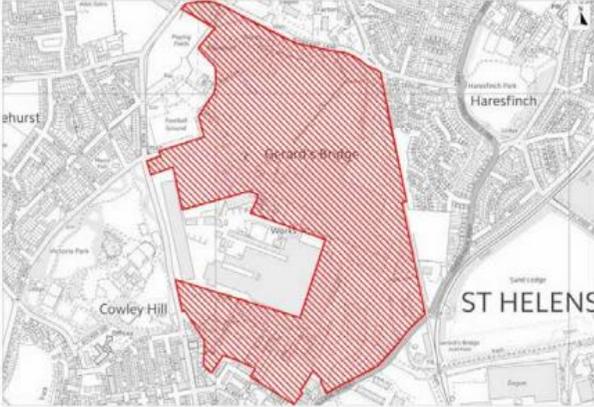


**St Helens Borough Local Plan 2020-2035**

**Proposed Submission Draft Site Allocations Assessment – May 2021 Update**

LPA Site Reference	Site Location	Indicative Capacity (No. Dwellings)	Site Analysis	Site Location Plan
2HA	Land at Florida Farm (South of A580), Slag Lane, Blackbrook	522	<ul style="list-style-type: none"> <li>Policy LPA05 projects that the Site will deliver 400 dwellings during the Plan period (i.e. before 2035) with the remaining 122 dwellings to be delivered after the Plan period (i.e. after 2035).</li> <li>Site specific trajectory at SHBC007 (Appendix 1) indicates that the site will start delivering units in 2027/28 but will only have delivered 427 dwellings by 2037. Table 4.5 of the Plan states that the site will deliver 400 dwellings by 2035 – Difference of 18 dwellings.</li> <li>The Site requires extensive infrastructure delivery including access to and from the adjoining A580. It is understood from the Council’s Matter 4 Hearing Statement the access from the A580 is reliant on M6 Junction 23 updates being agreed and delivered; which remains an unknown quantity. It is not clear to what extent the Site can be delivered without the northern access.</li> </ul>	

LPA Site Reference	Site Location	Indicative Capacity (No. Dwellings)	Site Analysis	Site Location Plan
			<ul style="list-style-type: none"> <li data-bbox="763 368 1404 440">• The Site is being promoted by Barratt Homes, an experienced volume housebuilder.</li> <li data-bbox="763 491 779 512">•</li> </ul>	
<p><b>Observations</b></p>	<p>The site requires extensive infrastructure to support its delivery; this may have implications for the anticipated start date and, therefore, delivery in the Plan period. There is no objection to the principle of the development and the intentions of Barratt Homes to deliver the site at the earliest opportunity are recognised; however, without further clarity on the implications of the unknown A580 access solution – i.e. that there is a plausible solution – the site trajectory must be treated with some caution.</p>			

LPA Site Reference	Site Location	Indicative Capacity (No. Dwellings)	Site Analysis	Site Location Plan
6HA	Land at Cowley Street, Cowley Hill, Town Centre	816	<ul style="list-style-type: none"> <li>• Policy LPA05 identifies that 540 dwellings will be delivered on the Site within the Plan period (i.e. before 2035) with the remaining 276 dwellings to be provided beyond the Plan period (i.e. After 2035).</li> <li>• Live planning application for outline planning permission with all matters reserved save for access for up to 1,100 dwellings (and employment space) (P/2020/0083/OUEIA). Currently pending determination. Latest consultation response provided 31 March 2021.</li> <li>• The Site currently comprises a large number of commercial units, as well as an extensive wooded area to the north of the Site. It is unclear whether the Site is in single or multiple ownership or whether the existing businesses on the Site have any intention to re-locate within the Plan period.</li> <li>• It is likely that an extensive amount of remediation will be required owing to the commercial nature of the Site which will have a significant impact upon construction costs and may impact upon the viability of the development.</li> </ul>	

LPA Site Reference	Site Location	Indicative Capacity (No. Dwellings)	Site Analysis	Site Location Plan
			<ul style="list-style-type: none"> <li>• It is also likely that extensive ecological mitigation will be required given that a significant portion of the Site comprises woodland. Works to the exiting watercourse are also requested within the Plan, again impacting upon the viability and attractiveness of the Site.</li> <li>• Latest housing trajectory (SHBC007, Appendix 1) indicates that the site will be delivering housing from 2024/25 although the site does not currently benefit from any planning permission. The likely timescales involved in securing outline planning permission, preparing, submitting and determining a reserved matters application in addition to the subsequent remediation and construction of dwellings mean that the delivery of any completed dwellings in 2024/25 is highly unlikely. This is exacerbated by the fact that there appears to be no developer involved in the promotion of the site, resulting in the need for the phased marketing of the site in a manner yet to be determined. It is considered unlikely that the site will deliver any dwellings in the next 5 years which would remove at least 90 dwellings from the Council's supply.</li> </ul>	

LPA Site Reference	Site Location	Indicative Capacity (No. Dwellings)	Site Analysis	Site Location Plan
<b>Observations</b>	The site does not currently benefit from planning permission although the pending outline application is noted. The Council consider that homes will be delivered on site, at a rate of 45 dpa from 2024. Given the above, and the timescales involved with demolition, land remediation, marketing, disposal and the construction of the dwellings, it is considered unlikely that the development of the site will align with the Council's trajectory.			

