

St Helens Borough Local Plan Examination
Matter 5 Hearing Statement on behalf of
Peel L&P (Participant ID RO1959)

May 2021

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1. Issue 1: Components of the housing supply

Q6: Does the Plan show sufficient flexibility in the supply to ensure that the housing requirement will be met over the Plan period?

General viability of the supply

- 1.1 Paper 3 of Peel’s Regulation 19 submission¹ identifies that there are significant deliverability constraints inherent within the supply upon which the Plan is reliant arising from its spatial distribution and reliance on locations where viability is marginal. This raises two issues. The first is in relation to the certainty that the supply will deliver the numbers assumed due to market viability issues and secondly its ability to contribute to meeting the Borough’s affordable housing needs as a strategic objective of the Local Plan (see Policy LPC01).
- 1.2 The Local Plan Economic Viability Assessment (Examination Document VIA01) (EVA) notes significant viability constraints in the defined ‘Zone 1’ area (brownfield development outright and greenfield development when Section 106 contributions are taken into account) and in ‘Zone 2’ (brownfield development at lower densities with viability being marginally and modestly viable at medium and higher densities respectively).
- 1.3 Peel’s analysis in its Regulation 19 submission demonstrates that (as assessed in 2019) 2,162 dwellings are proposed to be delivered on brownfield sites in Zone 1 where the EVA concludes that development is not viable at any density assessed. 3,871 dwellings are proposed to be delivered on brownfield sites in Zone 2 where the EVA concludes that development is marginally/modestly viable at medium and higher densities and unviable at lower densities.
- 1.4 There is therefore a heavy degree of reliance on land which is, on the Council’s own evidence, is highly constrained by market viability. This brings into question the certainty of the delivery of this supply over the plan period before one even considers site specific constraint which may further impact on viability in weaker market areas.
- 1.5 Moreover, as a result of these constraints, the supply will deliver very low levels of affordable housing relative to the need. This is considered in Peel’s Matter 7 Statement.
- 1.6 Resolving this through increasing the affordable housing requirement on sites which are less constrained in viability terms would not be feasible on account of evidence in the EVA. This indicates that more viable sites in Zones 2 and 3 cannot viably provide more affordable housing than proposed through Policy LPC02. This can only be addressed through a fundamental reconsideration of the spatial distribution of development or an increase in the supply.

¹ Examination Document SD008.23

Lead in times and build out rates

- 1.7 Examination Document SD025 explains the build out rates assumed by the Council in respect of different types of site. This is underpinned by evidence of past delivery on which the Council is reliant². A review of this evidence highlights the need for a cautious approach with respect to build out rate assumptions. This demonstrates the need for a greater level of flexibility being included in planned supply to ensure the Local Plan, and specifically its housing requirements, are delivered.

Urban sites

- 1.8 The Council assumes that urban sites over 150 units will be built out at 45 dwellings per hectare. This assumption is underpinned by evidence of historic build out rates in the Borough presented in Appendix 6 of Examination Document SD025.
- 1.9 Appendix 6 presents historic build out rates for sites of over 50 dwellings, 100 dwellings and 200 dwellings (i.e. different size bands to those applied in the housing trajectory). It identifies eight sites which have, since 2010, delivered more than 150 dwellings across the 100+ dwellings and 200+ dwelling categories. These sites are all located in the urban area. Two of these sites remains under construction.
- 1.10 These eight sites have been built out at an average of 38 dwellings per annum, yielding 15% fewer dwellings per annum than the average assumed by the Council for sites of this scale in the urban area for the purposes of the housing trajectory. One of these sites (Deacon Trading Estate) has delivered 76 units per annum, significantly higher than the others. The average achieved across the other seven sites is 32 dwellings per annum, some 29% lower than the average for such sites assumed by the Council within its trajectory.
- 1.11 It is clear that a significant step change in delivery rates on large urban sites compared to the past would need to take place in order that multiple sites are delivering at 45 dwellings per annum as is the Council's proposition.

