in need of reconstruction or development. Occupiers include Nissan, Travis Perkins and St Helens Council. Site to be retained for existing use and supported.

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: H3	Jackson Street Industrial Estate	Multi let second-hand industrial estate predominantly owned by Northern Trust	70's/80's	90%	124,305 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
	4.5 - 5m	B8/ Mixed Use	4.1 ha	Satisfactory/Good	0.7km to Linkway and 3 km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	8	8	8
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Multi-let industrial estate comprising smaller starter units from 800 up to larger units of 10,000 sq ft. Mix of occupiers including Williams Grey, Paragon Servicing, St Helens Council, Glassboard. Site to be retained for existing use and supported.
------------	---

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: H4	Units of Peasley Cross Lane.	Multi-let industrial estate in a mix of ownerships accessed off Peasley Cross Lane.	60s/ 70s	fully occupied	86,104 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Singe		B8/Mixed Use	4.75 hectares	Satisfactory	0.7km to Linkway and 3 km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	6	8	8	8
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Good mix of industrial occupiers such as Crest Environmental, BKD Bathrooms and Kestrel Ind Supplies. Site to be retained for existing use and supported.
------------	---

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: H5	Units on Eastside opposite Jackson Street	2no. Industrial Estates. 1 multi let. Other single let. Also dilapidated high bay redundant warehouse at end of road.	Mix of 1970's and 1980's	75% occupied	38,990 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground Floor	4-8m	B2/ B8/ Mixed Use	1.42 ha	Satisfactory	0.7km to Linkway and 3 km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception	5	5	8	8	8
Total Score (out of 12):					
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Multi let industrial area off Jackson Street. Tenants include Junction Transport Services, St Helens Windows, Ale & Beer, PYC Engineering. Adopted road in poor condition. Mixture of self contained industrial units which are predominantly single let. Smaller starter units and a vacant warehouse in need of refurbishment. Retain for existing use and support.
-------------------	---

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: H6	Ketterer Court	multi let modern industrial estate.	Mid 2000's	fully let	71,134 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	5-6m	B2/B8 mixed use	2.27 ha	Very Good	0.7km to Linkway and 3 km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	1	1	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	6	8	8	8
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Modern let, fully occupied industrial estate. Retain use.
------------	---

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: I1	Chalon Way Industrial Estate	Multi let industrial park. Tenants include Essentials Hair & Beauty, Garvicer Fabrications.	1980's	Fully let	21000sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
	4-5m	B2/ B8/ Mixed Use	0.68 ha	Reasonable	0.5km to Linkway.

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	2	2	2
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	10	10	10
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Site looks to be fully let and should be retained for existing B2/B8.
------------	---



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: J1	Ecclestone Street	Comprises an army training centre, large pre-war multi-storey factory building occupied by Couristan Carpets, vacant public house, terrace of trade showroom units and a roofing contractors yard.	Pre 60's to 80's.	Fully occupied	132986sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
1-4 storey	3-10 metres	B2/ B8/ Mixed Use	4.31ha	Poor/satisfactory	2.3 km to Linkway

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	1	1	1
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	6	6	6
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026 whilst buildings remain occupied.

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Mix of uses and site currently being utilised but site contained within a predominantly residential area with associated food retail. Retain existing employment uses although buildings would not really be conducive to other employment uses if vacated.
------------	---

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: K1	Knowsley Road Industrial Estate	Cluster of industrial units within a predominantly residential area.	1970's	Fully occupied	48,502 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground floor	5m	B2/ B8/ Mixed Use	2.28 ha	Poor/ Satisfactory	2.3 km to Linkway

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	1	1	1
Location/ Market Suitability (out of 3)	1	1	1	1	1
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	5	5	5
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Existing occupiers include Lineacre Plant & Tool Hire, Appleton Pointing Contractors, Rhodes Printers, Vauxhall Garage and Judo Club. Road access is poor as is the access to the individual units. Retain for existing use whilst units are occupied but may be change of use during planned period if majority of site is vacant as buildings and location no longer conducive for employment use.
------------	--

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: L1	Alexandra Business Park	Comprises a large office and industrial complex on the western side of St Helens town centre.	Primarily 1960s and 70s	90% let	947,729 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
5-15 storeys	4 - 20m	B1 (a) / B2/ B8/ Mixed Use	27.7 ha	Good	2.6km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	3	3	2	2	2
Location/ Market Suitability (out of 3)	3	3	2	2	2
Accessibility (out of 3)	3	3	2	2	2
Socio-economic impact (out of 3)	3	3	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	11	11	8	8	8
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	Site owned by Pilkingtons and front section run by them as a multi let office building providing both large office suites and serviced offices in a well presented office park environment. To the rear is an operational Pilkingtons production facility. Site to be retained for existing use and protected although the Pilkington's production buildings may require some refurbishment or redevelopment if vacated. Existing office occupiers include Bitopia, Mouchel, Speedy Hire plus a number of local professional businesses.
--	--

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: M1	M&D Business Park/Ravenhead Industrial Park	M&D Business Park comprises a multi-let industrial estate of modern 1990's built warehouse units with yards for external storage. Ravenhead Industrial Park is a modern terrace of industrial units which is currently vacant and is situated off Ravenhead Road.	90s/00s	50,592 sq ft vacant	110,069 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4-6 metres	Mixed use (predominantly B2/B8)	5.34 hectares	Good	5.6 km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	6	9	9	9
Most Suitable Employment Land-Use:	B2/B8 Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	
	M&D Business Park comprises a multi-let, modern industrial estate fronting Canal Street. Occupiers include Seabridge, M&D Transport, Uspec Insulation, Gary Peters Car & Commercial Vehicle Repair and Uspec Limited. Other occupiers include Pallet Land and SM Engineering Services Limited, both of whom occupy self-contained units. It was noted that along Ravenhead Road there are 6 modern industrial units to let which offer from 6,781 sq ft to 50,592 sq ft of space. In conclusion site to be retained for existing employment use purposes.

General Information

Reference Number Employment Zone Site Reference No.: M2	Address Site adjacent to Ravenhed Road	Site Description Comprises a self-contained redundant industrial plant adjacent to Ravenhead Road, and a terrace of 4 1970's brick built units to the south west boundary.	Approximate Construction Date 70s, 80s	Occupied/ Vacant (if only part - estimate %) Vacant and semi derelict	Floor area of existing buildings 237,689
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land- Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4-8 metres	B2/B8	10.18 ha	Very poor	5.7km to M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	2	2	2
Socio-economic impact (out of 3)	1	1	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	4	4	9	9	9
Most Suitable Employment Land-Use:	B2/B8 Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use but existing buildings unlikely to be able to be retained / adapted for preferred use up to 2026. A planning consent has recently been granted for an indoor soccer facility which would involve the refurbishment of an existing building of circa 80,000 sq ft. The consent is for a temporary change of use for a period of 5 years.
---	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Access is constrained although the site appears to be in single ownership. Likely that public sector support will be needed to bring the site forward
Redevelopment deliverability	
Timeframe for redevelopment	6 -11 years

Conclusion

	The site is located in a traditional industrial location and the redundant factory/industrial plant in the need of redevelopment/refurbishment. The site is unlikely to lend itself to alternative uses as it is bounded predominantly by industrial units. Site to be retained per existing employment use however as the industrial plant is unoccupied and dated, redevelopment for mixed industrial is the likely market response
--	---



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: N1	Ravehead Works, Burtonhead Road	Single detached warehouse / production facility occupied by Pilkington along with a number of other industrial units on Burtonwood Road and a vacant site.	1970s	Buildings fully occupied with vacant site.	1.1 million sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Unknown	5-10m	B1 (a) / B2/ B8	36.47 ha	Satisfactory/ Good	5.5 km to M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	3	3	3
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	12	12	12
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retention /adaptability assessment

Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
---	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	1 ha site could be suitable for B1 (a) (b+c), B8 development
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Main section of the site benefits from good access off Linkway with a dedicated access road. Other buildings face Ravenhead Retail Park. Site to be retained for existing use and protected although over 1.0 million sq ft is occupied by Pilkingtons and comprises very specialist buildings. There also appears to be a vacant site of approximately 1 ha which could be suitable for development.

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: P1	Roundwood Drive/Delphwood Drive	Second hand multi let industrial estates	1970s/1980s	80% let	253, 813 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	5-8m	Mixed Use (Predominantly B2 and B8)	9.63 ha	Satisfactory	0.5km to Linkway 5.5 km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	2
Socio-economic impact (out of 3)	2	2	3	3	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	12	12	12
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

<p>Good mix of mixed use industrial occupiers from general B2 industrial to trade counter operators. Site to be retained for existing use and protected but some units may require some refurbishment over the next 6-11 years. Occupiers include City Plumbing, Howdens, Vendline, Windsor Kamatsu. Mix of owners including St Helens Council and Beva Investments who recently purchased the vacated John Mansville B2/B8 industrial facility and are redeveloping/refurbishing it to create new B2/B8 space.</p>



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: P2	Sherdley Road	Part of site fronting the roundabout is now a Peoples Ford garage, other part is older B2/B8 terraced individual units	Garage - new industrial units 1970s.	Industrial units are 85% let	83 297 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	5m	Mixed Use and A1 retail	1.98 ha	Good/Poor	Less than 1 mile to Linkway, 3 miles to M62

Part A
Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	2	2	2
Location/ Market Suitability (out of 3)	1	1	1	3	3
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	7	9	9
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B
Retention /adaptability assessment

Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
---	--

Part C
Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

New car showroom site to be retained as such. Older industrial units also to be retained and use protected but they will require modernising over the next few years to continue to be suitable for occupation.



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: P3	Land fronting Scorecross/Sullivans Way	Open development site in between car showroom and modern units at Park Court/Delph Court.	N/A	N/A	N/A
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	N/A	Zoned for B1 (a) / B2/ B8/ Mixed Use	2.5ha	N/A	4.7km from M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	3	3	3	3	3
Location/ Market Suitability (out of 3)	2	3	3	3	3
Accessibility (out of 3)	3	3	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	10	11	11	11	11
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retainment/adaptability assessment

Retainment/adaptability for preferred use.	No - Site to be considered for redevelopment for employment uses - go to Part C
--	---

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Site believed to be owned by St Helens Council but understood to have ground contamination problems. Suitable for mixed use B1, B2, B8 development with access from existing service road from Park Court/Delph Court.
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use and can be delivered if ground contamination issues are addressed and market improves.
Timeframe for redevelopment	0-6-years

Conclusion

Good prominent development site in an area where mixed industrial units have been popular. Recommend site to be remediated for development.



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (If only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.:P4	Park Court and Delph Court, Sherdley Business Park	Modern industrial estate	Early 2000s	85% let	133,842sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	6m	Mixed use (Predominantly B2 and B8)	5.51ha	Very Good	4.6km from M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	3	3	3	3
Location/ Market Suitability (out of 3)	2	3	3	3	3
Accessibility (out of 3)	2	3	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					Estates recently went back into ownership of Langtree.
Total Score (out of 12):	8	11	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion
High quality modern multi let industrial estate. Use to be retained and protected. Highest B2/B8 industrial rent in St Helens at £5.00 per sq ft.

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: Q1	Units fronting Sutton Road	Comprises 4 individual industrial units of similar age and condition	1980s and 1990s	95% let	55,580sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4-6m	B2/ B8/ Mixed Use	2.18 ha	Satisfactory	5.7km to M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	8	8	8
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

One building currently on the market. Occupiers include Supertrucks Glass Carriers, Leach Bedrooms, Prestige and Performance, Tyre Save and Gym Occupier. Site to be retained for existing use.

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: Q2	Unit fronting Sutton Road	Comprises a single warehouse/office building broken up into smaller units/office suites.	1980s	Fully occupied	56 586 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground and 1st Floor	N/A	B1 (a) / B2/ B8/ Mixed Use (Predominantly B2 and B8)	1.98 ha	Satisfactory	5.7km from M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	2	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	8	8	8
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	Mix of existing occupiers include PR Scully & Co Solicitors, SPW Lawyers, RWG Engineering and Wine Limited. Site to be retained although buildings will require refurbishment during the LDF plan period.
--	---

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: Q3	Baxters Lane Industrial Estate, Peasley Cross	Site known as Baxters Lane Industrial Estate understood to be owned by Northern Trust comprising a multi let industrial estate providing smaller units from 1,000 - 5,000 sq ft.	1980s	90% occupied	51,762sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	3-5m	B2/ B8/ Mixed Use	3.25 ha	Satisfactory/ Good	5.7 km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	8	8	8
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Occupiers include Wilkinson Welding Ltd, Fire Surrounds, Mahogany and Pine, Sutton Oak MOT Centre, Sutton Oak Motors, Carco Autopaint, All Square Motor Vehicle Repairs, AS Leaflets, First Choice Printing, Travis Autos, JW Roberts Fencing Contractors, K Weldings Suppliers Ltd, JB Engineering. Fairly well let industrial estate with a good mix of occupiers. Retain existing use.