<p>7HA</p>	<p>Land West of the A49 Mill Lane and to the East of the West Coast Mainline Railway Line, Newton-le-Willows</p>	<p>181</p>	<ul style="list-style-type: none"> <li>• Policy LPA05 identifies that all of the indicated 181 dwellings which form the allocation will be delivered during the Plan period. The Council’s latest housing trajectory (SHBC007, Appendix 1) indicates that the site will deliver 181 dwellings from 2025/26 – 2030/31.</li> <li>• The Site has no outline planning permission, there is no known timetable for such as an application and it is not known whether there is any development interest in delivering the Site.</li> <li>• It is likely that site clearance will have an impact upon the viability and deliverability of this Site given its relatively modest size.</li> <li>• Notwithstanding the above, the site is currently subject to a live planning application (P/2021/0028/FUL) for the following development:  <i>Proposed redevelopment of the Red Bank Educational Unit to facilitate the relocation of Penkford School includes extension to existing building, new playing field, new car park, fences, amended access from Winwick Road and associated structures.</i></li> </ul>	 <p>The map shows a site plan for the Red Bank Educational Unit. The site is highlighted with red hatching and is bounded by Winwick Road to the north and east, and Mill Lane to the west. Key features labeled on the map include 'Playing Field', 'Red Bank', and 'Gallows Croft'. A 'Mast' is also indicated to the southwest of the site. The map includes a north arrow and scale markers of 27m and 18m.</p>
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			<ul style="list-style-type: none"> <li>The above planning application is yet to be determined (determination deadline stated as 9 April 2021) but is currently subject of a recommendation to grant planning permission to the Council's Planning Committee. Should the application be approved, the development will reduce allocation 7HA by approximately a half, leaving only 3.12 hectares of developable land, delivering around 94 dwellings (based on 30dph).</li> </ul>	
<p><b>Observations</b></p>	<p>The commercial use of the site means that site clearance and remediation will be required which may impede the deliverability and viability.</p> <p>The site is subject to a live planning application, recommended for approval at imminent Planning Committee, which will see a school relocate to the site. Should this application be approved and the development be delivered it will render the site incapable of accommodating the housing development set out in the Council's trajectory. This will result in circa 87 homes being discounted from the Plan. Furthermore, there is no clear evidence that the site is deliverable or that there is developer interest in bringing the site forward. Given these uncertainties, there is clearly a case that the site should be removed from the Plan.</p>			

<p>10HA</p>	<p>Moss Nook Urban Village, Watery Lane, Moss Nook, Sutton</p>	<p>802</p>	<ul style="list-style-type: none"> <li>• This Site is the second largest of the allocated sites and clearly one which the Council will be reliant upon. Policy LPA05 identifies that the Site will deliver all of its allocation within the Plan period.</li> <li>• The Site is a substantial area of brownfield land. It is clear that a substantial amount of remediation will be required. The wording of the Site Profile suggests that there will be unknown contaminants in the ground which casts doubt over the scale (and cost) of the remediation required, although it is likely to be considerable.</li> <li>• The Site is largely surrounded by commercial development and it is questionable whether the site will be deliverable given the market area, the likely value of the Site once developed and the extensive remediation works required whose scale and complexity is currently unknown. The Plan also identifies that replacement sports pitches as well as a small area of commercial/retail floor space will also be required as part of the proposed development. These added complexity and uncertainty which could delay the delivery of the Site.</li> <li>• Extant planning permissions for the Site dating back to 2007 (P/2003/1574). A southern element of the site is</li> </ul>	
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			<p>currently subject to a reserved matters application for the construction of 258 dwellings (P/2021/0015/RES). This application is yet to be determined.</p> <ul style="list-style-type: none"> <li>• Housing trajectory indicates that the site will deliver 45 dpa from 2022/23. Assuming that the aforementioned reserved matters application is approved imminently, this assumption is considered reasonable. Reserved matters applications for the remainder of the site are yet to be submitted.</li> </ul>	
<p><b>Observations</b></p>	<p>The site represents brownfield land and there are unknown ground conditions, as acknowledged within the Local Plan. The nature of the site, being surrounded by commercial buildings could affect the overall desirability, marketability and viability of the site.</p> <p>Development proposals are progressing on the site but reserved matters applications are yet to be approved. The housing trajectory has accounted for this but development will need to commence on the site in the near future if it is to meet the trajectory.</p>			