Green Belt sites

- 1.12 The Council assumes that Green Belt sites of over 250 units will deliver 45 units per annum, again by reference to evidence in Appendix 6 of Examination Document SD025.
- 1.13 Only three sites in the Borough have delivered more than 250 units since 2010 according to Appendix 6, at an average of 48 dwellings per annum. However, only one site has delivered more than 45 dwellings per annum (76 at Deacon Trading Estate) with the other two delivering 33 and 34 dwelling per annum.
- 1.14 Relying on three examples of large sites, only one of which has achieved more than 45 dwellings per annum, as the sole basis for a proposal that all Green Belt sites of over 250 dwellings (with the exception of 4HA for the reasons given) will achieve such a rate

² Examination Document SD025 paragraph 4.19

is highly questionable. The evidence in front of the Examination and relied upon by the Council does not presently support this supposition.

Implications for the Plan

- 1.15 Peel would accept that the delivery rates proposed by the Council are commonly achieved on sites of the type and scale proposed by the Council in comparable Local Authority areas. However, the Council's own evidence would highlight that there is a need for caution in assuming that such rates will definitively be achieved. As this evidence forms the basis for determining build out rates, and in turn is influential in determining the amount of land which the Local Plan needs to meet its housing requirement, we would conclude that it does not provide sufficient evidential support for the assumptions made regarding the plan period yield from a number of sites. This is an area of risk which the Local Plan will need to respond to.
- 1.16 The inclusion of an allowance for non-delivery of sites (15% in respect of urban sites) and a contingency allowance in relation to Green Belt sites (20%) to allow for complications in delivery is welcomed and represents a positive response to these specific areas of risk and uncertainty. The Council's own evidence relating to delivery rates would support a further flexibility allowance to safeguard against under-delivery arising from lower than expected build out rates. There is no such allowance written into the Plan at present.

A flexible and effective plan

- 1.17 The effect of the flexibility provisions written into the Plan (15% in relation to SHLAA sites and 20% in relation to Green Belt sites) is that it identifies land which, on the Council's assessment, can deliver 11,348 dwellings over the plan period against a minimum requirement of 10,206 dwellings.³ This represents an overall flexibility allowance of 11.2%.
- 1.18 Peel's response above highlights significant areas of risk and uncertainty with regard to the supply upon which the Local Plan is reliant. When these additional areas of risk and uncertainty are taken into account, which the Local Plan does not at this stage, it is evident that a flexibility allowance of just 11.2% is inadequate. It provides little wriggle room in the realistic event of under delivery, for the reasons stated, and is insufficient for the purposes of ensuring the plan is effective and in providing the necessary level of certainty that its development needs will be met. This goes to the effective and deliverability of the Local Plan and therefore its soundness.
- 1.19 To address this, the Local Plan should proceed with a flexibility allowance of 15 to 20% which would represent an appropriate provision in the circumstances of the evidence base to which attention has been drawn.
- 1.20 On the Council's own assessment of need, this would require a supply of up to 12,247 dwellings to be identified, some 899 more than proposed. This can only be achieved through additional Green Belt releases. This residual need would be higher still in the

³ Appendix 3 of Examination Document SHBC007

context of an increased housing requirement as proposed by Peel in order than the Local Plan meets the objectively assessed need (see Matter 2).

- 1.21 An alternative approach could be to identify a series of 'Plan B' sites which would be called upon should the plan under deliver against the requirement, as a significant area of risk. This would still require additional land to be identified for such a designation, including additional releases from the Green Belt over and above those proposed. Some of the potential Plan B sites could come from those presently proposed to be designated as safeguarded land. However, by reference to Peel's Matter 3 Statement, it is considered that insufficient provision is made for safeguarded land already. Further, that such sites may need to be given a Plan B designation to address this issue (and therefore acknowledging that they may need to called upon during the plan period) serves to highlight that the extent of Green Belt release proposed is not sufficient to ensure, with any degree of certainty, that the amended Green Belt boundaries can endure well beyond the plan period, as the Council should be seeking in accordance with Framework.

2. Issue 2: The housing trajectory

Q9: Is the evidence that supports the housing trajectory based on realistic assumptions?

2.1 No. See Question 10

Q 10 a) Should a lapse rate be applied to sites expected to deliver in the next 5 years as well as those delivering later in the plan period?

2.2 Peel does not intend to provide a response to this question at this stage but reserves the right to make further comments at the relevant hearing.

