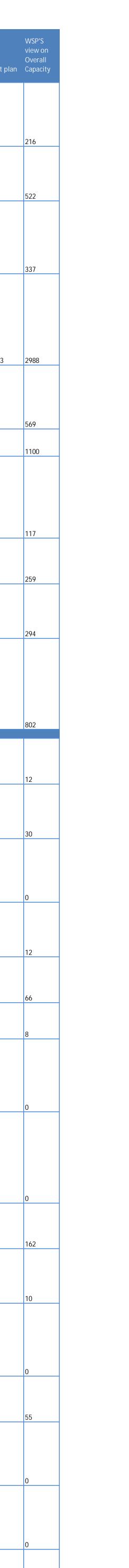
Appendix C

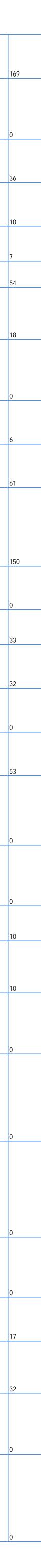
HOUSING SUPPLY ANALYSIS

11

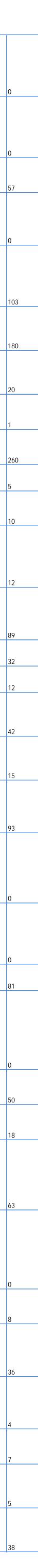
Updated Hous	ing Trajectory 2021	<u>– 2037 (as of 3</u>	1.03.2020 <u>)</u>	Year:	0 1	2	3	4	5 6	5 7	8	9	10	11	12	13	14	15											
SHLAA & Local Plan		Site	Units	Outstanding																			WSP's view on capacity (compared to	WSP's			WSP's Capacity	0-	WSP'S view on Overall
Ref Local Plan Allo	Land South of	capacity	completed	capacity	2 3	4	5	6	7 8	3 9	0	1	2	3	4	5	6	7	0-5 yrs total	2035	Type of site	What is WSP's Assessment?	LPA view)	5 years	10 years	years	15 years	Post plan	Capacity
	Billinge Road, East of Garswood																												
1HA (Local Plan Allocation)	Road and West of Smock La Garswood	ne, 216	0	216	0 0	0	0	20	40 4	40 4	0 4) 36	0	0	0	0	0	0	20 216	0	Allocation	Agree with LPA assessment	0	20	156	0	176	0	216
	Land at Florida Farm (South of																												
2HA (Local Plan Allocation)	A580), Slag Lane, Blackbrook	522	0	522	0 0	0	0	0	0 1	22 4	5 4	5 45	45	45	45	45	45	45	0 427	95	Allocation	Agree with LPA assessment	0	0	202	225	427	95	522
Anocationy	Penlake Industrial Estate Land at						0	0		-2 7	<u>, т</u>	5						10						0		223	727		522
3HA (Local	Emr Recycling And Former British Rail																												
Plan Allocation)	Club, Railway Embankment Land bounded	337	206	131	45 45	41	0	0	0 0) 0	0	0	0	0	0	0	0	0	131 131	0	Allocation	Agree with LPA assessment	0	131	0	0	131	0	337
	by Reginald Road/Bold Road/Travers																												
	Entry/Gorsey Lane/Crawford																					Agree with 2030/31 start date. However, allowance needs to be							
4HA (Local Plan	Street, Bold (Bold Forest Garden																					made for gearing up to construction and delivery on site. As such delivery should be reduced to 25 dpa in the first year and then dpa in the following years (as this is the average completion rat	50						
Allocation)	Suburb) Land South of Gartons Lane	2988	0	2988	0 0	0	0	0	0 0) 0	0	60	60	60	60	60	60	60	0 420	2568	Allocation	of two house builders building simultaneously).	0	0	75	250	325	2663	2988
5HA (Local	and former St.Theresa's Social Club,																												
Plan Allocation) 6HA (Local	Gartons Lane, Bold Land east of	569	0	569	0 0	0	0	22	45 4	15 4	5 4	5 45	45	45	45	45	45	45	22 517	52	Allocation	Agree with LPA assessment Agree with 2024/25 as the start date, but there should be a low	0 er	22	225	225	472	52	569
Plan Allocation)	City Road, Cowley Hill Land West of	1100	0	1100	0 0	0	45	45	45 4	45 4	5 4	5 45	45	45	45	45	45	45	90 585	515	Allocation	 delivery rate in the first year of 22 dpa given that it takes time f sites to ramp up to full delivery rates. There is an application currently under consideration that 	or 0	67	225	225	517	538	1100
	the A49 Mill Lane and to the Ea of the	ast																				proposes a new school on part of Site 7HA (Ref. P/2021/0028/FUL). This would impact on the developable area the site. Removing the land covered by that application from the							
7HA (Local	West Coast Mainline railway line,																					allocation would reduce its extent by circa 2.8ha, leaving 5.2ha area. Applying the 75% Net developable area, would leave a NDA of 3.9ha. At 30dph this would provide an indicative site							
Plan Allocation)	Newton-le- Willows Land South of	181	0	181	0 0	0	0	20	40 4	40 4	0 4) 1	0	0	0	0	0	0	20 181	0	Allocation	capacity of 117 units rather than the 181 proposed in the plan. Reduce capacity by 64 dwellings.	-64	20	57	0	117	0	117
8HA (Local Plan	Higher Lane and East of Rooke Lane,	ry																											
Allocation)	Rainford	259	0	259	0 0	0	0	22	45 4	15 4	5 4	5 45	12	0	0	0	0	0	22 259	0	Allocation	Agree with LPA assessment Agree with 2023/24 as the start date. However, the site had outline permission for up to 352 homes, granted in June 2018	0	22	192	0	214	0	259
9HA (Local Plan	Land north of Elton Head																					(ref. P/2018/0060/FUL). The application for reserved matters (294 homes) was submitted in April 2021 (two months before the expiry of the permission) (Ref. P/2021/0405/RES). 58 fewer							
Allocation)	Road	352	0	352	0 0	45	45	45	45 4	45 4	5 4	5 37	0	0	0	0	0	0	135 352	0	Allocation	homes are now proposed than within the proposed allocation.	<mark>-58</mark>	135	137	0	272	0	294
	Moss Nook																												
10HA (Local P SHLAA Sites	Urban Village, la Watery Lane	802	0	802	0 0	45	45	45	45 4	45 4	5 4	5 45	45	45	45	45	45	45	135 640	172	Allocation	Agree with LPA assessment	0	135	225	225	585	307	802
SHEAA SHES	Land rear of																					There is a live application still being determined (ref. P/2021/0277/OUP). If approved, the delivery rate is likely to be achievable. The Council has pushed delivery back by one year							