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: Q4	Fishwicks Industrial Estate, Baxters Lane	Site comprises of multi let mixed use industrial estate off Baxters Lane providing circa 40 small/medium sized industrial units through a break up of larger warehouse building.	1970s	occupied circa 65%	154 072 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
	4-7m	B1 (a) / B2/ B8/ Mixed Use	2.57 ha	Poor/ Satisfactory	5.4 km to M62

Part A
Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	7	7	7
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B
Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C
Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Large warehouse premises predominantly occupied by Fishwicks but then broken into smaller units with other occupiers including Fishwicks Temperature Control Storage, RGL, Eastside Finishing Ltd. Retain use but units and estate would require upgrading within the LDF plan period.
--

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: Q5	Units on Robbins Lane/Lancoats Lane.	Comprises 3 individual facilities. One a large factory premises broken down into smaller units, one a vacant office building and stand alone industrial facility.	60s/ 70s	70% occupied	118, 287 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
1-3 storey	6-12m	B1 (a) / B2/ B8/ Mixed Use	3.25 ha	Poor/ Satisfactory	5.2 km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	7	7	7
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

<p>Site to be retained for existing use although in the event that the units become vacant the site could be refurbished for B2/B8 purposes in a similar fashion to the units located in zone Q6 and Q7 or the site could be also considered for alternative use such as an extension of the residential area located at the southern boundary of the site.</p>



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: Q6	Units fronting Sutton Fold	Comprises a modern, multi let industrial estate incorporating 6 standalone single let, self contained units.	2000s	100% let	51,558 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single storey	6-10m	Mixed Use (Predominantly B2 and B8)	1.99 ha	Very Good	5.5km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	2	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	8	8	8	8
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Occupiers include A&J Bennett, Arc Frame, Martin Buckle Select Packaging Ltd, Eastway Converting Ltd, Indiquip and Helena Partnership Property Care. Zone comprises of a successful modern multi let industrial scheme. The site is clearly a well let, successful development and should be retained as per its existing use.
--

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: Q7	Units fronting Worsley Brow	The zone comprises a mixed use multi let site. Comprising units dating from 1960s to modern single let warehouse facilities.	Pre 60s/ 60s/ 70s/ 80s/ 90s/ 00s	Mostly occupied c.85%	129,460sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground and 1st Floor	6-10m	B1 (a) / B2/ B8/ Mixed Use	10.98 ha	Satisfactory/ Good	5.8km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	8	8	8
Most Suitable Employment Land-Use:	B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

The zone comprises a mixture of uses including B1(a), B2 and B8 as well as sui generis, with an Esso petrol garage fronting Worsley Brow. Other occupiers include Caldin and Viridor Glass Recycling who occupy a 1990s built stand alone industrial unit, as well as a separate office building over ground and first floor. In addition the zone also includes a modern large industrial unit occupied by Turbosider, to the east of Sutton Fold. In conclusion therefore the zone comprises a well let mixture of buildings and should be retained



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: Q8	Vacant site at Peasley Cross	Site comprises vacant land bounded by a railway line to the north and a mixture of industrial and office accommodation to the east and south.	N/A	N/A	N/A
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	N/A	Vacant	5.47 ha	N/A	5.8 km to M62

Part A					
Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	7	7	7
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B	
Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	No - Site to be considered for redevelopment for employment uses - go to Part C

Part C	
Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	The site comprises circa 15 acres of vacant land and it is unlikely therefore that the site would be developed out initially as a whole. In addition, the site is bounded by a railway line, existing industrial accommodation and residential dwellings which serve to restrict access. Access over the railway bridge adjacent to Morrisons is restricted due to the presence of traffic lights to control the traffic flow.
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use
Timeframe for redevelopment	6 -11 years

Conclusion	
	The site is located on the fringe of a secondary industrial location, close to residential. Whilst access is somewhat restricted, the scope for a B2/B8 development is supported by the success of the units fronting Sutton Fold. Whilst a wholesale development of the site as a whole may not be feasible a phased development for B2/B8/Mixed use should be considered, if accessibility issues can be addressed.

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: Q9	Baxters Lane Industrial Estate	The site comprises an extension of Baxters Lane Industrial Estate extending to the east of the Baxters Lane thoroughfare. The site comprises 3 units of 1960s/70s construction, let to a mix of occupiers.	1970s	100% let	52 499 sq ft.
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single storey	6-8m	B2/ B8/ Mixed Use	2.12 ha	Satisfactory	5.7 km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	6	7	7	7
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	The site comprises 3 occupiers, Red Kite Travel, North West Roofing Supplies Ltd and Just the Job. The site to be retained for existing use, although the buildings will require refurbishment during the LDF plan period.
--	--

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: Q11	Units fronting Sutton Road	The site comprises a 1990s build industrial unit and more modern 80s/90s build office building with open storage yard which is currently used for the parking of vehicles.	1970s/80s	100%	31,735 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground and 1st Floor	N/A	B1 (a) / B2/ B8/ Mixed Use	2.14 ha	Satisfactory	6km to M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	8	8	8
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retention /adaptability assessment

Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
---	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

The site is fully occupied and let to a mixture of tenants, most notably BT Fleet, who occupy a ground and first floor office building fronton Sutton Road. The site as a whole should be retained for its existing use however the unit occupied by Wilbur Motors, comprising 1970s build industrial accommodation may require refurbishment within the planned period.
--



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (If only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: R1	Units fronting Gaskell Road	The site comprises a mixture of occupiers including traditional B2/B8 occupiers, trade counter operators and a car dealership	70s/80s	100%	44,205 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single storey	4-5m	Mixed Use	1.45 ha	Satisfactory	6.3km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	8	8	8
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retention / adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	The site should be retained for current B2/B8/Mixed Use however upon inspection it is noted that there is a large yard to the rear of the Plumb Base and Morgan units of circa 1 acre and due to the prominence of the site there is potential for redevelopment for trade counter use.
--	---



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: R2	Units fronting Sutton Road	The site benefits from prominence to Sutton Rd within a mixed use multi-let area adj. to residential dwellings and in close proximity to Morrisons supermarket. The site comprises of 3 ind. units inc 1 unit stand alone c:10,000 sq ft unit currently being offered for sale.	80s	75% let.	15,463sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single storey	4-6 metres	B2/ B8/ Mixed Use	0.6ha	Satisfactory	5.5 km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	6	7	7	7
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	The site for the most part is well let and benefits from prominent frontage onto Sutton Road. Occupiers include Weakpark Ltd, Bulls Head Garage, Autodiagnos Vehicle Diagnostics. Accordingly the site should be retained as per its existing use.
------------	--



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: R3	Site fronting Gaskell Road.	The site comprises 1970's build industrial accommodation in a location which benefits from some prominence onto the Gaskell Street thoroughfare.	70s	100% let	47,977 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single storey	6m	B2/ B8/ Mixed Use	0.84 ha	Satisfactory	5.6km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	8	8	8
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	
	Occupiers include Steel Pressings and Yorkshire Repak Ltd. Units are of likely 1970s build. Other occupiers include Plumbase, Hudson Autos and Plastic Raw Materials. The site should be retained as per its existing use, however, in the event the site becomes vacant given the age of the buildings there may be an opportunity to redevelop the site for B2/B8 use.



General Information

Reference Number Employment Zone Site Reference No.: R4	Address Parr Industrial Estate	Site Description The site comprises a multi-let 1960's built industrial estate of terraced units with limited yard space and a developemnt plot of 0.97ha.	Approximate Construction Date 1960s	Occupied/ Vacant (if only part - estimate %) On inspection it would appear the units are approximately 50% occupied.	Floor area of existing buildings 250,827 sq ft
Number of storeys of existing buildings Ground Floor	Approximate height of existing buildings (metres) 4-6m	Existing (or most recent) Land-Use B2/ B8/ Mixed Use	Overall Size of Site 5.37 ha	Condition of building(s) Poor	Distance to Strategic Rd. Network (km) 5.7km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	1	1	2	2	2
Comments e.g. recent market activity, market perception	4	4	7	7	7
Total Score (out of 12):					
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial/Residential				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Within R4 it should be noted that there is a site of circa 2.4 acres adjacent to Bedford Street appropriate for B2/B8 development. This site has industrial to the east and residential to the west.
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Occupiers include Trial Out Ltd, a gym use occupier, Parlok Venture Marble Ltd, Considerate Constructors and Surefil. It was noted on inspection that there were no marketing boards on the units, however, a large proportion of the units appeared to be vacant. The estate and quality of the buildings reflect their age and as a consequence are in need of refurbishment. The site should be retained for its existing use, however, a refurbishment programme should be incorporated into the planned period.
-------------------	--



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: R5	Vacant land at Bedford Street	The site comprises vacant land on the fringe of Parr Industrial Estate which is bounded by residential dwellings to the north and west, and industrial units to the east.	N/A	N/A	N/A
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	N/A	Vacant	0.52 ha	N/A	5.8km to M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	1	1	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	4	4	7	7	7
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial/Residential				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use. No - site to be considered for redevelopment for employment uses.

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	The site benefits from relative prominence to Gaskell Street and Bedford Street. However, it is noted that access is restricted by way of the proximity to a residential area which bounds the site along with a primary school.
Redevelopment deliverability	
Timeframe for redevelopment	0-6years

Conclusion

Proximity of site to residential means there may be pressure on it for such a use which could in principle be suitable, however, the site could also be redeveloped in line with the adjoining B2/B8 uses at Parr Industrial Estate subject to amenity considerations.



General Information

Reference Number Employment Zone Site Reference No.: R6	Address Industrial units fronting Bedford Street.	Site Description Site comprises a stand-alone industrial building split down into smaller units.	Approximate Construction Date 80s	Occupied/ Vacant (if only part - estimate %) 100% let.	Floor area of existing buildings 24,767 q ft
Number of storeys of existing buildings Ground floor	Approximate height of existing buildings (metres) 4m	Existing (or most recent) Land-Use -B2/ B8/ Mixed Use	Overall Size of Site 0.54 ha	Condition of building(s) Satisfactory	Distance to Strategic Rd. Network (km) 5.8 km to M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	7	7	7
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use. Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)

Redevelopment deliverability

Timeframe for redevelopment

Conclusion

The estate appears to be fully occupied and should be retained as per existing use.



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (If only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: R7	Parr Industrial estate	The site comprises 2 no. Industrial units of c:1960s/70s construction, with full height brick built elevations fronting Bedford Street.	60s/ 70s	50% occupied at time of inspection. NB The occupied units also being marketed for sale and extends to c.12,100 sq ft.	25,912 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground Floor	4m	B2/ B8/ Mixed Use	1.07 ha	Poor	Less than 5 miles from A580 and M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	7	7	7
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	
	The zone comprise two industrial units one of which appeared vacant at the time of inspection, and the other, occupied by Bennett Safetywear Ltd, is being marketed for sale. Whilst the site should be retained per its existing use, the units should be considered for refurbishment during the planned period although given the age and condition of the buildings there may also be pressure for change of use to residential in line with the new build residential to the rear.



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: R9	Fleet Lane Industrial Estate	The site comprises approximately 8 units which upon inspection seem to be fully let. Construction is likely to be 1970s as the units have asbestos roof and have been over clad as part of a refurbishment. The estate is accessed directly from Fleet Lane and comprises a communal yard area.	70s	Only one recognised occupier	64,468 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single storey	2-4m	B2/ B8/ Mixed Use	1.53 ha	Satisfactory	6.7km to M62

Part A					
Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	7	7	7
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B	
Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C	
Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	The estate appears to be fully let (although there was only one recognised occupier - Build Swift Engineering Limited). Access is extremely limited and location is dominated by residential and new-build residential opposite a school. At present the estate appears to be busy and has been the subject of a relatively recent refurbishment so should be retained per its existing use.
------------	--



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: R10	Parr Industrial Estate	The site comprises a 1960's built unit fronting Cornwall Street, within Parr Industrial Estate. The building is a terrace unit occupied by 2 tenants and also incorporates ancillary office accommodation at ground floor	60s		55,887 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground Floor	4-6m	Mixed Use (Predominantly B2 and B8)	1.21 ha	Poor	5.7 km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	7	7	7
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	The site comprises part of Parr Industrial estate and should be retained per its existing use. Occupied by EMBOSS Ltd and Poppies House. The units would benefit from refurbishment during the course of the planned period.
--	--

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: R11	Units fronting Cornwall Street, Parr Industrial Estate	The site comprises 2 no. Industrial units located within Parr Industrial Estate fronting Cornwall Street. The units are of a more modern design and construction to the rest of Parr Industrial Estate and are let to a single occupier	80s/ 90s	100% let.	64,268 sq ft.
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single storey	6m	B2/ B8/ Mixed Use	2.31 ha	Good	5.7 km to M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	7	7	7
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retention /adaptability assessment

Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
---	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	The site is occupied as a whole by Viridor Electrical Recycling and should be retained per its existing use.
--	--

St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: R12	Site located adjacent to Edward Street, St Helens	Site comprises a vacant brownfield site which is self-contained and bounded by palisade fencing which is to the rear of Yorkshire Repak Ltd.	N/A	Vacant	N/A
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	N/A	Vacant	1.22 ha	N/A	5.5km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	0	0	0
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	6	6	6
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	Yes - site to be redeveloped for preferred employment use
Timeframe for redevelopment	11-16 years

Conclusion	The site is located to the rear of a 70's industrial warehouse unit and is bounded by a brook to the north and residential dwellings to the south. At the time of inspection the only means of access was through the residential estate along Gower street. This means of access, as it stands, would be insufficient to accommodate any B2/B8 development. In the event access could be improved, the site should be considered for development for B2/B8 purposes.
------------	---

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: S1	Site at Nook Lane	Comprises an industrial estate of 2 second hand units, a new-build residential development to one side and an old Victorian residential dwelling to the other.	1960s/1970s	Fully occupied	9,144sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	3-4m	B2/ B8/ Mixed Use	0.47 ha	Satisfactory/	5 km to A580

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	1	1	1
Location/ Market Suitability (out of 3)	1	1	1	1	1
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	1	1	1	1	1
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	4	4	4	4	4
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026 whilst are occupied and in use.
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Whilst buildings on site are occupied, existing employment use to be retained although if buildings were vacated, the site location and buildings would no longer really be attractive for employment use as this is a tertiary location.



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: T1	Moorfoot Road Industrial Estate	Multi-let industrial estate	1980's	75% occupied	21,019 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	5 metres	B2/ B8/ Mixed Use	1.55 ha	Satisfactory	3.4 km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	1	1	1
Location/ Market Suitability (out of 3)	1	1	1	1	1
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	6	6	6	6
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for existing employment uses

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	
	Well let estate to local occupiers including: St Helens Signs and Banners, Steven Autocraft Body Repairs and Spraying, Geoff Hankin Cool Wheels Vehicle Airconditioning, Galaxy Contract Furnishings, Parr MOT Centre, Bagnalls Painting and Decorating. Although very much a secondary/tertiary location site to be retained for existing use and protected.