Q10 b) Delivery from SHLAA sites

Individual site analysis

- 2.3 In order that the plan can be found to be sound, it must identify sufficient 'developable' housing sites covering 15 years of the plan⁴. Developable is defined at Annex 2 of the Framework.
- 2.4 Paper 3 of Peel's Regulation 19 submission⁵ presents a full analysis of SHLAA sites, which account for a large component of the proposed housing supply. This highlights a number of significant constraints and challenges with respect to individual sites, the cumulative effect of which is that the identified developable supply of housing land is significantly lower than claimed by the Council.
- 2.5 The matters raised include in relation to evidence of physical and ownership constraints to delivery and viability and inaccuracies in respect of the quantum of development for which planning permission exists.
- 2.6 Peel has undertaken a supplementary analysis of SHLAA sites (excluding allocations) and their realistic yield over the plan period, as presented in Appendix 1. This has been updated to reflect the sites included in the Council's trajectory in Appendix 1 of Examination Document SHBC004. A number of sites are removed from the assessment having now been developed since early 2019.
- 2.7 The updated assessment at Appendix 1 continues to demonstrate that a number of sites cannot reasonably be considered to be developable over the plan period, applying the definition at Annex 2 of the Framework. This demonstrates that there is sufficient certainty of delivery (for plan making purposes) in relation to just 1,905 dwellings during the plan period across 62 sites. This compares with the Council's claimed delivery of 3,068 units during the plan period across 78 sites. Again, this conclusion is drawn by reference to a number of factual errors made by the Council in respect of the

⁴ Paragraph 67b of the Framework

⁵ Examination Document SD008.23

assumed yield and judgements about the likelihood of sites coming forward in the context of identified constraints and challenges to delivery.

- 2.8 In particular, in respect of a number of sites there are serious questions as to their availability over the plan period and in other cases there is compelling evidence to suggest that insurmountable access (including ownership) or viability constraints are likely to prohibit delivery over the plan period. It is concluded that in respect of these sites, the tests of there being a 'reasonable prospect' of being available or potential to be 'vially developed' in the future⁶ are not satisfied to the extent that 1,163 units within the Council's SHLAA supply are located on sites which do not meet the definition of developable.
- 2.9 This highlights the inherent fragility in the supply and the extent to which the Plan is therefore at risk of under delivery. As such, whilst it is not Peel's view that these sites should not be supported for development, reflecting the makeup of this supply and the risks identified, the Local Plan must make provision for an additional source of land to meet the identified shortfall in the developable supply. This is necessary to provide sufficient certainty that its development requirements are met and thus to enable the Local Plan to meet the 'effective' test of soundness.

d) Delivery from allocations

Site 9HA

- 2.10 Peel would highlight that allocation 9HA is subject to reserved matters application for 294 dwellings (application reference P/2021/0405/RES submitted in April 2021). This covers the full extent of the site. The site will therefore provide 58 dwellings fewer than assumed by the Council in its trajectory. This should be corrected.

Site 2HA

- 2.11 The Council has noted that this site will not deliver dwellings until 2027/28 on account of infrastructure improvements at Junction 23 of the M6 being needed for to it to come forward. This reflects that the Infrastructure Delivery Plan⁷ identifies a scheme for the improvement of Junction 23 as an infrastructure requirement of the Local Plan (see Matter 1, 3 and 4 (hearing session 5) statements). This highlights the strategic importance of improvements to Junction 23 and the practical impact of proceeding without a clear plan and strategy for its improvement, as is presently the case.
- 2.12 Peel's Matter 4 statement has set out a detailed case for the allocation of land to the south west of Junction 23 (Haydock Green) and to the north east of Junction 23 (Haydock Point North) for residential and logistics development respectively. A key benefit of both of these allocations is their ability to make a strategic contribution (through the provision of land and delivery of new infrastructure) to the requisite enhancement of Junction 23. Indeed the works proposed by Peel within its land are undeniably needed to enable Junction 23 to be improved. These sites are therefore

⁶ See definition of 'developable' in Annex 2 of the Framework

⁷ Examination Document SD013

themselves of strategic importance to the plan and its delivery, solely on account of this.