1	1-27 Station Road	12	0	12	0 0	10	2	0	0 0) 0	0	0	0	0	0	0	0	0	12 12	0	SHLAA_2017	from the March Update. WSP agree with the Council's assessment. Site gained planning permission in May 2019 (P/2018/0882/FUL	0	12	0	0	12		12
	Land at junction of Sunbu	rv																			SHLAA_2017 - now with planning	for the erection of 30 dwellings. Since then a number of v conditions have been discharged indicating movement towards delivering units. The Council has pushed delivery back by one							
10	Street and Fir Street	30	0	30	0 20	10	0	0	0 0) 0	0	0	0	0	0	0	0	0	30 30	0	, v	year since the March update. WSP agree with the Council's assessment. Site was assessed by 2012 SHLAA as having outline permission	0	30	0	0	30		30
	Land rear of Carnegie																					which expired in 2009. It was expected that the site would be fully built out by 2016 but this has not occured. The reference t wider regeneration is vague. There is no evidence that any real							
13	Crescent and Goodban Street	7	0	7	0 0	0	0	0	7 () 0	0	0	0	0	0	0	0	0	0 7	0	SHLAA_2017	progress has been made in bringing the site forward in 12+ year which raises deliverability issues. WSP is of the view that the should be discounted.		0	0	0	0		0
13				,		0	0	0	/		0	0	0	0	0	0	0	0		0		The site now has planning permission for 12 units, approved in 2020 (ref. P/2020/0583/FUL). Since then a discharge of v conditions application has been submitted indicating movemen		0		0			
16	Land At Egerton Street	10	0	10	0 6	6	0	0	0		0	0	0	0	0	0	0	0	10 10	0	with planning	towards delivering on site. The site looks to have been missed from the March update despite having gained approval. WSP agree with the Council's assessment.	0	10	0	0	10		10
10	Land at Somerset Street a	nd				0	0	0		5 0	0	0	0	0	0	0	0	0		0		The site has involvement of Housing Association and agreement of funding with Homes England (as set out in the SHLAA assessment in March). The Council has pushed delivery back a	t	12		0			
18	Sussex Grove	66	0	66	0 0	0	0	0	0 3	30 3	0 6	0	0	0	0	0	0	0	0 66	0	SHLAA_2017	year since the March update. WSP agree with the Council's assessment.	0	0	66	0	66		66
10	Leyland Green Road																					Planning permission was approved for 8 dwellings of (P/2020/0478/FUL) as recorded in the March update. Capacity of	n .		0				0
19	Green Road	9	0	9	0 9	0	0	0) ()	U	0	0	0	0	0	0	0	9 9	0	started	the site needs to therefore be reduced by one unit. No applications submitted or pre-application discussions held which would indicate that the site has some deliverability issues.	- I 5.	8	0	0	8		8
	Land at corner of Fairclou	gh																				The 2012 SHLAA set out some viability issues with the site at a lower density than recorded in the 2020 Housing Need and Supply Paper. The Council has pushed delivery back a year since							
22	Street and Wargrave Road	14	0	14	0 0	0	0	0	0	14 0	0	0	0	0	0	0	0	0	0 14	0	SHLAA_2017	the March update. However, there has been no real movemen since 2012. WSP is therefore of the view that the site is not deliverable and should be removed completely.	-14	0	0	0	0		0
	Liverpool																					This site was expected to be delivered within five years at the 2017 SHLAA update which hasn't occurred. No applications hav been submitted or pre-application discussions held which would indicate that the site has some deliverability issues. The site was	ł						
	Arms and former Sacred Heart RC																					indicate that the site has some deliverability issues. The site was assessed as part of the 2012 SHLAA which showed some viabilit issues with the site at a lower density. The Council has pushed	ý						
	Church and School, Borough																					delivery back a year since the March update. However, there has been no real movement since 2012. WSP is therefore of the vie that the site is not deliverable and should be removed	N			_			
23	Road	29	0	29	0 0	10	19	0	0 0) 0	0	0	0	0	0	0	0	0	29 29	0	SHLAA_2017	completely. Pre-application discussions on part of the site would indicate some intention to submit an application as set out in the March	-29	0	0	0	0	-	0
25	Alexandra Park - Former	162	0	162	0 0	0	0	0	0	15 4	5 4	5 27	0	0	0	0	0	0	0 162	0	SHLAA_2017	update. The Council has pushed delivery back a year since the March update but WSP agree that years 6-10 is likely a correct estimate for this site coming forward.	0	0	162	0	162		162
	Former Bethell Mission																					The March update referred to potential funding mechanisms fo	r						
27	Bowling Green, Marsden Avenue	10	0	10	0 0	0	0	0	0	10	0	0 0	0	0	0	0	0	0	0 10	0	SHLAA_2017	the site with Homes England. The Council has pushed delivery back a year since March but WSP agree that years 6-10 is likely correct estimate for this site coming forward.	a 0	0	10	0	10		10