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: U1	Delta Road Industrial Estate	Multi let industrial estate comprising of 3 large factory/warehouse units and a United Utilities water treatment centre.	1970s	100% let.	256,420 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	approx 3m to 8m	Mixed Use (Predominantly B2 and B8)	5.03ha	Satisfactory	3.1 km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	1	1	1
Location/ Market Suitability (out of 3)	1	1	1	1	1
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	5	5	5
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026 whilst buildings are being utilised.

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Occupiers include Crane Building Services, United Utilities, Fred Davies (Storage Ltd). The site is surrounded by predominantly residential dwellings and in addition there is a church and a graveyard site adjacent to the units. Site to be retained whilst buildings in use although accessibility is poor for B1/B2/B8 employment and site would probably cease to be attractive to general occupier market if vacant.
------------	---



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: V1	Garswood Industrial Estate	Main body of the estate comprises a mix of 70s/80s industrial buildings in different ownership. At the front of the site is a development of small industrial units (3-5,000 sq ft). Of the old 1970s/80s built units there appears to be 2 units available to let totalling circa 9,000 sq ft.	Mix of new 70s/80s	Older buildings - 9,000 sq ft to let. New estate of approx 10 industrial units, 2 of which are let to Makerfield Sofa Centre and Dreamers. The remaining 8 units appear to be vacant - estimated to be 32,000 sq ft.	206,655 sq ft. Upon inspection the new units appear to comprise approx 3 - 5,000 sq ft each.
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
1	5-8 metres	B2/ B8/ Mixed Use	10.45 ha	Satisfactory/ Good	0.3 km to Junction 24 of the M6

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Good industrial estate within the Borough with good connection links. Site to be retained and protected. Occupiers include Plastech, NMS Civil Engineering, Haytank Services Ltd, Lorrford Eurospan, 3G Food Service and Makerfield Sofa Centre.
------------	--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W1	Land at Junction of Haydock Lane and North Florida Road.	Former filling station which now comprises a car wash and van sales/car repairs.	1960s	Fully occupied.	16,000sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
1 - GF	4 metres	B2/ B8/ Mixed Use	0.95 ha	Good	2 km to M6 J23

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	11	11	11
Most Suitable Employment Land-Use:	B2/B8 Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use. Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Existing users to be retained although is a key gateway site to Haydock Industrial estate so arguably should have a higher profile use. Existing occupiers are Spendid Car Wash, East Lancs Auto Elevation and Van Sales NW.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W2	Sites on Haydock Lane/North Florida Road	Comprises 6 self contained industrial facilities of varying size and quality	Mix of 1960s to new	100% occupied.	98,445sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	5-10m	B2/ B8/ Mixed Use	3.06 ha	Satisfactory	2km to M6 J23

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Good mix of B2/B8 occupiers. Site to be retained for existing uses although some buildings do need some upgrading over the LDF plan period. Existing occupiers include Bauer, ATG Access, Panther, Rainford AMC, Shorrocks.
------------	---



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W3	Units on Haydock Lane	Comprises 6 self contained industrial facilities ranging in size and quality and development plot of 0.71 ha	1970s/80s	100% occupied.	136,132 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
GF predominantly	4.5 - 6m	B2/ B8/ Mixed Use	4.34 ha	Poor/ Satisfactory	2km to M6 J23

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	2
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	2	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	11	10	11
Most Suitable Employment Land-Use:	B1/B2/B8 Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Deliverable development site owned by Harps Screen as expansion land by Harps Screen with access road off Haydock Lane
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Existing occupiers include Dea, Kapak, JC Transport, Harps Screen Retain existing use although vacant site of 0.71 ha ha to be re-developed with buildings to the front to create a larger site fronting Haydock Lane.
------------	--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W4	Units fronting Haydock Lane	Mixture of self contained industrial units of varying quality as well as a minimum of 6 new build units	1980s/90s	Fully occupied	117,366 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
GF - 2 floors offices	4.5 - 6m	Mixed Use-(Predominantly B2 and B8)	3.3 ha	Satisfactory	2.3km to M6 J23

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	1	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	7	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	Mixture of small local occupiers such as Compound Feed and Exor but main building is occupied by Corus. Two of the new units are let. Site to be retained.
--	--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W5	Haydock Industrial Estate	Second hand multi let estate with units ranging from 3,600 to 27,000 sq ft	1970s	70% occupied	343,857sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
GF - terraced	4.5 - 6 m	Mixed Use-(Predominantly B2 and B8)	6.61 ha	Satisfactory	2.7KM to M6 J23

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	1	2	3	3	3
Accessibility (out of 3)	2	2	1	1	1
Socio-economic impact (out of 3)	2	2	3	3	3
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	7	10	10	10
Most Suitable Employment Land-Use:	B2/B8 Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Estate has historically been successful in attracting occupiers and should be retained as B2-B8 but units will require some upgrading over the planned period and accessibility to the smaller units could be improved. Occupiers: Inline Electronics; Oranges & Lemons; Winch Solutions; Pro Log; Granit Care Ltd; Coloro
------------	--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W6	Units on Millfield Road	Comprises modern industrial/ warehouse facilities constructed within the last 10 years.	2000s	Fully occupied	151,172 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground Floor	5-10 metres	Mixed industrial	5.76 ha	Satisfactory/good	2.5KM from M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	11	11	11
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use. Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Good quality well presented buildings - occupiers include Book People, RMD Quick Form and CGI. Site to be retained for existing use.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W7	Marlborough Way	3 detached industrial buildings	2000	Fully occupied	56,233 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
GF	8-10 m	B2/B8	1.92 ha	Good	2.5Km to M6

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	1	1	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	6	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Site suitable for B1/B2/B8 development.
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Zone comprises 3 new units between Haydock Industrial Estate and Costco. Tenants include William Ball, Cadre and CMJ. Site should be retained as existing B2-B8 use.
------------	--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W8	Booker Cash 'n Carry Millfield Lane	Modern high bay distribution facility occupied by Booker plus 3 stand- alone modern industrial buildings.	1990	fully let	440,000 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
2	12 m	Mixed use (Predominantly B2 and B8)	12.91 ha	Good	2.7KM to M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	11	11	11
Most Suitable Employment Land-Use:	B2/B8				

Part B

Retainment /adaptability assessment

Retainment/adaptability
for preferred use. Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Good modern well presented buildings. Maintain existing uses.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W9	Site on Haydock Cross	Open development site	N/A	Vacant	N/A
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	N/A	N/A	3.42 ha	N/A	1.7KM to M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	No - Site to be considered for redevelopment for mixed industrial employment uses - go to Part C
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Site in single ownership and cleared although there are some watercourses which may affect development.
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use
Timeframe for redevelopment	0-6 years

Conclusion

Prime development site to be brought forward for development.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W10	Sainsbury's Distribution Centre	Modern distribution facility	2000s	Full	556,000 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	15-20m	B8	14.56 ha	-Good	2KM to M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	11	11	11
Most Suitable Employment Land-Use:	B8				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use. Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Single let to Sainsburys. B8 use. Detached unit.
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Regional distribution centre for Sainsbury's serving the North of England. Retain existing use



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W11	Boston Park	2 industrial units and a development site to the rear of Old Boston Trading Estate	2008	Buildings 100% occupied and 2 ha vacant	100,000 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	8m	Mixed Use (Predominantly B2 and B8)/ Vacant land	6.4 ha	Very Good	1km to M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	10	10	10
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	2 ha development land capable of redevelopment for mixed industrial
Redevelopment deliverability	
Timeframe for redevelopment	0 - 6 yrs

Conclusion

Site comprises two new buildings occupied by Amia Foods and Alpha Gamma. Rest of site to be developed out for preferred use.
--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (If only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No. W12	Old Boston trading Estate	Multi-let industrial estate comprising a mixture of new and existing buildings	1970's to new.	95% let	320,000 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
single	5-8 metre	B1 (a) / B2/ B8/ Mixed Use (Predominantly B2 and B8)/ Vacant	8.58 ha	Good	0.5KM to M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	1	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	7	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Well let estate mainly owned by Morley Estates. A number of units have either been refurbished/re-built over the last 5 years. Occupiers include Micheldever, Briggs, ASP Packing, Initial Rentokil, M6 Carpets. Retain existing use although road network around the estate and environmental quality need improvement.
--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No. W13	Empress Office Park, Haydock	Open development site	N/A	Vacant	N/A
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	N/A	N/A	3.05 ha	N/A	On J23 of M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	3	3	3	3	3
Location/ Market Suitability (out of 3)	3	2	2	2	2
Accessibility (out of 3)	3	3	3	3	3
Socio-economic impact (out of 3)	3	3	3	3	3
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	12	11	11	11	11
Most Suitable Employment Land-Use:	B1a				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	No - Site to be considered for redevelopment for employment uses - go to Part C
--	---

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Site owned by Morley Estates and marketed as Empress Office Park. Appears to be no restrictions on development.
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use
Timeframe for redevelopment	

Conclusion

Conclusion	Prime development site to be developed for preferred B1 use.
------------	--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W14	Haydock Cross Industrial Estate	Large multi-let industrial units from 3,600 to 100,000 sq ft.	1980's/1990's/2000's	Circa 55,000 sq ft of vacant space	1,005,815 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4-10 metres	Mixed Use-(Predominantly B2 and B8)	22.95 ha	Satisfactory/Good	1km to M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	3	3	3	3
Location/ Market Suitability (out of 3)	2	3	3	3	3
Accessibility (out of 3)	2	3	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	11	11	11	11
Most Suitable Employment Land-Use:	Mixed industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use. Yes - Site to be retained for mixed industrial employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Large industrial estate with occupiers including Renault Trucks, WH Malcolim Ltd, Haydock Commercials, Nat West and Law Distribution. Main bulk of the estate was recently purchased by Morley Estates. Small unit Cross 580 scheme is owned by PPG Land and one building is owner occupied. Site to be retained for existing use although there are plans to create more floor space on site.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.:W15	Units fronting Kilbuck Lane	Comprises 3 separate industrial compounds providing mainly open storage but with some buildings.	1970s	80% occupied	33,363 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	5m	Mixed Use	3.51 ha	Satisfactory	1.2 km to J23 M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

The largest compound is owned and occupied by Manheims Car Auctions, the second is occupied by Royal Mail for trailer storage while the third is vacant and currently on the market.
--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W16	Fishwicks Complex, Kilbuck Road	Comprises a brick built office/tower building and a separate warehouse complex to the rear	Pre 1960s - 1980s	70% vacant	82,354 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
One to two	4-6m	B1 (a) / B2/ B8/ Mixed Use (Predominantly B2 and B8)/ Vacant	2.44 ha	Satisfactory	2 km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retention / adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Complex was let to 2-3 separate occupiers but is now largely vacant and being marketed. Site to be retained for existing use although the buildings may require some redevelopment/improvements over the planned period.
--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (If only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W17	Withins Point, Withins Road	Site comprises 6 stand alone industrial buildings off Withins Road. The buildings range in age and quality and one of the buildings was only recently completed.		56,377 sq ft vacant	120,000 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4-8 m	B2/ B8/ Mixed Use (Predominantly B2 and B8)/ Vacant	5.4 ha	Satisfactory/ Good	1.7km to M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retention /adaptability assessment

Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
---	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Site suitable for B1/B2/B8 development.
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Prime industrial estate just off the A580. Current tenants include GEM Plastics, Siegwork and UK Inks plus an owner occupier at the front of the estate. There are currently 2 vacant units both being marketed and one has been refurbished. Retain site for existing use.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (If only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W18	PH Jones Complex and Costco Store	Site comprises a PH Jones distribution depot fronting Millfield Lane and a Costco Store.	1970s & 1990s	Fully occupied	304,413 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4-8 m	B8	9.24 ha	Satisfactory/ Good	1.8km to M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	2	2	2	3	2
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	10	11	10
Most Suitable Employment Land-Use:	B2/B8 retail				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use. Yes - Site to be retained for B8 use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Two large well utilised complexes in fairly prime positions. PH Jones is a B8 distribution use whilst Costco is a semi B8 wholesale/retail use. Site to be retained for existing use.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (If only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W19	Buildings along North Florida Road and Bahama Road	Comprises one large warehouse building and 4 other self contained industrial facilities	1970s	Fully let	157,630 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4-8 m	B2/B8/Mixed use	4.08 ha	Satisfactory	1.7km to M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	Largest warehouse is 86,000 sq ft and is occupied by Titan Distribution. The other units provide individual industrial complexes with yards. Well utilised site - to be retained for existing use.
--	--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (If only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W20	W20	Units fronting North Florida Road and Bahama Road	1960s and 1970s	Predominantly full let. Only vacancy is single storey 80's office building (c. 5,000 sq ft).	162,791sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
GF	4.5 - 5 m	B1 (A)/Mixed use (Predominantly B2 and B8)	3.64 ha	Poor/ Satisfactory	2km to M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	1	1	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	6	10	10	10
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Site suitable for B1/B2/B8 development.
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Largest industrial complex is occupied by Coral Products whilst smaller units on Bahama Road have occupiers such as Smiths Marquees, Wignall Foods and DHL. Site to be retained for existing use although some buildings will need upgrading during the planned period.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: W21	Land on Millfield Lane	Cleared development site		Vacant	N/A
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	N/A		0.98 ha	N/A	1.7km to M6

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	No - Site to be considered for redevelopment for employment uses - go to Part C

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Site in single ownership, regularly shaped and has good access. No known development constraints.
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Prime development site owned by William Tarr. B2/B8 development to be encouraged.