- 2.13 The Council's position that a scale of development proposed at Site 2HA cannot come forward in Haydock until the Junction 23 improvements are made reinforces, and is further evidence of, the importance of this improvement to the Local Plan. The Local Plan is simply not deliverable without it, with significant adverse consequences for the Borough arising from this.
- 2.14 Given the pivotal role played by the Junction 23 improvement, it is critical that the Council has proper regard to the role of sites in delivering this improvement in the selection process (see Matter 1, 3 and 4). Put simply, Site 2HA cannot come forward without Peel's land at Haydock Green and Haydock Point North also being allocated. Conversely, the allocation of these sites will enable Site 2HA, and the Plan's wider growth aspirations, to come forward in a timely manner.
- 2.15 Based on the Local Plan as submitted, Site 2HA is evidently not deliverable and should be removed as an allocation on account of this. This can only be rectified by the allocation of Peel's land at Haydock Green and Haydock Point North for development during the plan period.

Site 4HA

- 2.16 In relation to Site 4HA, attention is drawn to Peel's Statement in relation to Matter 4 (Session 4) Question 16. This raises critical issues about the deliverability of this site given the complex land ownership structure, the absence of a strategy and masterplan for its development through collaboration across the landowners and promoters and the absence of any understanding of and agreement to the site's significant infrastructure requirements and how these will be delivered in a timely manner.
- 2.17 Given the size of this site, it is critical that the allocation is underpinned by a proper analysis of its viability, particularly as it will be burdened with significant, and as yet unknown, infrastructure requirements. The Local Plan must satisfy the 'effective' test to be proven to be sound and viability is a critical consideration in this regard. That a site which accounts for nearly 1 year's worth of the total plan period requirement, and which intended as a significant contributor to meeting requirements beyond, has not been subject to robust and bespoke viability assessment at this stage is a failing in the Local Plan process.
- 2.18 Bringing 10a, b and d together, it is concluded that the realistic developable supply of housing land is some 2,068 units lower than assumed by the Council. Of this, 1,163 units should be reduced from the SHLAA supply (excluding allocations), 58 dwellings from site 9HA, 427 units from site 2HA (unless land is allocated for development at Haydock Green and Haydock Point which would enable this site to be delivered) whilst the plan period yield from site 4HA (420 units) has also not been proven to be developable at this stage.

Q10e: Build out rates and lead in times

- 2.19 See response to Question 6.

3. Issue 4: The wording of Policy LPA05

Q17: Will Policy LPA05 as worded be effective in maintaining delivery through the plan period?

3.1 See response to Question 6 above and Matter 3.

**Appendix 1: Updated appraisal of SHLAA sites
plan period yield (excluding
allocations)**

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Column	Columns from Turley's 2019 Regulation 19 Paper 3: Housing Land Supply Assessment
Column	Columns added following updated evidence available at May 2021
Row	Sites added to the Housing Trajectory 2021-2037 that were not included in 2017

	Turley disagree with Council's capacity figures
	Turley accept the Council's capacity figures