																						The site was assessed by the 2012 SHLAA as having planning permission for 18 dwellings in April 2012. It was expected that the site would be fully built out by 2015 but this has not							
	Former Sutton Arms PH,																					occurred. It is understood that the former pub has now been demolished but the site no longer has planning permission. Give the lack of progress made in the previous 9 years, this suggests	en						
31	Elephant Lane	18	0	18	0 0	0	0	0	0	18	0	0 0	0	0	0	0	0	0	0 18	0	SHLAA_2017	that the site is not deliverable. WSP is therefore of the view that the site should be discounted. The site is recently under construction. The reserved matters	t -18	0	0	0	0		0
	Land & Premises at Lords																				SHLAA_2017 - now with planning permission and	 application (ref. P/2020/0581/RES) was approved in December 2020 for 55 units with an reduction in capacity by 3 units since the March update (which set out 58 units on the site). WSP agree 	e						
36	Fold	55	0	55	30 25	0	0	0	0	0	0	0 0	0	0	0	0	0	0	55 55	0		n with the Council's assessment. The site was assessed as part of the 2012 SHLAA which conclude that it would be developed in 0-5 years but this did not occur.	0	55	0	0	55		55
	Former Central Works,																					The Council has pushed delivery back a year since the March update. However, no real update has been provided since 2012 which indicates issues regarding deliverability. WSP is therefore							
58	Works, Church Road	48	0	48	0 0	0	0	0	0	20	20	8 0	0	0	0	0	0	0	0 48	0	SHLAA_2017	which indicates issues regarding deliverability. WSP is therefore of the view that the site is not deliverable and should be removed completely. The site was assessed as part of the 2012 SHLAA which conclude	-48	0		0	0		0
	Sita of																					that it would be developed in 0-5 years but this did not occur. The Council has pushed delivery back a year since the March							
50	Site of former 56- 120 Eccleston	10		10				_		10						-						update. However, no real update has been provided since 2012 which indicates issues regarding deliverability. WSP is therefore of the view that the site is not deliverable and should be				6			
59	Street Vacant land adjacent to	13	0	13	U 0	0	0	0	0	13	U	υ 0	0	0	0	0	0	0	U 13	0	SHLAA_2017	removed completely. The March update set out that pre-application discussions have been had recently which would indicate some intention to	-13	U	0	U	U		
60	Rail Line, Elephant Lane	112	0	112	0 0	0	0	0	0	30	30	30 2	2 0	0	0	0	0	0	0 112	0	SHLAA_2017	develop the site. The Council has pushed delivery back a year since March but WSP agree that years 6-10 is likely a correct estimate for this site coming forward.	0	0	112	0	112		112
								_		_	_		_																



	Land North and South of																					١	he site has been subject to various public sector funding plans, which would indicate the site is developable. The Council has bushed delivery back a year since March but WSP agree that				
61	Corporation Street	169	0	169	0	0 0	0	0	0	45	45 4	5 3,	4 0	0	0	0	0	0	0	169	0	SHLAA_2017	rears 6-10 is likely a correct estimate for this site coming orward.	0	169	0 1	169
																						t	he site was assessed as part of the 2012 SHLAA which concluded hat it would be developed in 0-5 years but this did not occur. The Council has pushed delivery back a year since the March				
																						L L L L L L L L L L L L L L L L L L L	update. However, no real update has been provided since 2012 which indicates issues regarding deliverability. WSP is therefore				
63	Land at Waterdale Crescent	10	0	10	0	0 0	0	0	0	10	0 0	0	0	0	0	0	0	0	0	10	0	SHLAA_2017 r	of the view that the site is not deliverable and should be emoved completely10 The site is subject to wider hybrid application (SHLAA ref 9) which	0	0	0 C	0
																						ł	has a capacity of 802 units over the next 6-15 years. Given this ite forms part of phase 3, all units should be within the 11-15				
64	BT Depot, Sutton Road	36	0	36	0	0 0	0	0	0	0	0 0	0	20	16	0	0	0	0	0	36	0		rear estimate (not split between 6-10 and 11-15 as assessed by he LPA).	0	0	36 3	36
	Former																						he site is subject to wider hybrid application (SHLAA ref 9) which has a capacity of 802 units over the next 6-15 years. Given this				
65	Pumping Station, Sutton Road	10	0	10	0	0 0	0	0	0	10	0 0	0	0	0	0	0	0	0	0	10	0	SHLAA_2017	ite forms part of phase 3, all units should be within the 11-15 year estimate (not years 6-10 as assessed by the LPA).	0	0	10 1	10
																							his is a small site subject to constraints on site including TPOs. However, there has been developer interest as set out in the				
66	Land off Wargrave Road Site of	7	0	7	0	0 0	0	0	0	7	0 0	0	0	0	0	0	0	0	0	7	0	SHLAA_2017	March update and the delivery of 7 units could be achieved in rears 6-10. WSP agree with the LPA .0The site is likely to be developable in years 6-10 if funding is0	0	7	0 7	7