**St Helens Borough Local Plan 2020-2035**

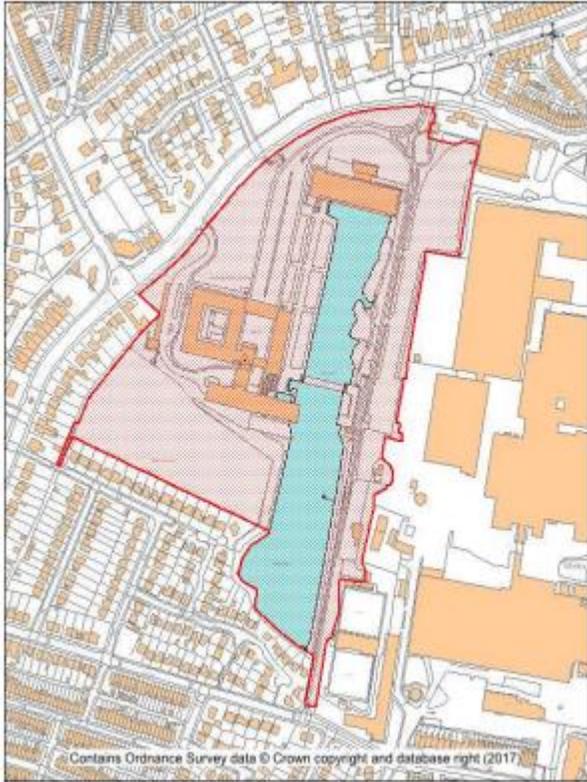
**Strategic Housing Land Availability Assessment – Urban Capacity Site Analysis – Updated May 2021**

LPA Site Reference	Site Location	Indicative Capacity (No. Dwellings)	Site Analysis	Site Location Plan
5	Land between Weymouth Avenue & Berry's Lane, WA9 3QT	18	<ul style="list-style-type: none"> <li>The Site is a former housing site which has subsequently been cleared.</li> <li>SHLAA indicates that the site has previously benefitted from planning permission for residential development (P/2004/1178, determined 27 August 2004) and that there has been developer interest. Notwithstanding this, the Site remains undeveloped with no current planning applications. This remains the case as of April 2021.</li> </ul>	 <p>MOSS NOCK</p> <p><small>Contains Ordnance Survey data © Crown copyright and database right (2016)</small></p>

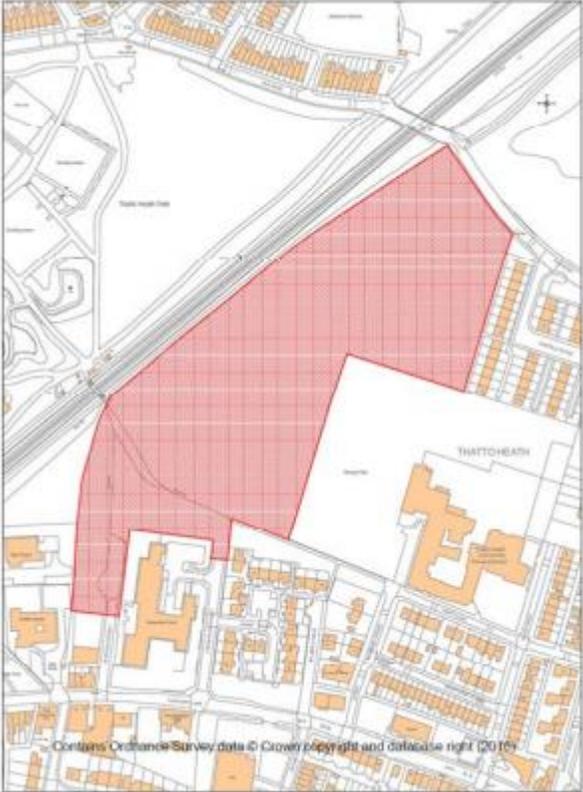
LPA Site Reference	Site Location	Indicative Capacity (No. Dwellings)	Site Analysis	Site Location Plan
<b>Observations</b>	<p>Although the site was formally used for residential purposes, the site remains undeveloped. This is despite having previously been granted planning permission for residential development. This would suggest that the site is unattractive to the market and it is questionable whether it will come forward for development throughout the Plan period given its failure to do so since 2004.</p>			