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: X1	The Parks	Multi Let Office Park in Haydock.	2000s	Occupied in the main. Two Vacant Units totalling circa 10,000sqft	136,054sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Grnd and 1st	n/a	B1 (a)	4.6ha/11.33 acres	Good/ Very Good	1 km from M6 and A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	3	1	1	1	1
Location/ Market Suitability (out of 3)	3	1	1	1	1
Accessibility (out of 3)	3	2	1	1	1
Socio-economic impact (out of 3)	3	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	12	6	5	5	5
Most Suitable Employment Land-Use:	B1a				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Modern office development comprising of 20 two-storey office buildings. Main occupier is Speedy Hire but other occupiers include Michael W Halsall Solicitors, Genko, Intrinsic Technology, Money Expert. Site to be retained for current B1 use although car parking capacity is not sufficient.
------------	---



General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: Y1	Woodlands Park - Office Park	Office Accommodation throughout 5 modern buildings.	2000's	Mostly occupied, circa 4,625 sq ft vacant	87158sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground, 1st & 2nd	n/a	B1 (a)	1.9ha/4.71 acres	-Good/ Very Good	0.8km to M6 and A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	3	1	1	1	1
Location/ Market Suitability (out of 3)	3	1	1	1	1
Accessibility (out of 3)	3	2	1	1	1
Socio-economic impact (out of 3)	3	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	12	6	5	5	5
Most Suitable Employment Land-Use:	B1a				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Modern well presented office park providing 5 three-storey b buildings owned by Morley Estates. Main occupiers include City Link, Troder Media Group, Cunningham Lindsay Solicitors and Jade Nicholas. Maintain site for current use although again there is pressure on the car provision on the site.
------------	---



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number Employment Zone Site Reference No. Z1	Address Deacon Trading Estate, Newton le Willows	Site Description 1960's industrial estate comprising circa 12 separate warehouse and factory premises.	Approximate Construction Date 60s	Occupied/ Vacant (if only part - estimate %) 80% vacant	Floor area of existing buildings 505,966 sq ft
Number of storeys of existing buildings Single	Approximate height of existing buildings (metres) 4-5 metres	Existing (or most recent) Land- Use B2/B8	Overall Size of Site 11.7 ha/ 28.89 acres	Condition of building(s) Poor	Distance to Strategic Rd. Network (km) 3.2km to J23 M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	1	1	1
Location/ Market Suitability (out of 3)	1	1	1	1	2
Accessibility (out of 3)	1	1	2	1	1
Socio-economic impact (out of 3)	1	1	2	2	2
Comments e.g. recent market activity, market perception					DHL and Great Bear recently vacated 350,000 sq ft on the estate. Space being re-marketed.
Total Score (out of 12):	4	4	6	5	6
Most Suitable Employment Land-Use:	B2/B8 Mixed Industrial or other uses e.g residential				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	No - Site to be considered for redevelopment for residential led mixed use scheme
---	---

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Site owned by Gresham House who are currently actively seeking a change of use planning consent for residential.
Redevelopment deliverability	Site is surrounded by residential, is largely vacant and in single ownership so redevelopment is deliverable.
Timeframe for redevelopment	0-11years
Conclusion	Existing buildings are now no longer suitable for the majority of modern industrial occupiers and have been difficult to re-let when vacated. The public road network to the site has also put off occupiers for larger amounts of space. Would suggest that the site is suitable for redevelopment probably primarily as residential but possibly retaining an element of employment use



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: AA	Sankey Valley Industrial Estate, Newton le Willows	Multi let industrial estates with mainly larger industrial occupiers who own their own units. Estate is at the southern tip of the town of Newton le Willows and runs adjacent to a main railway line.	Mix of 70s, 80s, 90s and 00s	c.80% occupied	571,327sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4-12m	Mixed Use (Predominantly B2 and B8) and vacant	25.19 ha.	Satisfactory/ Good	3.2km to J23 M6

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	5	7	8	8
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Site of around 5 ha available in the employment zone which could be suitable for development. The most suitable use for this site would be mixed industrial (predominantly B2 and B8)
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use
Timeframe for redevelopment	6-11 years

Conclusion

Well let industrial estate providing good employment for the local area, occupiers include a mix of B2 & B8 uses such as Starbank Panels, RJ Whittaker, Brendan International, Keel Supply, H&M Distribution. Although a secondary estate, it is well occupied and buildings are predominantly of a good quality so estate to be retained and protected for existing use. HGV access is not ideal. There is a possible site that can be brought forward for development in due course of around 5 ha, which is likely to be suitable for mixed use industrial (predominantly B2 and B8).
--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: BB1	Bold Business Centre	Site comprises a former warehouse facility which has been split to provide for small offices, meeting rooms, industrial/workshop units as part of a managed business centre. The site is managed by Bizspace.	1970s	c. 70% let	42,859 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4-6m	B1 (a) / B2/ B8/ Mixed Use	4.33 ha	Satisfactory	6.7km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	8	8	8
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	
	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	The site is predominantly utilised for B1(a) purposes however there is an element of B2 & B8 use. The business centre appears to be successful and of benefit to local businesses within the area. The existing site should be retained for its existing use and protected.
--	---



St Helens Employment Site Commerical Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: CC1	Bold Industrial Estate located on Nellis Road, Bold	Site comprises mixed use, multi let industrial estate. The units are predominately 60s/70s built and they are high bay warehouse units. In addition there are pre-war full height brick built units.	Mix of 60s and 70s	We are aware of 2 units extending to 40,000 sq ft in total which is currently marketed by CBRE to let	346,814sqft.
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Mixture of one, two and three storey	5-6 metres	B1 (a) (b & c), B2, B8	10.14 ha	Satisfactory	6.7km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	8	8	8
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	
Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026	

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
The accomodation is dated and requires redevelopment in the future.	
Redevelopment deliverability	
Timeframe for redevelopment	
5-10 years	

Conclusion

The occupiers include Hi Tech Steel Services, Hertel (occupy ground and first floor office space), Bold Skip Hire, Pentre, LMB Scaffold Hire and Sales, PP Profiles Ltd and Osram, who occupy ground, first and second floor office space.The site should be retained for B1(b&c)/B2/B8 and mixed use. Although the site is currently successful with only 2 units being available to let the site is looking dated and redevelopment for the preferred uses should be considered within the next 5-10 years.

St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: DD1	Normans Road Industrial Estate	Multi let industrial estate located on Normans Road. Access is restricted with only means of access via Bold Road/Helens Road.	1980s/1990s	100% occupied	61,143 sq ft.
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single storey	circa 6m to eaves	Mixed Use (Predominantly B2 and B8)	2.59 ha	Mixture of poor, satisfactory and good quality	5.5Km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	1	1	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	4	4	7	7	7
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Estate in need of upgrading during the plan period.
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

<p>The estate is a multi let industrial estate and occupiers include Murraywood Construction Ltd, Cheshire Mouldings, Woodturnings Ltd, and Kris Motor Spares Ltd. The main occupier is Cheshire Mouldings who occupy more modern units at the end of Normans Road. It was noted that the service road is in very poor condition and may be unadopted. Access is also tight as the entrance to the estate is immediately adjacent to residential dwellings. Site to be retained for existing use although units and estate in need of upgrading during the planned period.</p>
--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: DD2	Site off Bold Road	The site comprises a self contained secure site let to a single occupier with office accommodation over ground and first floor with ancillary warehouse. The site is bordered by housing to the north but which is	Late 1980s/90s	100% occupied	42,530 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground and First	circa 5m to 8m	B1 (a) / B2/ B8	1.92 ha	Good	5.5Km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	2	1	1	1
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	8	7	7	7
Most Suitable Employment Land-Use:	B1 (b and c)				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

The site is an established, secure, single let compound let to Alumacs fronting Bold Road and should be retained for its existing use.
--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: EE1	Site making up Penlake Industrial Estate and Station Road Industrial Estate.	Site is split into 2 sections. The main bulk of the site comprises the former Penlake Industrial Estate site and storage land accessed off Reginald Road. The estate is now pretty much vacant with the buildings formerly standing on the estate now demolished. To the other side of the railway line is Station Road Industrial Estate which comprises a multi-let industrial estate with units of varying ages and sizes. The employment site off Monastery Lane is not included as it has been granted a residential permission	Mixture of open land and 1960's/70's industrial units.	Former Penlake Industrial Estate site of 8.96 ha is vacant. Station Road Industrial Estate (2.88 ha) is fully let	125,000 sq ft.
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	3 - 10 metres	B1a/B2/B8/vacant (predominantly B2/B8)	11.84 ha	poor/satisfactory	4.8km to J7 M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	6	8	8	8
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment / adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Station Road Industrial Estate site to be retained for employment us and existing buildings be retained/adapted for preferred use up to 2026. Former Penlake Industrial Estate sites to be redeveloped.

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	In respect of the site formerly known as Penlake Industrial Estate the site is located to the rear of residential dwellings and the former industrial estate has been demolished. The site is located in a traditional industrial location and it is likely that a B2/B8 industrial development could be successful. Any redevelopment of Monastery Lane for employment us would be difficult given the restricted access for larger commercial vehicles.
Redevelopment deliverability	Penlake site redevelopment is deliverable as the site is now vacant and predominantly cleared.
Timeframe for redevelopment	0-6 years

Conclusion	
	The cleared Penlake Industrial Estate site is suitable for development for employment use although it is understood the owners are seeking higher value uses and they may be suitable in conjunction with employment uses. The Station Road Industrial Estate provides good employment uses with occupiers including A&N Plant, Tiger Fencing and Reilly Concrete and the site and uses should be protected.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: FF1	Reginald Road Industrial Park	Multi let site located off Reginal Road	1970s	Linpac Packaging 100% occupied	178,384 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4m	B2/ B8/ Mixed Use	4.28 ha	Satisfactory	4.8km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	7	8	8	8
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Building occupied by Linpac Packaging - a good employer in the area. Site and use to be retained and protected.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: FF2	Abbotsfield Road Industrial Estate	Former EFG Matthews Office Furniture warehouse broken up into 5 separate units. Parts have been re-clad and re-roofed.	1970s	75% let	138,965 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single storey	6-8m	B1 (a) / B2/ B8/ Mixed Use	2.36 ha	Good	4.7km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					Buildings refurbished circa 2 years ago by Alliance.
Total Score (out of 12):	8	8	8	8	8
Most Suitable Employment Land-Use:	B1 / B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use. Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Includes an office building over ground and first floor occupied by Rutland House veterinary surgery. In the same zone are units 1, 2, 3 & 4 Abbotsfield Park, occupiers include Springfield (Unit 2), EFG Matthews Office Furniture (Unit 3), Unit 1 is for sale/to let at 25,214 sq ft and Unit 4 is for sale/to let at 29,568 sq ft. Site to be retained for existing use and protected.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: FF3	Abbotsfield Road Industrial Park	Comprises 7 self contained industrial buildings varying in size from 10,000 - 50,000 sq ft situated at the end of Abbotsfield Road. The area also includes 2 separate development plots measuring 1.9 ha in total	1990s	100% let	156,724 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4m - circa 10-12m	Mixed Use (Predominantly B2 and B8)	8.74 ha	Good	4.8km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	8	8	8
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Occupiers include Kirkby Steel Tubes Ltd, Heritage Architectural, Alcius Environmental, Northern Connectors, Arcelor Mittel, WLSS (West Lancs Services Ltd), Short Blast & Spray. Site should be retained and comprises successful well let area with no voids upon inspection. There are two small plots of land of 1.9 ha in total that could be developed for B2/B8 use.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: FF4	Abbotsfield Road Industrial Estate	Stand alone distribution unit. Part chilled.	1970s	100% vacant	187,792 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
	1.8m	B8	3.98 ha	Satisfactory	4.7km to J7 M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	3	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					Property was vacant and on market for circa 3 years before being sold.
Total Score (out of 12):	6	6	8	9	8
Most Suitable Employment Land-Use:	B8				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Site houses former Somerfield distribution facility which was recently purchased by 151 Products for B8 use. Site to be retained for existing use.
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Retain for B8 use



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: FF5	Open site fronting Abbotsfield Road	Landscaped site	N/A	N/A	N/A
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	N/A		1.4 hectares	N/A	4.9km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	7	8	8	8
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	
	No - Site to be considered for redevelopment for employment uses - go to Part C

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Ownership not known and not yet cleared for development. Also forms a narrow shaped site so may restrict the buildings that can be constructed.
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use
Timeframe for redevelopment	0-6

Conclusion

	Site to be brought forward for B2/B8 development or open storage although may be practical issues restricting development.
--	--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: FF6	Abbotsfield Road Industrial Estate	Comprises a terrace of industrial units and 3 stand-alone industrial buildings	70s/80s/90s/00s	90% occupied	43,044 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	5 metres	Mixed use	3.25 ha	Poor/Satisfactory	4.7km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	7	8	8	8
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - site to be retained for employment use and existing buildings be retained/adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Conclusion	Site to be retained for mixed industrial uses.
------------	--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: FF7	Reginald Road Industrial Estate	Multi-let industrial estate	70's	95% let. One small starter unit available	216,308 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Ground floor industrial and first floor offices	5-8 metres	Mixed Use (Predominantly B2 and B8)	5.87 hectares	Satisfactory	4.8km to J7 M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	2	2	2	2
Location/ Market Suitability (out of 3)	1	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	8	8	8	8
Most Suitable Employment Land-Use:	B1(b and c) / B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	Tenants include C&O Powder Coatings Ltd, Arteb Printing Ltd, Brave Design Ltd, Profix, CBC Children's Centre, Spectrum Sign & Display Limited that all seem to be local companies. The estate is well let. Would retain for existing use although some units will require upgrading over the planned period.
--	--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: GG1	Somerfield/Co op Distribution Centre, Linkway	Large modern distribution facility	2000	Fully occupied	605,920 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	20m eaves	B8	15.66 ha	Good	2.7km to M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	2	2	3	3
Location/ Market Suitability (out of 3)	2	2	2	3	3
Accessibility (out of 3)	3	3	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	9	9	11	11
Most Suitable Employment Land-Use:	B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Gateway site into St Helens and provides a high quality distribution building and operation. Site and use to be retained and protected.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: GG2	Site at Elton Head Road	Open development site cleared for development	N/A	Vacant	N/A
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	N/A		7.65 ha	N/A	2.7km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	3	2	3	3
Location/ Market Suitability (out of 3)	2	3	2	3	3
Accessibility (out of 3)	3	3	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					Understood owner of site has made approaches to the Council about constructing some smaller industrial units.
Total Score (out of 12):	9	11	9	11	11
Most Suitable Employment Land-Use:	B1, B8				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	No - Site to be considered for redevelopment for employment uses - go to Part C
--	---