69	former Parr Community	54	0	54	0	0 0	0	0	0	30	24 0	0	0	0	0	0	0	0	0	54	0	ä	igreed with the LCR and Homes England (as set out in the March ipdate). WSP agree with the LPA .	0	54	0 5	54
	Site of former St. Marks Primary																										
	School, Willow Tree																						he site is likely to be developable in years 6-10 if funding is greed with the LCR and Homes England (as set out in the March				
72	Avenue	18	0	18	0	0 0	0	0	0	18	0 0	0	0	0	0	0	0	0	0	18	0		update). WSP agree with the LPA . 0 The site was assessed by the 2012 SHLAA as being in active 0	0	18	0 1	18
																						e	employment use (Builder's Merchants), but forecast that it would some forward in 2025 to 2027. However, it is still in active use				
7.	Site of former 119- 133 Crov	w																		0		1	and there is no clear evidence of the landowner's intentions to edevelop the site. The Council has pushed delivery back a year		0	0	
74	Lane West	9	0	9	0	0 0	0	0	0	0	0 0	0	9	0	0	0	0	0	0	9	0	SHLAA_2017 I SHLAA_2017 - now	but WSP is of the view that the site should be discounted9	0	0	<u> </u>	
	Christ Church Parish Hall,																					permission and	ite is now under construction. Previous March update recorded ' units capacity, the site now has a reserved matters application				
75	Chapel Lane Former St. Helens	6	0	6	6	0 0	0	0	0	0	0 0	0	0	0	0	0	0	0	6	6	0	under construction f	or six (ref. P/2020/0439/RES). WSP agree with the LPA.	6	0	0 6	5
	Glass, Corporation																						ikely to be developable in years 6-10 as set out in the SHLAA. The Council has pushed delivery back a year since the March				
78b	Street	61	0	61	0	0 0	0	0	0	0	30 3	1 0	0	0	0	0	0	0	0	61	0	SHLAA_2017 (update. WSP agree with the LPA. 0 As acknowledged by the Council in the March update, there is a	0	61	0 6	51
																							ong history of developer interest in this site but it has never come forward. Whilst there is a planning application currently being determined (ref. P/2020/0153/FUL), the 2012 SHLAA				
	Land																					á	eveloped in the short-term until ownership issues are				
82	adjacent Laffak Road and Carr Mill Road	d 150	0	150	0	0 45	45	45	15	Ο	0 0		0	0	0	0	0	0	135	150	0	(overcome. There has been no activity on the application according to LPA website) for more than 12 months. WSP have herefore moved it into the 6-10 year period.	0	150	0	150
02	Land adjacent Church of			100	U	45	40	40	10	U	<u> </u>	U	U	0	U	U	U	0	130	UU			ite was identified as providing valuable open space in 2012 HLAA and was suggested to be removed but was carried				
	Christ, Heather																					ä	hrough. Both this site and adjacent Builder's Merchants (ref: 74) appear to be in active use and not deliverable. WSP is of the view				
84	Brae	9	0	9	0	0 0	0	0	0	9	0 0	0	0	0	0	0	0	0	0	9	0		hat the site should be discounted. Pre-application discussions would indicate some intention to levelop the site. The Council has pushed delivery back a year	0	0	0 0	
87	Land west of Vista Road	33	0	33	0	0 0	0	0	0	0	0 0	0	20	13	0	0	0	0	0	33	0	S	ince the March update, resulting in some units being pushed nto years 11-15. WSP agree with the LPA.	0	20	13 3	33
	Land rear of 64-94																					SHLAA_2017 - now with planning					
89	Marshalls Cross Road	32	0	32	10	20 2	0	0	0	0	0 0	0	0	0	0	0	0	0	32	32	0	permission and	The site is now under construction (previously not started in the March update). WSP agree with the LPA. 0	32	0	0 3	32
																						Ν	ite was identified as providing allotments in 2012 SHLAA and vas suggested to be removed from SHLAA but was carried				
91	Milton Street	25	0	25	0	0 0	0	0	0	20	5 0	0	0	0	0	0	0	0	0	25	0	(hrough. The site is still in in active use and not deliverable. The Council has pushed delivery back a year. However, WSP is of the riew that the site should be discounted25	0	0	0 0)
	Site of former Carr Mill Infants																					-	he site is likely to be developable in years 6-10 years as it is				
95	School, Ullswater Ave	53	0	53	0	0 0	0	0	0	30	23 0	0	0	0	0	0	0	0	0	53	0	ł	owned by a Housing Association with funding and intention to ouild. The Council has pushed delivery back a year but WSP agree with its assessment.	0	53	۹ ۵	53
											20 0												The 2012 SHLAA assessed the site and discounted it on the basis				
	Land rear of																					Q	of it being a landlocked site in existing use as a residential parden, which would require demolition of existing dwelling(s) or access. No evidence has been to provided to demonstrate				
	350 Warrington																						vhat has changed for the Council to conclude that the site is now levelopable. The Council has again pushed delivery back a year.				