SHLAA 2017 Reference	Site Name	Post code	Ward	Greenfield / Brownfield	Size (ha)	Density (dph)	Affordable Housing Zone	Site capacity	Updated Site Capacity 2021	Units completed (includes sites removed in 2021)	Updated units completed 2021	Outstanding capacity (2017)	Updated outstanding capacity (30.03.21)	No. Affordable dwellings	Delivery Timescale	Emerging LP Allocation	UDP Allocation	UDP Policy	Brownfield Land Register 2017	Constraints identified in the SHLAA 2017	SHLAA site updates since 2017 (updated SHLAA Proformas February 2021)	Turley Comments (2019)	Turley Outstanding Delivery	Dwellings in Years 1-5	Dwellings in Years 6-15	Turley comments (2021)	Turley Outstanding Delivery (2021)	
1	Land rear of 1-27 Station Road	WA11 0GU	Haydock	Greenfield	0.4	30	2	12	12	0	0	12	12	4	0-5 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Open Space ENV1	Other Open Space	N/A	Description: former allotments. This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing, but investigations would need to be carried out to establish suitability of ground conditions prior to development. This site has previously benefited from outline consent for the erection of 4 houses and 9 sheltered bungalows and laying out 4 allotments (all matters except for access and layout reserved). New enquiry for pre-application advice for 12 dwellings has been received.	Live planning application for 14 units awaiting decision (P/2019/0794/FUL)	Access possible, would require some tree loss. Pre-application submission made within the last 6 months - for an outline application for the erection of 4no houses and 10no bungalows and laying out 2 allotments (all matters except for access and layout reserved) (PRE/2018/0238/PREC). The site appears suitable for development and deliverable within 5 years subject to suitable ground conditions.	12	12	0	No comments following SHLAA site updates.	12	
10	Land at junction of Sunbury Street and Fir Street	WA10 3RA	Thatto Heath	Brownfield	0.82	39	2	32	30	0	0	32	30	0	6-10 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Whiteland	N/A	BR006 Private ownership	Description: cleared former housing estate. There has previously been developed interest in this site; although the closest typology of modelled scheme indicates strong viability, this site might have uncertain viability due to values of surrounding house types. This cleared former housing site has an expired planning permission on part of the southern parcel. 45 flats have recently been demolished on the northern part of the site.	Site gained planning permission in May 2019 (P/2018/0882/FUL) for the erection of 30 dwellings.	Full planning application (P/2018/0882/FUL) submitted 03/12/18 for the erection of 30 dwellings by Torus. Awaiting determination. Reduce site capacity by 2 to be in accordance with the full planning application.	30	30	0	No comments following SHLAA site updates.	30	
13	Land rear of Carnegie Crescent and Goodban Street	WA9 3LX	Parr	Brownfield	0.26	27	1	7	7	0	0	7	7	0	6-10 yrs	Whiteland within Urban Intervention Zone (LPC12) (land to the south is Open Space and Outdoor Sports & Recreation Facilities LPC05 and Greenway Network LPC07)	Whiteland	N/A	BR007 Private ownership	Description: cleared former garage site. Although the closest EVA typology of modelled schemes indicates that this site is likely to have financial viability issues, it is owned by Helena Homes Partnership which may mean it is subject to a non-standard development appraisal. This cleared former garage site is in Helena Homes ownership who have indicated that they still intend to develop it.	No change. Site is in Helena Homes ownership who have indicated that they still intend to develop it.	The site is predominantly hardstanding with a dense tree belt across the northern boundary. The site is in the ownership of a developer and the delivery timescale allows viability issues to be addressed. The small scale site is developable.	7	0	7	No further comments.	7	
16	Land at Egerton Street	WA9 3ZR	Sutton	PDLGF	0.36	33	2	N/A	12	N/A	0	N/A	12	12	1-5 yrs													12
18	Land at Somerset Street and Sussex Grove	WA9 1QN	Parr	Brownfield	2.21	30	1	66	66	0	0	66	66	0	6-10 yrs	N/A	N/A	N/A	BR008 Private ownership	Description: cleared former housing site. The site is not close to a train station but is otherwise accessible and located in a sustainable location. Provision of necessary infrastructure to the site needs to be confirmed by Utility Companies. Previous developer interest in the site, the EVA typology of modelled schemes, indicates that there are unlikely to be financial viability issues bringing forward development. The site is owned by Helena Homes and could be developable contingent on scheme viability.	No change. This site is in Torus62 (Housing Association) ownership who have indicated that they still intend to develop it.	The site consists of PDL following the demolition of a former housing site. The southern parcel of the site appears to have become a natural/semi-natural open space with some dense patches of woodland. As a result of the ecological features onsite it is unlikely that the identified capacity (66) is achievable. Replacement or a like for like replacement of ecological features would be required for the southern parcel of the site that contains mature woodland. 1.12 ha is considered to be deliverable. This equates to 36	36	0	36	Turley comments from 2019 remain. Sites capacity should be reduced to 36 dwellings.	36	
19	Leyland Green Road	WN4 0QJ	Billinge & Sarnley Green	Greenfield	0.53	13	2	7	9	0	0	7	9	0	6-10 yrs	Slow Filter Zone LPC12 Flood Risk and Water Management Urban Intervention Zone (LPC12)	Residential Development Site RES 1	Policy 3H2	N/A	Description: vacant green field site. This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing, however the site slopes away from the road becoming very steep, reducing the developable area. There has previously been developer interest in this site and it is likely to be financially viable to develop.	Planning permission has been granted for 8 dwellings (reference: P/2020/0478/FUL)	Brook immediately to the north - entire site is within flood zone 1. The southern boundary with Leyland Green Road is well planted with mature hedges and dispersed trees. Access to the site appears achievable. The site appears developable for 7 units.	7	0	7	Site capacity to reflect the planning permission (P/2020/0478/FUL) for 8 dwellings. Reduce site capacity to 8.	8	