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Site in single ownership, cleared and has a good access so no obvious constraints on development.
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use or residential
Timeframe for redevelopment	0-6 years

Conclusion

Good quality site with excellent communication links. Would encourage development for most suitable employment use.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (If only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: HH1	Linkway Distribution Park	A storage and distribution warehouse facility	1970s	307,511 sq ft available according to Linkway Distribution Park website	426,290 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
GF	5 - 6 m	B8	7.43 ha	Satisfactory/ Good	2.9km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	3	3	3
Location/ Market Suitability (out of 3)	2	2	2	2	2
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	10	10	10
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Site owned by Suttons Group who run it as a 3rd party storage and distribution warehouse facility. Site to be retained for existing use and protected.
--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (If only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: II1	Mere Grange Business Park	Mere Grange Business Park comprises modern Office space spread over the 1st phase, with further development planned on remaining land.	2009	Newly built - currently 70% vacant	52,231sqft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
GF / 1st		B1(a),	13.27 ha	Very Good	2.6km to J7 M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	3	3	3	3	3
Location/ Market Suitability (out of 3)	3	3	1	1	1
Accessibility (out of 3)	3	3	3	3	3
Socio-economic impact (out of 3)	3	3	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	12	12	9	9	9
Most Suitable Employment Land-Use:	B1a,b,c				

Part B

Retention /adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use
Timeframe for redevelopment	0-6/ 6-11/ 11-16 years

Conclusion	New office development providing small/medium sized buildings. Developed by Langtree and site to be retained for existing use and rest of the site developed over the LDF plan period for B1 offices.
------------	---



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number Employment Zone Site Reference No.: JJ1	Address Lea Green Business Park/Eurolink	Site Description Multi-let industrial estate at the junction of Linkway and Eurolink. Comprises 3 modern buildings at the front of the estate and a break up of an older factory building into smaller units.	Approximate Construction Date 1970's & 2000's	Occupied/ Vacant (if only part - estimate %) Virtually fully occupied. 2,000 sq ft to let	Floor area of existing buildings 155,740 sq ft
Number of storeys of existing buildings Single	Approximate height of existing buildings (metres) 4-7 metres	Existing (or most recent) Land-Use B2/ B8/ Mixed Use	Overall Size of Site 3.98 ha	Condition of building(s) Good	Distance to Strategic Rd. Network (km) 1.8km from M62 J7

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	3	3	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					Estate recently purchased by Langtree.
Total Score (out of 12):	9	9	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Prime mixed-use industrial estate on the southern gateway into St Helens providing units from 2,000 - 35,000 sq ft. Fully let and thriving - retain for existing use. Current occupiers include Storage Team, however we understand that the lease is on the market by way of assignment. Other occupiers include Work Wear, Aquabond, CDS, Tile Mosaic and Ceramics Ltd, CBES Ltd, Proshim, Lea Green Foods, LSP, Fuller Goer, IPS. Currently 1 unit to let of 2,000 sq ft. Site is a successful business park which is nearly fully let and should be maintained as its existing use.
-------------------	---



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: JJ2	Units fronting Eurolink off St Helens Linkway	Comprising industrial/factory units either side of Eurolink.	70s/80s	Fully occupied	179,818 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
single	From 4-6m	B2/ B8-Mixed Use	4.35 ha	Satisfactory	1.9km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	2	3	3
Accessibility (out of 3)	3	3	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	9	9	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use. Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Current occupiers of the individual units are Merseyside Police, Multi Mesh and Ena Shaw. Good functional units. Retain for existing use.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (If only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: J3	Units fronting Lea Green Road.	Comprises 3 individual industrial buildings of varying age and quality all accessed from the same central estate road.	80s	Fully occupied	189,236 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4-8m	B2/ B8-Mixed Use	5.18 ha	Satisfactory	2km from J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	2	2	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	3
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	8	8	11	11	11
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retention /adaptability assessment

Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
---	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Occupiers of the buildings are NGF Europe Limited, NLC Coatings Limited, Home Interiors Ltd and Back Stack and Store. Site to be maintained as B2, B8 and mixed use. 1 unit currently for sale or let of 13,000 - 15,000 sq ft.

St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: JJ4	Units on Walkers Lane	Site comprises two elements: rear section occupied by Hattons Travel providing mainly external storage of vehicles with a small workshop. The second unit at the front of the site comprises a production unit occupied by Kverneland Group UK.	70s/80s	Fully occupied	91,077 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	4-6m	Mixed Use (Predominantly B2 and B8)	2.85 ha	Poor/ Satisfactory	2km to M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	2	2	2
Location/ Market Suitability (out of 3)	1	1	3	3	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	7	7	9	9	9
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

Future redevelopment may be restricted by the close proximity to residential dwellings. Retain existing uses.



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number Employment Zone Site Reference No.: JJ5	Address Micklehead Business Village and Lea Green Industrial Estate	Site Description Site comprises 3 modern hybrid (office/industrial) units plus a new build small unit office scheme with 6 units measuring 1,600 sq ft each.	Approximate Construction Date 2000s and new	Occupied/ Vacant (If only part - estimate %) Hybrids fully occupied. Office scheme 80% occupied.	Floor area of existing buildings 115,378 sq ft
Number of storeys of existing buildings 2 storey	Approximate height of existing buildings (metres) 3-8 metres	Existing (or most recent) Land-Use B1 (a) / B2/ B8/	Overall Size of Site 2.45 ha	Condition of building(s) Good	Distance to Strategic Rd. Network (km) 2km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	3	3	3	3	3
Location/ Market Suitability (out of 3)	3	3	3	2	3
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	10	10	9	9	9
Most Suitable Employment Land-Use:	B1 (a,b,c), B2				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Further land of circa 0.5 hectare is owned by NWDA but is under an option agreement to Partnership Projects Ltd. The land would accommodate a second phase of 17,600 sq ft in eleven additional units.
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	Hybrids are fully occupied with tenants including Flamco, Burtonwood Generator and Switch Gear Services and Motherwell Tanks. Retain site for existing use.
--	---

St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number Employment Zone Site Reference No.: JJ6	Address Site off Chapel lane opposite Micklehead Farm	Site Description Site comprises of vacant greenfield site to the rear of McBride's, Multi Mesh and the Police.	Approximate Construction Date N/A	Occupied/ Vacant (if only part - estimate %) Vacant	Floor area of existing buildings N/A
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site 0.8 ha	Condition of building(s) N/A	Distance to Strategic Rd. Network (km) 2 km to M62.

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	2	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	5	6	7	7	7
Most Suitable Employment Land-Use:	B1(b and c) / B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Very poor direct access down a farm lane which would make any development difficult.
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use and given limited direct access is likely to be more deliverable if accessed through JJ2 and could serve as expansion land for JJ2.
Timeframe for redevelopment	11-16 years

Conclusion	Difficult site with poor access but could be accessed through JJ2
------------	---



St Helens Employment Site Commerical Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: JJ7	Units off Eurolink.	Comprises a modern development of 7 small industrial units and a large distribution unit just off the Eurolink/Linkway roundabout.	2000s for industrial estate and 1990's for distribution unit	95% occupied	151,898 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
Single	6-8 metres	B2/ B8/ Mixed Use	3.73 ha	Very Good	2 km to M62

Part A					
Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	3	3	3
Location/ Market Suitability (out of 3)	2	2	3	3	3
Accessibility (out of 3)	3	3	3	3	3
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	9	9	11	11	11
Most Suitable Employment Land-Use:	Mixed Industrial				

Part B	
Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C	
Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Small multi-let estate owned and developed by Williams Tarr. Occupiers include Five Main Engineering, Mal Pumps. Distribution unit occupied by McBride Ltd. High quality units. Retain for employment use. Currently 1 unit to let comprising 6,513 sq ft . Site is a successful multi-let industrial estate and should retain its current use.
------------	---



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number Employment Zone Site Reference No.: KK1	Address Units fronting Warrington Road, Rainhill	Site Description The site comprises a single let, self-contained warehouse unit with ancillary office accommodation over ground and first floors. Housing borders the site to the east and west.	Approximate Construction Date 70s/80s	Occupied/ Vacant (if only part - estimate %) Let as a whole	Floor area of existing buildings 51,967 sq ft
Number of storeys of existing buildings N/A	Approximate height of existing buildings (metres) 4-10 metres	Existing (or most recent) Land-Use Mixed Use (Predominantly B2 and B8)	Overall Size of Site 1.34 ha	Condition of building(s) Satisfactory	Distance to Strategic Rd. Network (km) 2.7km to M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	1	1	1
Location/ Market Suitability (out of 3)	1	2	1	1	1
Accessibility (out of 3)	2	2	2	1	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	7	6	5	6
Most Suitable Employment Land-Use:	B1(b and c)				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for existing employment use and existing buildings be retained / adapted for preferred use up to 2026.
---	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	The site is let as a whole to Oak Tyres. The site benefits from prominence onto Warrington Road and is self-contained but is bordered by existing housing to 2 sides. Retain per existing use, however, in the event the unit ever becomes vacant the site will need redeveloping sympathetically for B1 (b and c)
--	--

St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: KK2	Units fronting Stoney Lane	The site comprises 2 stand-alone buildings which are individually let and vacant land of 0.8 ha	80s/00s	100% let.	45,792 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	5-10 metres	Mixed Use (Predominantly B2 and B8)	2.19 hectares	Satisfactory/Good	2.7 km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	1	1	1
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	1	1	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	4	4	6	6	6
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	The preferred use for the 0.8 ha development plot is B1 (b and c) use on account of the close proximity of existing housing to two sides
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	The site occupies a prominent position fronting Stoney Lane, though this a predominantly residential location. Occupiers include Hemsec and Anchor Builders. Site to be retained for existing use.
--	--

St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number Employment Zone Site Reference No.: KK3	Address Units fronting Stoney Lane, Rainhill	Site Description The site comprises a single stand-alone 80's built unit currently occupied by Plumb Center.	Approximate Construction Date 80s/00s	Occupied/ Vacant (if only part - estimate %) 100% let.	Floor area of existing buildings 7,971 sq ft
Number of storeys of existing buildings Single	Approximate height of existing buildings (metres) 6-8 metres	Existing (or most recent) Land-Use Mixed Use (Predominantly B2 and B8)	Overall Size of Site 0.5 ha	Condition of building(s) Satisfactory	Distance to Strategic Rd. Network (km) 2.7 km to M62

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	1	1	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	4	4	7	7	7
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment	
Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	The site comprises a single stand-alone unit on a well let estate fronting Stoney Lane. The site should be retained for existing use.
-------------------	---



St Helens Employment Site Commercial Market Appraisal Pro Forma
General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No: KK4	Units at Stoney Lane, Rainhill	The site comprises 2 units of differing age and construction off Stoney Lane. One of the units is let as a whole to Maxmade Limited and is a modern 1990s/2000s build warehouse whilst the other is of 1970's build and has been split to accommodate 2 occupiers.	1970's/2000s	66% occupied	34,409 sq ft
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	4-12 metres	Mixed Use (Predominantly B2 and B8)/	0.66 ha	Poor	2.7 km to M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	1	2	2	2
Location/ Market Suitability (out of 3)	1	1	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	1	1	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	4	4	7	7	7
Most Suitable Employment Land-Use:	B2 / B8 / Mixed Industrial				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026
--	--

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion

	The site comprises 2 stand-alone units, let to Maxmade Limited and Airwater Products. Maxmade occupy a modern single let stand-alone warehouse unit to the rear of the estate, whilst Airwater Products occupy c: 7,500 sq ft of space in a 1970's build unit of 15,310 sq ft adjacent to the Plumb Center. The site is to be retained per existing employment use.
--	---



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number Employment Zone Site Reference No.: LL1	Address Units fronting Prescott Road close to Eccleston Park	Site Description Comprises a 60s/70s industrial complex of 3 buildings to one side and a more modern car showroom/van hire centre to the other. Located in a residential area	Approximate Construction Date 60s/70s	Occupied/ Vacant (if only part - estimate %) Fully occupied	Floor area of existing buildings 40,309 sq ft
Number of storeys of existing buildings Single	Approximate height of existing buildings (metres) 5-8 metres	Existing (or most recent) Land- Use Mixed Use (Predominantly B2 and B8)	Overall Size of Site 1.12 hectares	Condition of building(s) Poor	Distance to Strategic Rd. Network (km) 4.3 km to A580

Part A

Existing use site assessment					
Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	2	2	1	1	1
Location/ Market Suitability (out of 3)	1	2	2	2	2
Accessibility (out of 3)	1	1	1	1	1
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	7	6	6	6
Most Suitable Employment Land-Use:	B1 (b and c)				

Part B

Retention / adaptability assessment	
Retention/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings be retained / adapted for preferred use up to 2026

Part C

Redevelopment assessment	
Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	
Redevelopment deliverability	
Timeframe for redevelopment	

Conclusion	Older industrial complex occupied by Applied Fusion Engineers. Buildings are well utilised as in the car showroom/van hire centre. Retain existing use while site is operational although given the age and location of the B2 1960's older part of the site and the fact that the site is surrounded by housing, the site is suited for redevelopment for B1 (b and c) or housing during the LDF plan period.
-------------------	--