96	Road	11	0	11	0	0 0	0	0	0	0	0 0	0	11	0	0	0	0	0	0	11	0		However, WSP is of the view that the site should be discounted11 The 2012 SHLAA assessed the site and concluded it was undeliverable on the basis of it being in active use as a car repairs	0	0	0 C)
	Auto Safety																					Q	parage. The site is still in active use. No evidence has been provided to demonstrate that the landowner has an intention to				
100	Centre, Vicarage			Q						0				0						0		2	edevelop the site. The Council has again pushed delivery back a rear. However, WSP is of the view that the site should be		0	0	
102	Road	9	0	9	0	0 0	0	0	0	9	0 0	0	0	0	0	0	0	0	0	9	0		liscounted. Whilst the site is subject to a UDP open space allocation, it is wheel by a Housing Association with funding and intention to	0	0	<u> </u>	
103	Land rear of 39-67 Valentine Roa	nd 10	0	10	0	0 0	0	0	0	10	0 0	0	0	0	0	0	0	0	0	10	0		ouild, which would indicate the site is developable within the 6- 0 year period. WSP agree with the proposed trajectory.0	0	10	0 1	10
	Site of former 126- 154 Birchley																					N	Whilst the site is in active use as a car park, it is subject to				
	Street and 107-125																					١	arious funding and regeneration plans, which would indicate the it deliverable within the 6-10 year period. WSP agree with				
106	Brynn Street	10	0	10	0	0 0	0	0	0	10	0 0	0	0	0	0	0	0	0	0	10	0		he proposed trajectory. 0 The 2012 SHLAA assessed the site and expected it would be	0	10	0 1	10
																							lelivered in years 2019 to 2021 which has not occurred. The Council has pushed back the site again to years 6-10, but there is				
100	Land adjacent Piele Road	12	0	13	0	0 0	0	0	0	10	0 0	0	0	0	0	0	0	0	0	12	0	5	no evidence that the site is developable. The site is used as open pace and is very close to a roundabout junction to be developed. WSP is of the view that the site should be discounted13	0	0	0 0	
109		13	0	13	0		0	0	0	13	0 0	0	0	0	0	0	0	0	0	13	0		he 2012 SHLAA assessed the site and expected it would be lelivered in years 2023 to 2025. The Council has pushed the site	0	0		
																						5	back again to years 11-15. However, there is no evidence that the ite is developable. Although it is allocated for housing by the IDP (2H7), it is currently in use as a car breakers scrap yard and				
	Land to the																					Ν	JDP (2H7), it is currently in use as a car breakers scrap yard and vill be heavily contaminated. No evidence has been provided to lemonstrate that the landowner has an intention to redevelop				
	rear of Juddfield		_																			1	he site and the site's allocation has not been carried forward nto the Local Plan. WSP is of the view that the site should be				
112	Street	41	U	41	0	U 0	0	0	0	U	U 0	0	20	20	1	0	0	0	0	41	0		liscounted41 Whilst the site is allocated for housing by the UDP (6H3), the	U	U	U C	
																							2012 SHLAA assessed the site and concluded that its future uitability was severely constrained by two overhead high voltage				
																						1	electricity powerlines and pylons. It was also earmarked to provide replacement sports facilities, but this application was efused in 2014 (P/2013/0775). No evidence has been provided				
																						t	o demonstrate that the technical constraints can be overcome and that the site is developable. Indeed the site's allocation has				
113	Land at Willow Tree Avenue	50	0	50	0	0 0	0	0	0	0	0 0	0	30	20	0	0	0	0	0	50	0	l l l l l l l l l l l l l l l l l l l	hot been carried forward into the Local Plan. WSP is of the view hat the site should be discounted	0		0 0	0
																							The 2012 SHLAA assessed the site and expected it would be delivered in years 2024 to 2026. The Council has pushed the site				
	Land at 19 and 25 Sutton Moss																					ł	back again to years 11-15. However, there is no evidence that the lite is developable. The site is overgrown but contains two				
114	Sutton Moss Road	14	0	14	0	0 0	0	0	0	0	0 0	0	14	0	0	0	0	0	0	14	0		existing dwellings and garages. WSP is of the view that the site hould be discounted14	0	0	0 0)
	243 Leach																					SHLAA_2017 - now with planning					
123	Lane Sutton Leach S Helens	17	0	17	8	9 0	0	0	0	0	0 0	0	0	0	0	0	0	0	17	17	0	under construction (The site now has consent and is under constructionref.P/2020/0228/FUL). WSP agree with the LPA's assessment.0According to the Council, the developer has pulled out of the0	17	0	0 1	17
	Former																					6	existing live application that expires in November 2021 ref.P/2018/0535/FUL). As it stands, a new application has not				
126	Halton and St Helens PCT HQ, Cowley Hill	s 32	0	32	Ω	0 10	20	2	Ο	0	0 0		Ο	Ω	0	0	n	n	32	32	Ο	2	been submitted but it is reasonable that the site could start to rield completions within the next 0-5 years. WSP has therefore plit delivery between years 0-5 and 6-10.	16	16	0	32
							20			~				0					52			-	The 2012 SHLAA assessed the site and expected it would be		-	<u> </u>	