22	Land at corner of Fairclough Street and Wargrave Road	WA12 9QU	Earlestown	Brownfield	0.41	34	2	14	14	0	0	14	14	0	6-10 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Whiteland	N/A	BR009 Mixed ownership	Description: Cleared former housing and industrial site. There are ownership issues with the site which the freeholder is attempting to resolve. This cleared site is subject to some issues with land ownership but this trying to be addressed with the land registry.	No change. There is still developer interest in the site.	The site has been left for a number of years as there is a considerable spread of young trees across the site. Given the site has ownership issues and has been derelict for a considerable period of time, the deliverability of the site is questioned. The delivery timescale seems to accommodate the ownership issues.	14	0	14	No further comments.	14	
23	Liverpool Arms and former Sacred Heart RC Church and School, Borough Road	WA10 3SX	Town Centre	Brownfield	0.83	35	1	29	29	0	0	29	29	0	1-5 yrs	Within Central Spatial Area LBP01, LPC04	Whiteland	N/A	BR010 Mixed ownership	Description: Derelict Nursery, Presbytery and Liverpool Arms public house site. This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. The site is in mixed ownership and structures would need to be demolished to the site to be redeveloped. The site is likely to be financially viable to develop. This is a part cleared and derelict site with an expired planning permission for apartments, but is now more likely to come forward for higher density housing. The redevelopment of this site will be an important aspect of the redevelopment of this area of the town centre and therefore delivery within the next 5 years will be a	No change, but development of the site remains a priority for the Council given its prominent town centre location.	A small site in mixed ownership. Application to demolish the existing public house granted 06/11/17 (P/2017/0846/DEMPA). There are a number of trees in the eastern section of the site that may need to be retained or replaced as part of any development proposals. Site remediation may be required as a result of previous land uses which could affect viability. The site is suitable for residential development and capable of being delivered within the plan period. As the site does not have planning permission for any dwellings, it is not likely to be developed within years 1-5.	29	0	29	No further comments.	29	
25	Alexandra Park - Former Pilkington HQ	WA10 3TP	West Park	Brownfield	10.8	15	2	162	162	0	0	162	162	0	6-10 yrs	PDL section of the site only is a Registered Park - Policy LPC11 Urban Intervention Zone (LPC12)	White land	N/A	BR061 - covers 9.24ha of the site. Confirms a masterplan for the wider site is being produced.	Description of site: partly vacant employment site. The site includes conversion of a Grade II Listed former Pilkington Headquarters complex. The Listing identifies the entire PDL site (https://historicengland.org.uk/listing/the-list/list-entry/1412004).	No change. There is still developer interest in the site and there has been pre-application discussion for part of this site.	The Listing confirms that the buildings on site are Grade II Listed: The five principal buildings of the complex comprise the Tower block, Lakeside block, Court block, former museum block & directors' garage, and the Canteen block, and they vary in height from 2-storays to 13-storays, all are listed at Grade II. Redevelopment/restoration of the Listed Buildings will be required. Excluding the Grade II Listed section of the site reduces the developable area to 1.58ha. The section of greenfield site, which is not listed, is also bound by a dense tree belt. Significant heritage site constraints and possible impacts on the delivery of dwellings at the site because of trees. The site constraints will effect development viability and the likelihood of being able to attract willing developers. The site is not considered developable. Site capacity is 0.	0	0	0	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	0	
27	Former Bethell Mission Bowling Green, Marsden Avenue	WA10 4JL	West Park	Greenfield	0.27	37	2	10	10	0	0	10	10	0	6-10 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Open space	ENV 1 Private Recreation Facility	N/A	Description: Former Bowling Green. This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. The site is designated in the UDP as a "private recreation facility" but is no longer in use as a bowling green. There has previously been developer interest in this site and it is likely to be financially viable to develop. Former bowling green with expired planning permission for affordable dwellings.	No change	Full planning permission (P/2010/0638) for the erection of 16 dwellings (5 houses, 9 apartments and 2 bungalows; comprised in 100% affordable accommodation) was granted 12/10/10 and has now expired. The Officer's Report confirms that the site has been left in a poor condition and access to the site is restricted. The principle of residential development is acceptable. There are a few trees that would need to be retained or replaced. The site is developable. Site capacity increased to reflect planning permission.	16	0	16	No further comments.	16	
31	Former Sutton Arms PH, Elephant Lane	WA9 5HH	Thatto Heath	Brownfield	0.35	51	2	18	18	0	0	18	18	0	6-10 yrs	N/A	Whiteland	Whiteland	BR011 Private Ownership	Description: Cleared former Public House. The site is not close to a train station, but is otherwise accessible and located in a sustainable location. Provision of necessary infrastructure to the site needs to be confirmed by Utility Companies, the closest EVA typology of modelled schemes indicates that it may suffer from viability issues, this may be further worsened due to uncertain ground conditions	No change. There is still developer interest in the site and there has been a pre-application discussion.	Possible ground condition issues that may need remediation. The subsequent effects of ground contamination may affect the viability of a scheme and may limit residential development on the site or deter a developer. The site lies adjacent to an existing residential area, therefore, subject to ground conditions/viability being satisfactory, the site could be delivered. The site is developable.	18	0	18	No further comments.	18	