St Helens Employment Site Commercial Market Appraisal Pro Forma

General Information

Reference Number	Address	Site Description	Approximate Construction Date	Occupied/ Vacant (if only part - estimate %)	Floor area of existing buildings
Employment Zone Site Reference No.: MM1	Former Ibstock Roughdales Factory, Chester Lane, Clock Face	Former brickworks site mainly cleared of buildings and on differing levels with extensive areas of concrete hard standing. Site bordered by large landfill site	N/A	100% vacant	N/A
Number of storeys of existing buildings	Approximate height of existing buildings (metres)	Existing (or most recent) Land-Use	Overall Size of Site	Condition of building(s)	Distance to Strategic Rd. Network (km)
N/A	N/A	B2/B8	8.1ha	N/A	4.6km to J7 M62

Part A

Existing use site assessment

Potential Land-Use:	B1 (a)	B1 (b & c)	B2	B8	Mixed Industrial (Predominantly B2 and B8)
Surroundings (out of 3)	1	2	2	2	2
Location/ Market Suitability (out of 3)	1	2	2	2	2
Accessibility (out of 3)	2	2	2	2	2
Socio-economic impact (out of 3)	2	2	2	2	2
Comments e.g. recent market activity, market perception					
Total Score (out of 12):	6	8	8	8	8
Most Suitable Employment Land-Use:	B1, B2, B8, Mixed Use				

Part B

Retainment /adaptability assessment

Retainment/adaptability for preferred use.	Yes - Site to be retained for employment use and existing buildings to be retained/adapted for preferred use up to 2026
--	---

Part C

Redevelopment assessment

Comments (e.g. opinion on viability of redevelopment, access issues, land ownership constraints)	Access is on to the B5419. Site is in single ownership and will need on site and off site highway and other infrastructure.
Redevelopment deliverability	Yes - Site to be redeveloped for preferred employment use.
Timeframe for redevelopment	0/6 years

Conclusion

Cleared site which is appropriate for a mixed use employment redevelopment subject to infrastructure provision. Site close to Lea Green Railway Station.
--

Appendix 2 – Key Transport Routes Map

Date: 29th April 2010
Filepath: I:\5004 - Information Systems\D129698_St_Helens_Study\WXDs\Figure 2.mxd



THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF SCOTT WILSON'S APPOINTMENT WITH ITS CLIENT AND IS SUBJECT TO THE TERMS OF THAT APPOINTMENT. SCOTT WILSON ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

© SCOTT WILSON LTD 2010

NOTES

- Bus Routes
- Park and Ride
- Rail Line
- Rail Proposals within next 15 Years (Lines)
- Rail Proposals within next 15 Years (Points)
- Shell Pipelines
- Shell Pipelines Buffer
- Strategic Freight Network
- Strategic Route
- UU Proposed Water Pipeline
- Borough Boundary

Copyright
Reproduced from Ordnance Survey digital map data © Crown copyright 2009. All rights reserved. Licence number 0100031673.

Revision Details	By	Date	Suffix
	Check		

Drawing Status

DRAFT

Job Title

ST HELENS

Drawing Title

**CONSTRAINTS
FIGURE 2**

Scale at A3

1:60,000

Drawn	Approved
DH	MP

Stage 1 check	Stage 2 check	Originated	Date

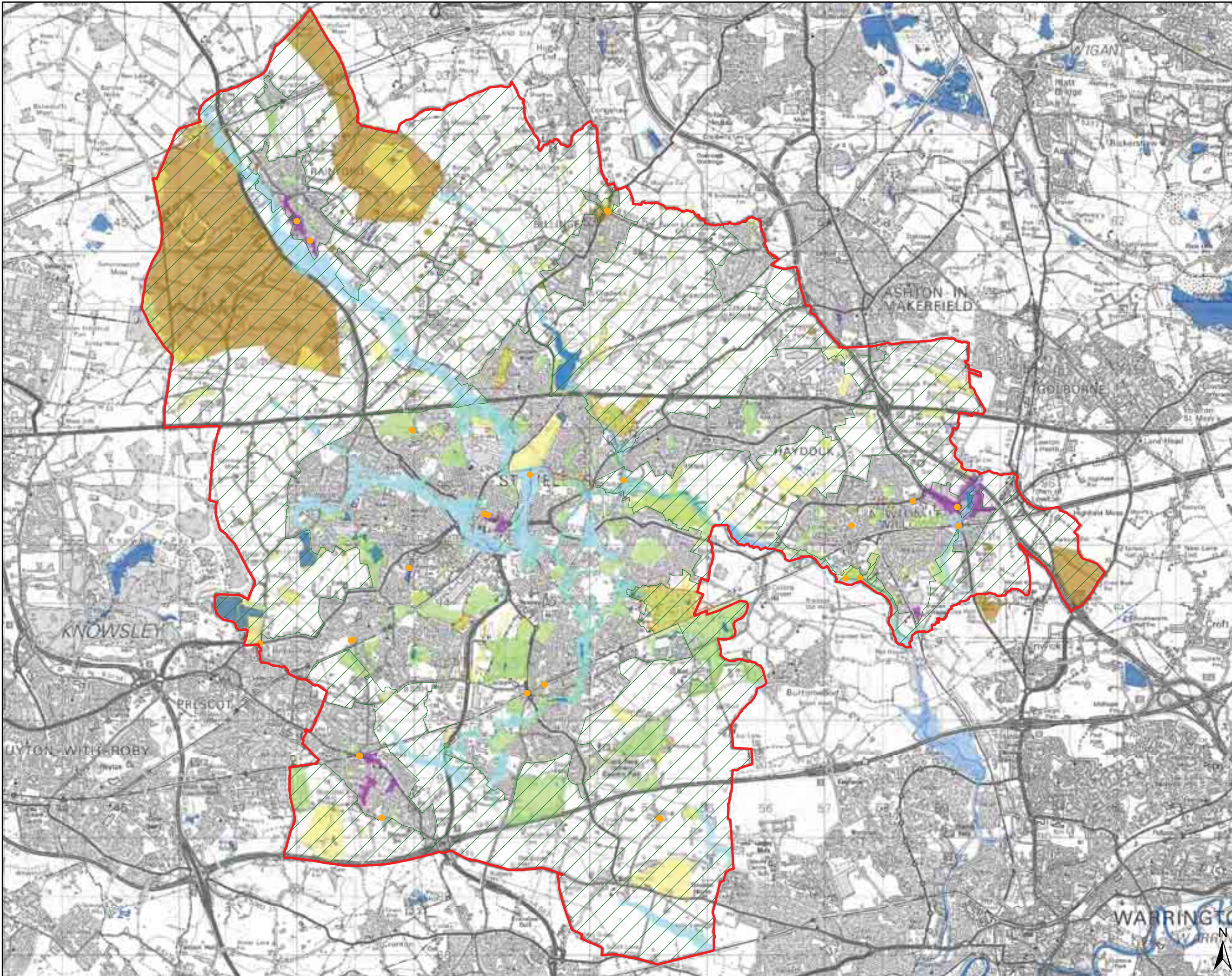
Scott Wilson
Scott House
Alençon Link, Basingstoke
Hampshire, RG21 7PP
Telephone (01256) 310200
Fax (01256) 310201
www.scottwilson.com

Drawing Number

FIGURE 2

Rev

Appendix 3 – Key Environmental Designations Map



THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF SCOTT WILSON'S APPOINTMENT WITH ITS CLIENT AND IS SUBJECT TO THE TERMS OF THAT APPOINTMENT. SCOTT WILSON ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

© SCOTT WILSON LTD 2010

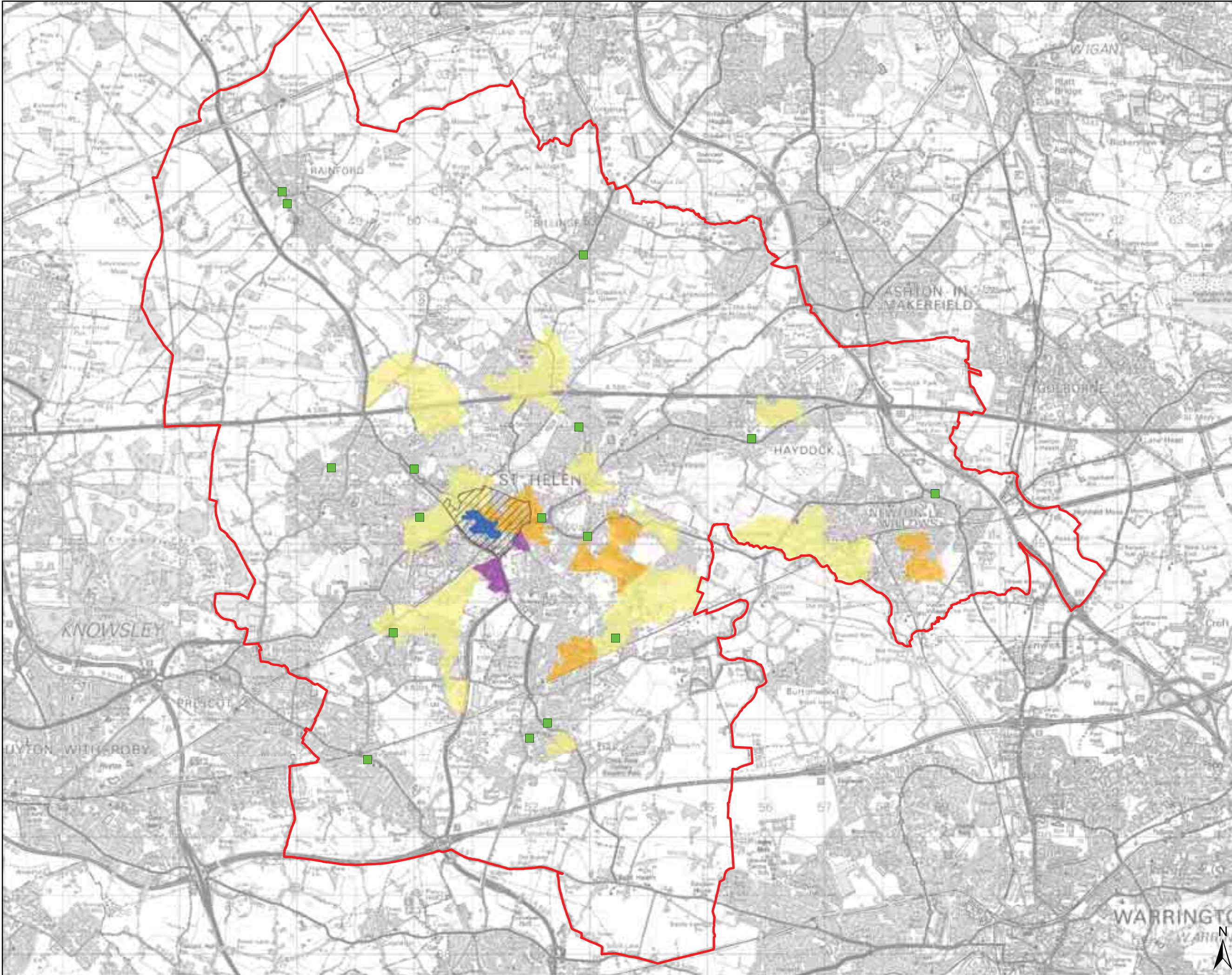
NOTES

- Ancient Woodland
- Archaeological Interest Areas
- Bodies of Water
- Conservation Areas
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b
- Geological Diversity Sites
- Green Belt
- Listed Buildings (Points)
- Listed Buildings (Polygons)
- Local Wildlife Sites
- Nature Reserves
- Open Spaces
- Borough Boundary

Copyright
Reproduced from Ordnance Survey digital map data © Crown copyright 2009. All rights reserved.
Licence number 0100031673.

Revision Details	By	Date	Suffix
	Check		
Drawing Status	DRAFT		
Job Title	ST HELENS		
Drawing Title	CONSTRAINTS FIGURE 1		
Scale at A3	1:60,000		
Drawn	DH	Approved	MP
Stage 1 check	Stage 2 check	Originated	Date
Scott Wilson Scott House Alençon Link, Basingstoke Hampshire, RG21 7PP Telephone (01256) 310200 Fax (01256) 310201 www.scottwilson.com			
Drawing Number	FIGURE 1		Rev

Appendix 4 – Areas of Deprivation and Local Centres Map



THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF SCOTT WILSON'S APPOINTMENT WITH ITS CLIENT AND IS SUBJECT TO THE TERMS OF THAT APPOINTMENT. SCOTT WILSON ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

© SCOTT WILSON LTD 2010

NOTES

- Local Centres
- IMD Rank 5%
- IMD Rank 10%
- St Helens Retail Parks
- Preferred Town Centre Boundary
- Preferred Prime Shopping Area
- Borough Boundary

Copyright
Reproduced from Ordnance Survey digital map data © Crown copyright 2009. All rights reserved.
Licence number 0100031673.