	Derbyshire Hill Family Centre,																					ł	lelivered in years 2024 to 2026. The Council has pushed the site back again to years 11-15. However, the site still comprises a community centre in active use. No evidence has been provided				
129	Derbyshire Hill Road	12	0	12	0	0 0	0	0	0	0	0 0	0	12	0	0	0	0	0	0	12	0	1 SHLAA_2017 1	o demonstrate that the landowner has an intention to redevelop he site. WSP is of the view that this should be discounted12	0	0	0 0	0
																						i	Whilst the site is owned by a Housing Association with an ntention to build, the Council has acknowledged that it is unlikely to be developed on its own and requires a				
																						(omprehensive approach with clearance of existing housing tock, but no further details are provided. The 2012 SHLAA				
																							essessed the site and expected it would be delivered in years 2020 to 2022, but this has not occurred. In addition, the site was				
133	Land rear of 2-24 Massey Street	14	0	14	Ω	0 0	Ο	Ω	n	0	0 0	0	11	Λ	0	0	0	0	0	14	n	ä	dentified as having a potential constraint due to proximity of an idjacent chemicals plant. WSP is therefore of the view that this ite should be discounted14	0	0	0)
					~			1 7	~	<u> </u>	. 0	0	14	5	J		~				~		-14	-1-		U	I



																							The 2012 SHLAA assessed the site and concluded that it was undeliverable due to advice from the HSE and National Grid in					
																							relation to the presence of five pipelines along the southern boundary. No evidence has been provided to demonstrate that the technical constraints can be overcome and that the site is					
134	Land at Littler Road	11	0	11	0 0	0	0	0	0 11	0	0	0	0	0	0	0	0	0	0	11	0	SHLAA_2017	developable. The Council has pushed delivery back by a year but WSP believe that this site should be discounted11	0 (0) 0		
																							Whilst the site is owned by a Housing Association with an intention to build, the Council has acknowledged that it is unlikely to be developed on its own and requires a					
	Land at																						comprehensive approach, but no further details are provided. The 2012 SHLAA ssessed the site and concluded that it should be					
135	Newby Place Former Red	13	0	13	0 0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	13	0	SHLAA_2017	discounted as it was currently in use as open space. WSP is of the view that the site should be discounted13	0 C	C) 0		
150	Quarry, Chester Lane	57	0	57	0 0	0	0	0	0 30	27	0	0	0	0	0	0	0	0	0	57	0	SHLAA_2017	Developer interest in bringing the site forward, pre-applicationdiscussions are ongoing and evidence has been provided ondevelopability. Agree with the LPA's assessment.0	0	7 0	57		
150	Land	57	0	57			0	0	0 30	21	0	0	0	0	0	0	0	0	0	57		JILAA_2017	The 2012 SHLAA assessed the site and expected it to be fully built out by 2017, but this has not occurred. Whilst there has been		, 0	, 37		
	adjacent St. Helens Hospital, Marshalls																						previous developer interest, this has not materialised, and the site is currently in active use as car parking associated with the hospital. WSP is therefore of the view that the site should be					
151	Cross Road	59	0	59	0 0	0	0	0	0 0	0	0	0	30	29	0	0	0	0	0	59	0	SHLAA_2017	discounted59	<u>0 C</u>	C) 0		
	College																						Whilst the site is subject to various funding and regeneration plans, it comprises six existing buildings and a car park in active use. There is not sufficient enough detail or certainty to conclude					
154	Street Northern Gateway	103	0	103	0 0	0	0	0	0 30	30	30	13	0	0	0	0	0	0	0	103	0	SHLAA_2017	that the site could yield 103 units in the 6-10 year period. In WSP's view, the site should be pushed back to at least the 11-15 year period, but potentially should be discounted.	0 (1	03 103	2	
104			0				0	0	0 30			10	0	0	0	0	0	0	0	100			Variation of conditions application was submitted in April 2021 and is awaiting a decision (ref.P/2021/0436/S73), which indicates		!		,	
HL496	Land at Elton Head Road, Lea Green	180	0	180	0 45	45	45	45	0 0	0	0	0	0	0	0	0	0	0	180	180	0	Planning permission: not started	some movement towards delivering units on site. The Council has pushed back delivery by a year. WSP agree with the assessment. 0	180 0	C) 180)	
	Land to side and rear of 41-49 Old																					Planning	Site with expired planning permission. There is still developer interest in the site and there has been a pre- application discussion. The Council has pushed back delivery by a					
NT03	Wargrave Road	20	0	20	0 0	0	0	0	0 20	0	0	0	0	0	0	0	0	0	0	20	0	permission: not	year. The Council has pushed back delivery by a year. WSP agree with the assessment.	0 2	0 0) 20		
	Sherdley Remec Ltd Gorsey Lane																					Planning permission: under						
HL417	Clock Face	18	17	1	1 0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	1	18	0	construction	Site is under construction. WSP agree with the LPA's assessment. 0 NMA application approved in April 2020 (ref. A/2020/0006/NMA)	<u>1 C</u>	0) 1		
HL483	lbstocks, Chester Lane	260	0	260	0 0	45	45	45	45 45	35	0	0	0	0	0	0	0	0	135	260	0	Planning permission: not started	which would indicate some movement in terms of deliverability.The Council has pushed back delivery by a year. WSP agree with the assessment.0	180 8	0 0) 26()	