<p>13</p>	<p>Land rear of Carnegie Crescent and Goodban Street, WA9 3LX</p>	<p>7</p>	<ul style="list-style-type: none"> <li>• Site is a brownfield site with unknown ground conditions. It is owned by the Council and has formerly been used as a garage site (now cleared).</li> <li>• SHLAA recognises that the Site is unlikely to have financial viability issues.</li> <li>• Site benefits from extant planning permissions (P/2004/1383, determined 19 October 2004 and P/2006/0298, determined 28 April 2006) yet the Site remains undeveloped with no live planning applications.</li> <li>• The SHLAA update (February 2021) indicates a development trajectory of between years 6-10, but that the site may come forward as part of a larger regeneration of the area (not defined).</li> </ul>	
<p><b>Observations</b></p>		<p>Despite having previously been granted planning permission for residential development, the site remains undeveloped. This would suggest that the site is unattractive to the market and it is questionable whether it will come forward for development during the Plan period given its failure to do so to date.</p>		

<p>23</p>	<p>Liverpool Arms and Former Sacred Heart RC Church and School, Borough Road, WA10 3SX</p>	<p>29</p>	<ul style="list-style-type: none"> <li>• The Site is cleared brownfield land and is identified as being under the ownership of the local authority.</li> <li>• Previous planning permission exists for the redevelopment for the Site (P/2004/1101).</li> <li>• Council anticipates a higher density development that the indicative capacity projects presently.</li> <li>• The Site is recognised in the SHLAA as being important for the wider redevelopment of the area and is described as a corporate priority for the Council within the next five years (starting from 2017); despite this, the Site remains undeveloped with no live planning applications in place at the time of writing.</li> </ul>	
<p><b>Observations</b></p>		<p>The development of this site is identified by the Council as a corporate priority and yet it remains undeveloped. The site is now under the control of the local authority. The site was granted planning permission in 2004 but was never developed. Questions remain as to why the site has not come forward despite it being identified as a corporate priority, and there can be no certainty that it will deliver during the Plan period. It is not anticipated that this site will deliver housing within the first five years of the Plan.</p>		

<p>25</p>	<p>Alexandra Park – Former Pilkington HQ, WA10 3TP</p>	<p>162</p>	<ul style="list-style-type: none"> <li>• The Site contains a Grade II Listed building, the landscaped area (including lake) which occupies the majority of the Site is separately Grade II Listed. This represents a significant barrier to this Site being developed.</li> <li>• SHLAA indicates a masterplan is being prepared although there is no indication as to what the timescales for this are.</li> <li>• There are no live planning applications for the Site at the time of writing. The Council note within the updated SHLAA (February 2021) that part of the site is currently subject to pre-application, but no there is no evidence of deliverability.</li> <li>• The SHLAA update states that the site is “likely to be financially viable to develop”. This point is not substantiated and given that the entire complex, including the gardens, is Grade II Listed. Further evidence on viability should be provided.</li> </ul>	 <p>Contains Ordnance Survey data © Crown copyright and database right (2017)</p>
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			<ul style="list-style-type: none"> <li>The delivery of 162 dwellings in years 6-10 is highly questionable given the absence of a planning application at this stage, evidence to justify the 162 unit figure and evidence of how the site could be delivered in the face of its notable constraints.</li> </ul>	
<p><b>Observations</b></p>	<p>It is indicated that a masterplan is being prepared for the site; however, there is still no sign of this. Whilst it is recognised that there are listed buildings on the site, there is no reference made to the surrounding landscape (including lake) which is also Grade II Listed. This could severely restrict the developable area of the site which along with the associated costs of conversion could render the site's development unviable. No evidence of the viability or deliverability of the Site has been provided and so it is considered unlikely that the Site will deliver new housing within years 6 to 10 of the Plan.</p>			

<p>60</p>	<p>Vacant Land adjacent to Rail Line, Elephant Lane, WA9 5RR</p>	<p>112</p>	<ul style="list-style-type: none"> <li>• SHLAA indicates that the Site has numerous issues as follows:  <i>"This site is former allotments and quarry that has become self-seeded and overgrown. There are a number of potential technical issues including access, a buried canal, covenants, noise and contamination which are all currently subject to further investigation."</i></li> <li>• The Site does not have planning permission for residential development and there are no live planning applications for the Site at the time of writing.</li> <li>• The updated SHLAA indicates that there has been developer interest in the site and the pre-application discussions are ongoing. The SHLAA recognises however that the site issues as discussed above have the potential to impact upon financial viability.</li> <li>• The housing trajectory indicates that the site will be delivered within years 6-10 of the Plan. Given the lack of evidence as to the site's viability the potential</li> </ul>	

			for development must be questionable in years 6-10; although 11-15 may be possible.	
<b>Observations</b>	The Council's own SHLAA indicates that the site has multiple issues yet identifies it as deliverable. It is clear that the issues outlined will be expensive to resolve and will likely impact upon the viability of the proposed development given the market area. There is no certainty that the site will come forward for development in the future given the issues identified, and, therefore, the delivery of new homes on the site within the Plan period cannot be relied upon.			