Revision Details	By	Date	Suffix
	Check		
Drawing Status			
DRAFT			
Job Title			
ST HELENS			
Drawing Title			
CONSTRAINTS FIGURE 3			
Scale at A3			
1:60,000			
Drawn		Approved	
DH		MP	
Stage 1 check	Stage 2 check	Originated	Date
Scott Wilson			
Scott House Alençon Link, Basingstoke Hampshire, RG21 7PP Telephone (01256) 310200 Fax (01256) 310201 www.scottwilson.com			
Drawing Number			
FIGURE 3			
Rev			



Appendix 5 – Table A5 Current supply of employment premises and land occupied and in use

Employment Area	Tier (Location Quality)	Employment Area Name	No of sites	Development Site included in Economic Land Supply (Economic Land Position Statement 2008)	Site included in Emp. Land & Skills Review (2009)	Existing Use in ha (sq m/sq ft in brackets)				Total Square Meterage of Existing Buildings
						B1 (a)	B2	B8	Mixed Industrial (predominantly B2 & B8)	
A	2	Lords Fold Industrial Estate	1			0	0	0	3.24 (11,303/121,678 sq ft)	11,303
B	1	Hazel Business Park / Millbrook Business Centre	4	√ B4	√	0.69 (2,890 sq m/31,108 sq ft)	0	0	13.23 (46,266 sq m/498,012 sq ft)	49,155
C	1	Washway Lane	4	√ C4	√	0	0	0	48.71 (153,533 sq m/1,652,656 sq ft)	153,533
D	1	Haresfinch Road	1	√ D2	√	0	0	0	0.96 (1,619 sq m/17,432 sq ft)	1,619
E	1	Pocket Nook	5	√ E5	√	0	0	0	23.3 (56,752 sq m/610,892 sq ft)	56,752
G	1	Site at Parr Street / Corporation Street	1	√	√	0.15 (314 sq m/3,383 sq ft)	0	0	0	314
H	1	Westside Industrial Estate / Ketterer Court	6			0	0	0	23.01 (42,472 sq m/457,180 sq ft)	42,472
I	1	Chalon Way Industrial Estate	1			0	0	0	0.68 (1,950 sq m/21,000 sq ft)	1,950
J	2	Eccleston Street Industrial Estate	1			0	0	0	4.3 12,354 sq m/(132,986 sq ft)	12,354
K	2	Knowsley Road Industrial Estate	1			0	0	0	2.28 (4,505 sq m/48,502 sq ft)	4,505
L	1	Alexandra Business Park	1			6.0 (19,237 sq m/207,067 sq ft)	21.7 (68,808 sq m/740,662 sq ft)	0	0	88,045
M	2	Ravenhead Road Industrial Estate	1	√ M2	√	0	0	0	5.34 (10,225 sq m/110,069)	10,225
N	1	Ravenhead Works	1			0	0	0	34.55 (95,456 sq m/1,027,496 sq ft)	95,456
P	1	Sherdley Business Park	3			0	0	0	17.12 (43,752 sq m/ 470,953 sq ft)	43,752
Q	1	Peasley Cross	9	√ Q8	√	0	0	0	30.16 (65,170 sq m/701,503 sq ft)	65,170
R	1	Parr Industrial Estate	9	√ R4 (part) R5		0	0	0	14.01 (55,162 sq m/593,774 sq ft)	55,162
S	2	Site at Nook Lane	1			0	0	0	0.47 (847 sq m/9,114 sq ft)	847
T	2	Moorfield Road	1			0	0	0	1.55 (1,953 sq m/21,019 sq ft)	1,953
U	2	Delta Road Industrial Estate	1			0	0	0	5.03 (23,822 sq m/256,420 sq ft)	23,822
V	1	Garswood Industrial Estate	1			0	0	0	10.45 (19,198 sq m/206,655 sq ft)	19,198
W	1	Haydock Industrial Estate	17	√ W9, W11, W13, W21	√ W11	0	0	23.8 (79,933 sq m/860,413 sq ft)	91.32 (309,855 sq m/3,335,343 sq ft)	389,788
X	1	The Parks	1			4.55 (12,639 sq m/136,054 sq ft)	0	0	0	12,639

Y	1	Woodlands Office Park	1			1.85 (8,097 sq m/87,158 sq ft)	0	0		8,097
Z	2	Deacon Trading Estate	1			0	0	0	11.57 (47,004 sq m/505,966 sq ft)	47,004
AA	1	Sankey Valley Industrial Estate, Newton Le Willows	1	√ AA4	√	0	0	0	21.06 (53,068 sq m/571,237 sq ft)	53,068 sq m
BB	2	Bold Business Centre	1			0	0	0	4.33 (3,982 sq m/42,859 sq ft)	3,982
CC	1	Bold Industrial Park	1			0	0	0	10.14 (32,219 sq m/346,814 sq ft)	32,219
DD	2	Normans road Industrial Estate	2			0	0	0	4.8 (11,489 sq m/123,673 sq ft)	11,489
EE	2	Penlake Industrial Estate	1 (part)			0	0	0	2.88 (11,613 sq m/125,000 sq ft)	11,613
FF	1	Reginald Road Industrial Park / Abbotsfield Road Industrial Park	6	√ FF3 (Part)	√	0	0	3.98 (17,446 sq m/187,792 sq ft)	22.6 (68,136 sq m/733,425 sq ft)	85,582
GG	1	Somerfield Distribution Depot / site on Elton Head Road	1	√ GG2	√	0	0	15.66 (56,290 sq m/605,920 sq ft)	0	56,290
HH	1	Linkway Distribution Park	1			0	0	7.43 (39,603 sq m/426,290 sq ft)	0	39,603
II	1	Mere Grange Office Park	1	√ Part	√	2.77 (4,852 sq m/52,231 sq ft)	0	0	0	4,852
JJ	1	Lea Green Business Park / Lea Green Industrial Estate	6	√ JJ6	√	0	0	0	22.54 (82,045 sq m/883,147 sq ft)	82,045
KK	2	Warrington Road, Rainhill	4	√ KK2	√	0	0	0	3.88 (13,019 sq m/140,139 sq ft)	13,019
LL	2	St Helens Road	1			0	0	0	1.12 (3,745 sq m/40,309 sq ft)	3,744
TOTAL			99			16.01 ha (48,029 sq m/517,001 sq ft)	21.7 ha (68,808 sq m/740,662 sq ft)	50.87 ha (193,272 sq m/2,080,415 sq ft)	435.00 ha (1,282,514 sq m/13,805,253 sq ft)	1,535,358 sq m (17,143,331 sq ft)

Appendix 6: Table A6: Development sites identified and suggested uses

Table A6 – Available employment land: suggested uses and timescales

Site reference (includes referencing used in the Economic Land Position Statement)		Timescale for redevelo pment	Area in Ha	Site included in Economic Land Supply (Economic Land Position Statement 2008)	Site included in Emp. Land & Skills Review (2009)	Suggested Use						
						B1 (a)	B1 (c)	B2	B8	D2	Retail (A1)	Residential
A1 – Lords Fold Industrial Estate		6-11 years	0.7				√	√	√			
B4 – Hazel Business Park	3Ec2 – Land south west of Sandwash Close	6 – 16 years	6.17	√ Group 2	√		√	√	√			
C4 – Washway Lane	4.1 – Land South of Washway Road 7.5 – Pilkingtons City Road Site 7.8 – Land at Cowley Hill	6-16 years	17.4	√ Group 2	√		√	√	√			
D2 – Gerards Bridge	6.9 Gerards Bridge	0-6 years	2.1	√ Group 2	√	√	√	√	√			
Site E5 – Pocket Nook	(Site EM01 Eastside Masterplan Pocket Nook/Holly Bank Street)	6 - 11 years	6.39	√ Group 2			√	√	√			
F1 – Atlas Street	EM03 – Eastside Masterplan St Helens Glass	0-6 years	3.3	√ Group 2	√	√	√					
G1 – Parr Street	EM06 – Eastside Masterplan Parr/Church Street	0-6 years	1.49	√ Group 2	√	√				√	√	
M2 – Redundant factory at Ravenhead Rd	5.1 – Ravenhead Glass site	6 – 11 years	7.38	√ Group 2	√		√	√	√			
Q8 – Vacant Site at Peasley Cross	6Ec5 – Land west of Lancots Lane (N of Hays) 6.4 – Hays Chemicals 6Ec6 – Land east of Baxters Lane (S of Hays Chemicals)	6 -11 years	5.44	√ Group 2	√		√	√	√			
R4 – Parr Industrial Estate	6.7 – Land at Hertford Street	0 -6 years	0.95	√ Group 1	√		√	√	√			
R5 – Vacant Land at Bedford Street	6Ec 1 – Land north of Bedford Street	0-6 years	0.64	√ Group 1	√		√	√	√			
R12 – Site located adjacent to Edward Street		11- 16 years	1.2	NOT INCLUDED			√	√	√			
W3 – Units on Haydock Lane		6 – 11 years	0.71	NOT INCLUDED			√	√	√			
W9 – Site on Haydock Cross	2Ec9 – Land north of Kilbuck Lane	0 – 6 years	3.46	√ Group 1	√		√	√	√			
W11 – Boston Park	2Ec12 – Old Boston	0-6 years	2.11	√ Group 2	√		√	√	√			
W13 – Empress Office Park, Haydock	7.7 – Land adj. to Empress Works	0-6 years	1.6	√ Group 1	√	√						
W21 – Land on Millfield Lane	2Ec4 – Land E of Millfield Lane	0-6 years	0.77	√ Group 1	√		√	√	√			
AA1– Sankey	7.6 – Former	6 – 11 years	4.69	√ Group 2	√			√				

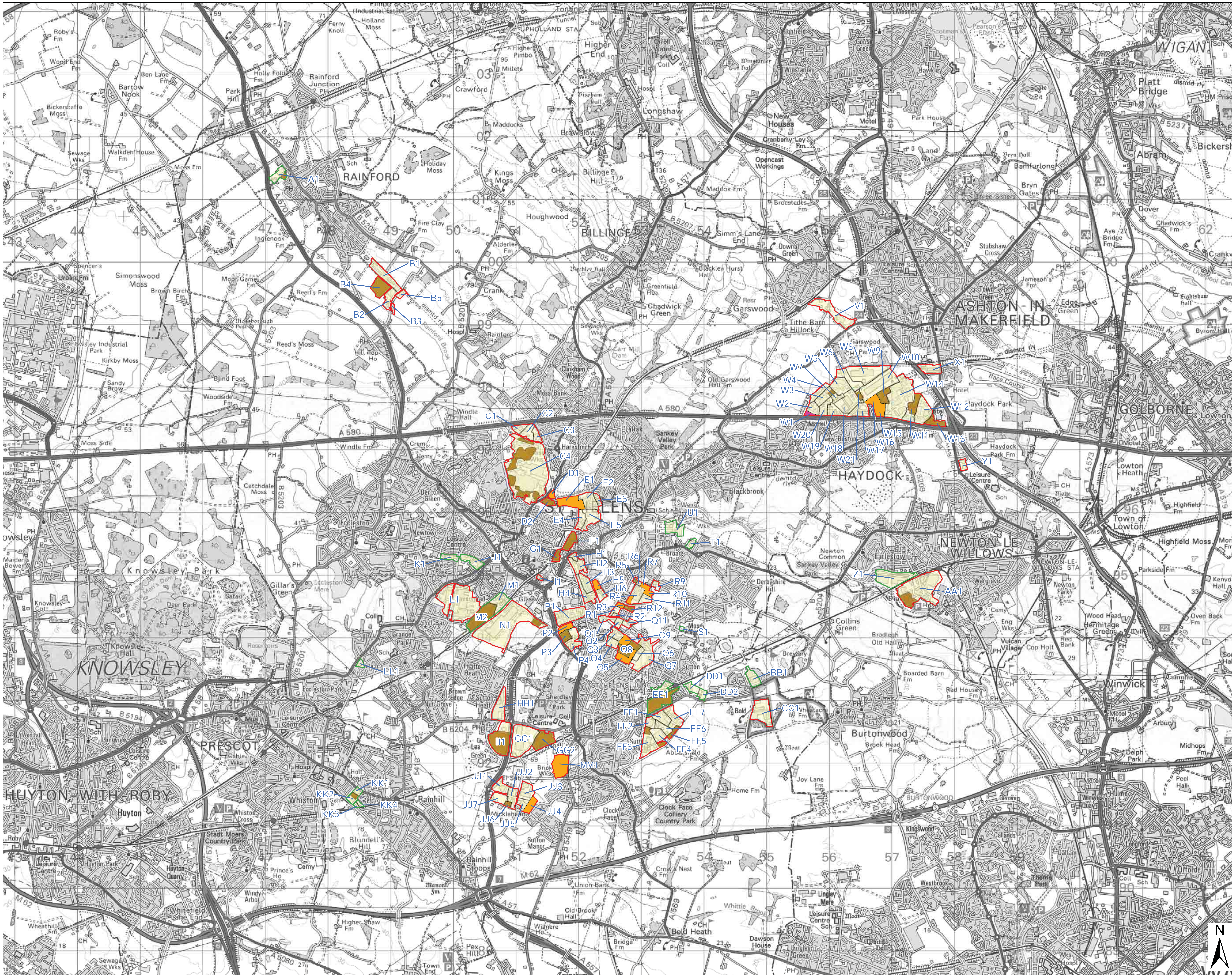
Appendix 7: Tier 1 and Tier 2 Employment Locations

Table A7

Tier 1 Locations		Tier 2 Locations	
SITE REFERENCE	LOCATION	SITE REFERENCE	LOCATION
B	Hazel Business Park/Millbrook Business Centre, Rainford	A	Lords Fold Industrial Estate, Rainford
C	Washway Lane, Gerard's Bridge	J	Eccleston Street Industrial Estate
D	Gerrards Bridge Junction/Haresfinch Road	K	Knowsley Road Industrial Estate
E	Pocket Nook	M	Ravenhead Road Industrial Estate
F	Site at Corporation Street	S	Site at Nook Lane
G	Site at Parr Street / Corporation Street	T	Moorfoot Road Industrial Estate
H	Westside Industrial Estate / Ketterer Court	U	Delta Road Industrial Estate
I	Chalon Way Industrial Estate	Z	Deacon Trading Estate
L	Alexandra Business Park	BB	Bold Business Centre
N	Ravenhead Works	DD	Normans Road Industrial Estate
P	Sherdley Business Park	EE	Penlake Industrial Estate
Q	Peasley Cross	KK	Warrington Road, Rainhill

R	Parr Industrial Estate	LL	St Helens Road, Eccleston
V	Garswood Industrial Estate		
W	Haydock Industrial Estate		
X	The Parks, Haydock		
Y	Woodlands Office Park		
AA	Sankey Valley, Industrial Estate Newton Le Willows		
CC	Bold Industrial Estate		
FF	Reginald Road Industrial Park / Abbotsfield Road Industrial Park		
GG	Somerfield Distribution Depot / site on Elton Head Road		
HH	Linkway Distribution Park		
II	Mere Grange Office Park		
JJ	Lea Green Business Park / Lea Green Industrial Estate		
MM	Former Ibstock Brick site, Clock Face		

Appendix 8 – Figure 2: Key study map showing employment zones, land occupied & in use , development land and B2 sites in use which have been identified for redevelopment for B8 and B1.