HL289	388 Clipsley Lane	5	0	5	5 0	Ω	0	0	0 0	0	0	0	0	0	0	0	0	0	5	5	0	Planning permission: under construction	Site is under construction. WSP agree with the LPA's assessment. 0	5 ,	0) 5		
	Clough Mill Blundells																					Planning	Renewal of planning permission (ref. P/2019/0812/OUP) would indicate some deliverability, but no evidence of conditions being discharged. The Council has pushed back delivery by a year. WSP					
HL524	Lane	10	0	10	0 0	10	0	0	0 0	0	0	0	0	0	0	0	0	0	10	10	0	started	agree with the assessment. 0 Site was subject to approval of 12 units in Nov 2016 (ref.	10 0	0) 10		
	Windlehurst Youth																						P/2016/0650/FUL). Whilst the former Youth Centre has been demolished, there is no evidence to demonstrate that conditions on this consent have been discharged, which suggests that the					
HL537	Centre Gamble Avenue	12	0	12	10 2	Ω	0	0	0 0	0	0	0	0	0	0	0	0	0	12	12	0		permission has expired and is not under construction. WSP disagree with the assessment and recommend that it is pushed back into the 6-10 year period.	0	2) 10		
	Phase 3 (Aka 2b) Land Site Of Former																							 				
	Vulcan Works Wargrave		-																				Site is now under construction. WSP agree with the LPA's					
HL310	Road Land Off Lowfield	89	3	86	15 30		11	0	0 0	0	0	0	0	0	U	U	0	0	86	89	0		Site is now under construction. WSP agree with the LPA's	89 0) <u> </u>		
HL443	Lane Land At Sorrel Way Clock	112	80	32	20 12	0	0	0	0 0	0	0	0	0	0	0	0	0	0	32	112	0	Planning	assessment. 0	32 0	0) 32		
HL456	Face Land At Mere	12	8	4	4 0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	4	12	0	construction	assessment. 0	12 0	C) 12		
HL531	Grange Lowfield Lane	92	40	42	20 22	0	0	0	0 0	0	0	0	0	0	0	0	0	0	42	Q J	0	Planning permission: under construction	Site is now under construction. WSP agree with the LPA's assessment.	42 0	0	12		
	Phase 4 Land Site Of Former		-10	12				0	0 0		0	0	0	0	0	0	0	0	72	02						<u>, 12</u>		
NT06	Vulcan Works Wargrave Road	134	119	15	15 0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	15	134	0	Planning permission: under construction	Site is now under construction. WSP agree with the LPA's assessment.	15 (C) 15		
	Fishwicks Industrial																						No reserved matters have been submitted following approval of outline in Nov 2016 (Ref.P/2016/0299/OUP). This application has					
HL525	Estate, Baxters Lane	02	0	93	0	30	30	30	2 0	0		0	0	0		0	0	0	90	02	0		therefore expired. The Council has pushed back delivery by ayear but WSP are of the view that all units need to be moved intothe 6-10 years given the lapsed permission.0	0	2 0	02		
TIE525		73	0	93		30		30	3 0		0	0	0	0	0	0	0	0	90	73	0		Planning permission on this site expired in 2016 following an outline application in 2009 (ref. P/2009/1072) and an extension	<u> </u>	3 0	73		
																						Planning	of time in 2013 (ref. P/2013/0185). The principle of development may have been established with the 2009 application however no indication of deliverability since then. Site is covered in					
HL189	Land Off Monastery Lane	80	0	80	0 0	0	0	0	0 0	0	0	0	30	30	20	0	0	0	0	80	0		trees/potential ecology issues. Undeveloped despite being allocated in the 1998 UDP. Likely undeliverable, as such WSP believe this site should be discounted80	0 (0	0		
			-																_				The 2012 SHLAA assessed the site and reported that the remaining seven units had been abandoned. It was expected that the site would resume construction and be fully built out by 2017					
																						permission:	but this has not occured, which suggests potential deliverability issues. The Council has pushed back the site to years 11-15 but					
RH11	Land off Stonecross Drive Land At	8	1	7	0 0	0	0	0	0 0	0	0	0	7	0	0	0	0	0	0	7	0	site Planning	there is no further evidence that the site is now developable.WSP believe this site should be discounted.	<u>0 (</u>	C) 0		
HL363	Baxters Lane	81	0	81	30 30	21	0	0	0 0	0	0	0	0	0	0	0	0	0	81	81	0		The site is now under construction (having previously been a historically stalled site). WSP agree with the LPA's assessment.0The 2012 SHLAA assessed the site and reported that 196	30 5	1 0) 81		
																							apartments were completed in 2007/08 but the remaining block of 64 apartments had been abandoned, suggesting viabillity					
	Apartments (former AC																					Planning	issues. It was expected that a lower density scheme would be delivered by 2025 and the Council has pushed it further back. However, given no construction has occurred in the past 14					
TC43	Complex Site), Shaw Street	260	196	64	0 0	0	0	0	0 0	0	0	0	30	30	4	0	0	0	0	260	0	permission: historically stalled site	years, there is clearly a deliverability issue with the site. Therefore, WSP believes that this site should be discounted entirely64	0 (0) 0		
PR12	Land adjacent to Bold Miners		-					-				-								-		Planning permission: not	Site is allocated for housing by the UDP (6H12) and now has					
	Site Emmanuel	50	0	50	0 0	0	25	25	0 0	0	0	0	0	0	0	0	0	0	50	50	0	started		50 0	0	50		