36	Land & Premises at Lords Fold	WA11 8HN	Rainford	Brownfield	2.01	22	3	45	55	0	0	45	55	5	1-5 yrs	N/A	N/A	N/A	BR012 Private Ownership	Description: small industrial area. This site is not close to a train station but is otherwise accessible and located in a sustainable location. Partly vacant employment site with current developer interest in site and a planning application for housing is in the process of being prepared. The current buildings will need to be demolished, the site will need to be cleared prior to redevelopment for residential units. There is active developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development, however this does not include any demolition or remediation costs which should be taken into account.	Site obtained outline planning permission (P/2017/0789) in May 2018 for 58 units. Further planning permission relating to the relocation of the existing employment use on a neighbouring site has since been obtained (P/2020/0629/FUL). Reserved matters / new full application is being progressed.	The site is currently occupied by industrial units. In order to facilitate residential development on the site these units will need to be demolished and the land remediated. Based on the industrial nature of the site, the site could have contamination issues which may affect the viability of the site. Outline planning permission (P/2017/0789/OUP) for residential development (illustrative layout shows 57 units), all matters reserved except for access, including junction improvements at Lords Fold / Ormskirk Road granted 23/05/18. The site is deliverable. Site capacity increased to reflect planning permission.	57	57	0	No comments following SHLAA site updates. Variation of condition application submitted November 2020 (No: P/2020/0580/S73) for the residential development of the site. Intention to develop demonstrated.	55
58	Former Central Church Road	WA11 0GT	Haydock	Brownfield	1.35	36	2	48	48	0	0	48	48	0	6-10 yrs	N/A	N/A	N/A	BR014 Private Ownership	Description of site: Vacant cleared site. The site is not close to a train station, but is otherwise accessible and located in a sustainable location. Provision of necessary infrastructure to the site needs to be confirmed by Utility Companies. The site is a cleared former industrial site which benefits from planning permission for development.	No change.	Former industrial use of the site indicates there is likely to be contamination issues on the site which may affect viability. Site is subject to pre-application discussions with the council (LPA Ref - PRE/2018/0033/PREC) for the development of 61 dwellings. The site is developable - capacity not yet granted.	48	0	48	No further comments.	48
59	Site of former Eccleston Street	WA10 2PN	Town Centre	Brownfield	0.33	39	1	13	13	0	0	13	13	0	6-10 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Whiteland	N/A	BR015 Owned by a public authority	Description: informal open space. This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site is likely to be financially viable to develop. This is a cleared former housing site with prominent frontage along a busy route into town centre.	No change.	The site is owned by a public authority and is currently green space in a residential area. The site is an irregular shape. There are a number of trees on the site which may affect the amount of dwellings capable of being built. There are also streets dissecting the site which takes the developable area down to approximately 0.23ha and a site capacity of 9. There is no evidence of developer interest in the site.	9	0	9	Turley comments from 2019 remain. Sites capacity should be reduced to 9.	9
60	Vacant land adjacent to Rail Line, Elephant Lane	WA9 5RR	Thatcho Heath	PDL/GF	4.33	26	2	112	112	0	0	112	112	34	6-10 yrs	Whiteland within Urban Intervention Zone (LPC12) (adjacent to the site are two areas of Open Space and Outdoor Sports & Recreation Facilities - LPC05. Park and Garden to the north and outdoor sports and recreation to the south)	Residential Development Site RES 1	SH10 - capacity 130 (Greenway to the north - ENV 3)	N/A	Description of site: former allotments and quarry. The site is in local authority ownership. Potential issues relating to noise, access and contamination could effect overall viability.	No change.	The site has been a residential allocation since 1998 however is not proposed to be carried forward to the emerging LP. The maps for the UDP and SHLAA 2017 show the same site boundary - the UDP capacity is 130 and the SHLAA capacity is 112. The site appears well used by walkers and potentially ecologically rich (trees, shrubs, grasses and wildflowers). Vehicular access to the site may be difficult - nearby roads are residential cul-de-sacs or a narrow lane (Elm Road) to the north. The site is not likely to achieve the quantum of development proposed because of access and ecology issues and the deliverability of the site is called into question because the site has been available since the adoption of the UDP and is clearly not desirable to developers.	0	0	0	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	0