Appendix 9 – St Helens Transport Policy Team accessibility assessment

St.Helens Council Transport Policy Team has undertaken a desk based accessibility assessment as part of the B2 Site Study. The assessment has been done using MapInfo GIS software. The criteria assessed are those within the 'Ensuring a Choice of Travel SPD' that lend themselves to being analysed within GIS. The criteria set within the SPDs Accessibility Assessment that are left out have been deemed to be site specific and can only really be answered as part of a planning application. It is important to remember this is a desk based exercise and should be treated as an initial overview assessment – this analysis does not show if a site would be deemed assessable or not as part of any subsequent planning applications.

The criteria analysed is described below.

Walking Density

Entire site within 800m of local housing more than 50 houses per hectare.

Cycling Density

Entire site within 1 mile of local housing more than 50 houses per hectare.

Link to Cycle Network

Entire site within 400m of an existing cycle route (including advisory routes).

Bus Stop

Entire site within 400m of a Bus Stop.

Rail Station

Entire Site within 800m of a Rail Station.

High Bus Frequency

Entire site served by four or more bus services serving the town centre and/or local centre between 7am and 7pm Monday to Friday. (Note this does not take into account bus stop location).

Medium Bus Frequency

Entire site served by two or three bus services serving the town centre and/or local centre between 7am and 7pm Monday to Friday. (Note this does not take into account bus stop location).

Low Bus Frequency

Entire site served by less than two bus services serving the town centre and/or local centre between 7am and 7pm Monday to Friday. (Note this does not take into account bus stop location).

Table 9.1 below details the accessibility assessment. The scoring used to assess the criteria is - "1" = site complies, "0" = site does not comply

Table 9.1 Employment sites accessibility assessment

Site I.D.	Site Name	Walking Density	Cycling Density	Link to Cycle Network	Bus Stop	Rail Station	High Bus Freq.	Med. Bus Freq.	Low Bus Freq.	Total score
A1	Lords Fold Industrial Estate	0	0	1	1	0	0	1	1	4
B1	Hazel Business Park/ Millbrook Business Centre	0	0	0	0	0	0	0	0	0
B2	Hazel Business Park/ Millbrook Business Centre	0	0	1	0	0	0	0	0	1
B3	Hazel Business Park/ Millbrook Business Centre	0	0	1	0	0	0	0	1	2
B4	Hazel Business Park/ Millbrook Business Centre	0	0	0	0	0	0	0	1	1
B5	Hazel Business Park/ Millbrook Business Centre	0	0	1	0	0	0	0	0	1
C1	Washway Lane	1	1	1	1	0	1	0	1	6
C2	Washway Lane	1	1	1	1	0	1	0	0	5
C3	Washway Lane	1	1	1	1	0	1	1	0	6
C4	Washway Lane	1	1	0	0	0	1	1	1	5
D1	Haresfinch Road	1	1	1	1	0	1	0	0	5
D2	Haresfinch Road	1	1	1	1	0	1	0	1	6
E1	Pocket Nook	1	1	1	0	0	0	0	1	4
E2	Pocket Nook	1	1	1	1	0	0	0	1	5
E3	Pocket Nook	1	1	1	1	0	0	0	1	5
E4	Pocket Nook	1	1	1	1	0	0	1	1	6
E5	Pocket Nook	1	1	1	1	0	1	1	1	7
F1	Site at Corporation Street	1	1	1	1	1	1	1	1	8
G1	Site at Parr Street/ Corporation Street	1	1	1	1	1	1	1	1	8
H1	Westside Industrial Estate/Ketterer Court	1	1	1	1	1	1	1	1	8

H2	Westside Industrial Estate/Ketterer Court	1	1	1	1	1	1	1	1	8
H3	Westside Industrial Estate/Ketterer Court	1	1	0	1	0	1	0	1	5
H4	Westside Industrial Estate/Ketterer Court	1	1	0	1	0	1	0	1	5
H5	Westside Industrial Estate/Ketterer Court	1	1	1	1	0	1	0	1	6
H6	Westside Industrial Estate/Ketterer Court	1	1	1	1	0	1	0	1	6
I1	Chalon Way Industrial Estate	1	1	1	1	1	1	0	1	7
J1	Eccleston Street Industrial Estate	1	1	1	1	0	1	1	1	7
K1	Knowsley Road Industrial Estate	1	1	1	1	0	1	1	1	7
L1	Alexandra Business Park	1	1	1	0	0	1	0	1	5
M1	Ravenhead Road Industrial Estate	1	1	1	0	0	0	0	0	3
M2	Ravenhead Road Industrial Estate	1	1	1	0	0	0	0	0	3
N1	Ravenhead Works	1	1	1	0	0	0	0	0	3
P1	Sherdley Business Park	1	1	0	1	0	1	0	1	5
P2	Sherdley Business Park	1	1	1	1	0	1	0	1	6
P3	Sherdley Business Park	1	1	1	1	0	0	0	1	5
P4	Sherdley Business Park	1	1	1	1	0	1	0	1	6
Q1	Peasley Cross	1	1	1	1	0	1	0	1	6
Q2	Peasley Cross	1	1	1	1	0	0	0	1	5
Q3	Peasley Cross	1	1	1	1	0	0	0	1	5
Q4	Peasley Cross	1	1	1	1	0	1	0	0	5
Q5	Peasley Cross	1	1	1	1	0	1	1	1	7
Q6	Peasley Cross	1	1	1	1	0	1	1	1	7
Q7	Peasley Cross	1	1	0	1	0	1	1	1	6
Q8	Peasley Cross	1	1	1	1	0	1	1	1	7

Q9	Peasley Cross	1	1	1	1	0	1	0	1	6
Q10	Peasley Cross	1	1	1	1	0	0	0	1	5
Q11	Peasley Cross	1	1	1	1	0	0	0	1	5
R1	Parr Industrial Estate	1	1	1	1	0	0	0	1	5
R2	Parr Industrial Estate	1	1	1	1	0	0	0	1	5
R3	Parr Industrial Estate	1	1	1	1	0	0	0	1	5
R4	Parr Industrial Estate	1	1	1	1	0	1	0	1	6
R5	Parr Industrial Estate	1	1	1	1	0	1	0	1	6
R6	Parr Industrial Estate	1	1	1	1	0	1	0	1	6
R7	Parr Industrial Estate	1	1	1	1	0	1	0	1	6
R8	Parr Industrial Estate	1	1	1	1	0	1	0	1	6
R9	Parr Industrial Estate	1	1	1	1	0	1	0	1	6
R10	Parr Industrial Estate	1	1	1	1	0	1	0	1	6
R11	Parr Industrial Estate	1	1	1	1	0	1	0	1	6
R12	Parr Industrial Estate	1	1	1	1	0	0	0	1	5
S1	Site at Nook Lane	1	1	1	1	0	0	0	1	5
T1	Moorfield Road	1	1	1	1	0	1	1	1	7
U1	Delta Road Industrial Estate	1	1	1	0	0	1	1	1	6
V1	Garswood Industrial Estate	0	0	0	0	0	0	0	1	1
W1	Haydock Industrial Estate	0	1	1	0	0	0	0	0	2
W2	Haydock Industrial Estate	0	1	1	0	0	0	0	0	2
W3	Haydock Industrial Estate	0	1	0	0	0	0	0	0	1
W4	Haydock Industrial Estate	0	1	0	0	0	0	0	0	1
W5	Haydock Industrial Estate	0	1	0	1	0	0	0	1	3
W6	Haydock Industrial Estate	0	1	0	1	0	0	0	1	3

W7	Haydock Industrial Estate	0	1	1	0	0	0	0	1	3
W8	Haydock Industrial Estate	0	0	0	0	0	0	0	1	1
W9	Haydock Industrial Estate	0	0	1	0	0	0	0	1	2
W10	Haydock Industrial Estate	0	0	0	0	0	0	0	1	1
W11	Haydock Industrial Estate	0	0	0	0	0	0	1	0	1
W12	Haydock Industrial Estate	0	0	0	1	0	0	1	0	2
W13	Haydock Industrial Estate	0	0	1	1	0	0	1	0	3
W14	Haydock Industrial Estate	0	0	0	0	0	0	0	0	0
W15	Haydock Industrial Estate	0	1	1	0	0	1	0	1	4
W16	Haydock Industrial Estate	0	1	1	1	0	0	0	1	4
W17	Haydock Industrial Estate	0	1	1	1	0	0	0	1	4
W18	Haydock Industrial Estate	0	1	1	1	0	0	0	1	4
W19	Haydock Industrial Estate	0	1	1	0	0	0	0	1	4
W20	Haydock Industrial Estate	0	1	1	0	0	0	0	1	3
W21	Haydock Industrial Estate	0	1	1	1	0	0	0	1	4
X1	The Parks	0	0	0	0	0	0	1	0	1
Y1	Woodlands Industrial Estate	0	1	1	1	0	0	0	1	4
Z1	Deacon Trading Estate	1	1	0	1	0	0	0	1	4
AA1	Sankey Valley, Newton Le Willows	1	1	0	1	1	0	0	1	5
AA2	Sankey Valley, Newton Le Willows	1	1	1	1	1	1	0	1	7
AA3	Sankey Valley, Newton Le Willows	1	1	1	0	1	0	0	1	5
AA4	Sankey Valley, Newton Le Willows	1	1	1	0	1	0	0	0	4
BB1	Bold Business Centre	0	1	1	1	0	0	0	1	4
CC1	Bold Industrial Park	0	1	1	1	0	0	0	1	4
DD1	Normans Road Industrial Estate	1	1	1	1	1	1	1	1	8

DD2	Normans Road Industrial Estate	1	1	1	1	1	0	1	1	7
EE1	Penlake Industrial Estate	1	1	1	1	1	1	0	1	7
FF1	Reginald Road Industrial Park / Abbotsfield Road Industrial Park	1	1	1	1	1	0	0	1	6
FF2	Reginald Road Industrial Park / Abbotsfield Road Industrial Park	1	1	1	1	0	1	1	1	7
FF3	Reginald Road Industrial Park / Abbotsfield Road Industrial Park	1	1	1	1	0	1	1	1	7
FF4	Reginald Road Industrial Park / Abbotsfield Road Industrial Park	1	1	0	0	0	0	0	1	3
FF5	Reginald Road Industrial Park / Abbotsfield Road Industrial Park	1	1	0	0	0	0	0	1	3
FF6	Reginald Road Industrial Park / Abbotsfield Road Industrial Park	1	1	0	0	0	0	0	1	3
FF7	Somerfield Distribution Depot / site on Elton Head Road	1	1	1	0	1	0	0	1	5
GG1	Somerfield Distribution Depot / site on Elton Head Road	0	1	1	0	0	0	0	1	3
GG2	Linkway Distribution Park	1	1	0	0	1	0	0	0	3
HH1	Mere Grange Office Park	1	1	1	1	0	1	1	1	7
II1	Lea Green Business Park / Lea Green Industrial Estate	1	1	1	1	0	0	0	1	5
JJ1	Lea Green Business Park / Lea Green Industrial Estate	0	1	0	0	0	0	0	1	2
JJ2	Lea Green Business Park / Lea Green Industrial Estate	1	1	1	1	0	0	0	1	5
JJ3	Lea Green Business Park / Lea Green Industrial Estate	1	1	1	1	0	0	0	1	5
JJ4	Lea Green Business Park / Lea Green Industrial Estate	1	1	1	1	0	0	1	1	6
JJ5	Lea Green Business Park / Lea Green Industrial Estate	1	1	1	1	0	0	1	1	6
JJ6	Lea Green Business Park / Lea Green Industrial Estate	1	1	1	1	0	0	0	1	5

JJ7	Lea Green Business Park / Lea Green Industrial Estate	0	1	0	0	0	0	0	1	2
JJ1	Lea Green Business Park / Lea Green Industrial Estate	0	1	0	0	0	0	0	1	2
2JJ2	Lea Green Business Park / Lea Green Industrial Estate	1	1	1	1	0	0	0	1	5
JJ3	Lea Green Business Park / Lea Green Industrial Estate	1	1	1	1	0	0	0	1	5
JJ4	Lea Green Business Park / Lea Green Industrial Estate	1	1	1	1	0	0	1	1	6
JJ5	Lea Green Business Park / Lea Green Industrial Estate	1	1	1	1	0	0	1	1	6
KK1	Warrington Road, Rainhill	1	1	1	1	1	1	0	1	7
KK2	Warrington Road, Rainhill	1	1	1	1	0	1	0	1	6
KK3	Warrington Road, Rainhill	1	1	1	1	1	1	0	1	7
KK4	Warrington Road, Rainhill	1	1	1	1	1	1	0	1	7
LL1	St Helens Road	1	1	1	1	1	1	1	1	8
MM1	Former Ibstock brick site, Clock Face	1	1	1	1	1	1	1	1	8

The maximum score for each site was 8. Translating and equating scores into the main pro forma for the Accessibility criteria was undertaken as follows:

St.Helens BC Transport accessibility assessment score	Study Pro forma score
0	0
1 -2	1
3 -5	2
6 -8	3

Appendix 10 – Economic Land Position Statement: Group 1 and Group 2 sites

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/2003/0567	Outline permission granted for B2 & B8 use. Expired.
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 B1 office separate outline permission granted for Hotel and Pub.
6ec1	Land N of Bedford St	0.64	P/2007/0085	Full permission granted for 13 B2 units.
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	P/2005/1311	Full permission granted for 3 B2 units.
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
7.7	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

Group 2 Sites Planning Status (March 2009)

Group 2 Sites				
Ref	Address	Ha	App ref	Planning
2ec12	Old Boston*	2.11	P/2006/0141	Full permission granted for construction of access and spine road for B1, B2 & B8 purposes
3ec2	Land SW Sandwash Cl	7.19	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	0.80		
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*	6.39	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