HL651	Church, Elephant Lane, St Helens	18	0	18	8 10	0	0	0	00	0	0	0	0	0	0	0	0	0	18	18	0	Planning permission: under construction	Site has planning permission (ref. P/2019/0855/FU) and is nowunder construction. WSP agree with the LPA's assessment.0	18 (0) 18		
	Land Between Sutton Road																											
	Lancots Lane And Dismantled Railway Line																					Planning						
HL713	Lancots Lane St Helens	63	0	63	20 20	23	0	0	0 0	0	0	0	0	0	0	0	0	0	63	63	0	permission: under	Site has planning permission (ref. P/2020/0113/FUL) and is now under construction. WSP agree with the LPA's assessment.0Site now had planning permission (ref. P/2020/0216/FUL), but	63 0	0) 63		
																							has not yet started. Since then a further application has been submitted in April 2021 (ref. P/2021/0419/FUL) for a 9 unit					
	The Club 337 - 341 Church																						scheme. Given the site has permission for 10 units, until the second application is granted it should be considered that the 10 until scheme may be implemented and therefore delivery within					
HL706	Road Haydock St Helens	10	0	10	0 5	5	0	n	0 0	0	0	n	n	0	0	0	0	0	10	10	0	Planning	five years is likely to be achievable. WSP agree with the LPA's assessment. This site should be monitored and capacity reduced	10 0) 10		
	13 - 15 Earle Street Newton Le		-					<u> </u>	U						5							Planning	Site now has planning permission (ref. P/2020/0373/FUL), but has not yet started. The site is delivering 8 units and therefore	U				
HL707	Willows Merseyside	8	0	8	0 8	0	0	0	0 0	0	0	0	0	0	0	0	0	0	8	8	0	permission: not started	delivery within five years is likely to be achievable. WSP agreewith the LPA's assessment.0Site now has planning permission (ef. P/2019/0654/FUL), but has	8 C	C) 8		
	1 Millwood																					Planning	not yet started. There has been a discharge of conditions application submitted in November 2020 (ref. C/2020/0094/CON). The site is delivering 36 units and therefore					
HL708	Avenue Eccleston St Helens Land Site Of	36	0	36	0 0	0	20	16	0 0	0	0	0	0	0	0	0	0	0	36	36	0		delivery within five years is likely to be achievable. WSP agree	36 0	0	36		
	Former Haydock Working																					Dianning	Site now has planning permission (ref. P/2020/0419/FU), but has					
HL715	Mens Club Penny Lane Haydock	4	0	4	0 4	0	0	0	0 0	0	0	0	0	0	0	0	0	0	4	4	0	Planning permission: not started	not yet started. The site is delivering 4 units and therefore delivery within five years is likely to be achievable. WSP agree with the LPA's assessment.0	4(C) 4		
HL717	19 Hardshaw Street St																					permission: not	Site now has planning permission (ref. P/2020/0495/FUL), but has not yet started. The site is delivering 7 units and therefore delivery within five years is likely to be achievable. WSP agree					
	Helens Land Site Of Former 7A Cooper	7	0	7	0 7	0	0	0	0 0	0	0	0	0	0	0	0	0	0	7	7	0	started	with the LPA's assessment.	7 C	0) 7		
HL719	Lane Haydock St Helens	5	0	5	5 0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	5	5			Site has planning permission (ref.P/2020/0391/FUL) and is now under construction. WSP agree with the LPA's assessment.	5) -		
	Stables Court, Frontfield	<u> </u>	0	5			0	U	<u> </u>		U	U	U	U	0	U	U		J	<u> </u>			U U	<u> </u>		. 5		
HL721	Court And Cross Meadow	38	0	38	20 18	0	0	0	00	0	0	0	0	0	0	0	0	0	38	38	0		Site has planning permission (ref.P/2020/0615/FUL) and is now under construction. WSP agree with the LPA's assessment. 0	38 0	C) 38		



	The Phoenix																						Planning	Site now has planning permission (ref. P/2020/0313/FUL), but h not yet started. The site is delivering 12 units and therefore	as					
HL723	Hotel Canal Street St	t																					permission: not	delivery within five years is likely to be achievable. WSP agree						
	Helens	12	0	12	0	0	0	12	0 0	0 0	0	0	0	0	0	0	0	0	0	12	12	0	started	with the LPA's assessment.	0	12	0	0	12	
	Land Site Of																							Site now has got outline planning permission						
	Former Travellers																							(ref.P/2020/0473/OUP). Reserved matters will need to be						
	Rest 21																						Planning	submitted. The site is delivering 61 apartments, which may						
HL729	Crab Street																						permission: not	commence in years 0-5 but are unlikely to be wholly complete						
	St Helens	61	0	61	0	0	0	0	0 2	20 20) 21	0	0	0	0	0	0	0	0	0	61	0	started	until years 6-10. WSP agree with the LPA's assessment.	0	20	41	0	61	
																								Site now has planning permission (ref. P/2020/0913/FUL), but h	as					
	59 - 69																						Planning	not yet started. The site is delivering 9 units and therefore						
	Church																						permission: not	delivery within five years is likely to be achievable. WSP agree						
HL734	Street St Helens	9	0	9	0	0	9	0	0 0	0	0	0	0	0	0	0	0	0	0	9	9	0	started	with the LPA's assessment.	0	9	0	0	9	
	Subtotals	10858	670	10188	272	347	442	409	427 39	5 897	715	545	455	499	398	265	240	240	240	1897	7259	3402		Subtotals	-703	1616	2766	1312	5734	3655

LPA SubtotalsYears 0-52292Years 6-103111Years 11-151383Total6786