61	Land North and South of Corporation Street	WA9 1JU	Town Centre	Brownfield	3.23	52	1	169	169	0	0	169	169	0	6-10 yrs	Within Central Spatial Area LBP01, LPC04 Urban Intervention Zone (LPC12) (adjacent Town Centre Boundary LBP01, LPC04)	Southern parcel of site - Development Site TC4 Northern parcel of site - Greenway ENV3 Strategic Footpath and Cycleway to the east of the southern parcel and through the centre of the northern parcel of the site RECS	TC4 - Light Industry, Offices, Leisure, Car Park, Housing	BR016 Mixed ownership	Description of site: cleared former industrial site. There are no known policy constraints that would make the site unsuitable for housing, pipelines run along the western edge of the southern part of the site and along the east of the northern part of the site, which may reduce the developable area. Loss of trees in the northern part of the site could require mitigation. The strategic cycleway and footpath would need to be retained (UDP RECS). The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forward for development. A mixed use masterplan is being prepared for the site and wider area as part of the One Public Estate programme. The viability and market interest in town centre apartment schemes is currently low but this site could come forward within years 0-5 years if third party funding is successfully obtained or possibly as an	No change. There is still developer interest in the site and there has been a pre-application discussion. Additionally, the site continues to be considered for residential use as part of the Council's wider regeneration proposals for the Town Centre.	The northern section of the site is covered in dense woodland. The southern section of the site includes an area of hardstanding which could be suitable for development. The viability of any residential scheme at the site would be affected by the scale of remediation required as a result of the previous industrial land use. The draft St Helens Town Centre Strategy (September 2017) states: "this strategy strongly supports proposals for residential development along the canal and on land surrounding St Helens Central station. Higher density housing will attract more young professionals and families into the town centre." The southern section of the site is suitable for high density residential development and is capable of being delivered subject to site remediation. The site is developable.	169	0	169	No comments following SHLAA site updates.	169
63	Land at Waterdale Crescent	WA9 3PG	Sutton	PDL/GF	0.26	38	2	10	10	0	0	10	10	0	6-10 yrs	Open Space and Outdoor Sports and Recreation Facilities LPC05 Amenity Greenspace Urban Intervention Zone (LPC12)	Open Space ENV1	Publicly Available Open Space	BR062 Owned by a public authority	Description: open space. This site is not close to a train station but is otherwise accessible and located in a sustainable location. Part of the site is allocated in the UDP as "Publicly Available Open Space" and part of the site is used as informal amenity greenspace, which may reduce the developable area. Whilst the site is viable, developers may concentrate on better sites within the Borough before choosing to move forward with this one which is located within a mixed use location on the periphery of the Town Centre. Cleared former housing site, with part in use as amenity greenspace.	No change.	Part of the site is open space and is dissected by a road. Both of these points will reduce the developable area of an already small site. There are a number of trees on site which will need to be considered when preparing a residential scheme for the site. The suggested site density seems to be high given the site constraints. Suggest a reduction in the number of dwellings being capable of being delivered to 5 (0.18ha x 30dph).	5	0	5	Turley comments from 2019 remain. Sites capacity should be reduced to 5.	5
64	BT Depot, Sutton Road	WA9 3DZ	Town Centre	Brownfield	1.02	35	1	36	36	0	0	36	36	0	11-15 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Whiteland	N/A	BR017 Private ownership Permissioned - this site forms part of the Moss Nook Watery Lane development (part of phase 3).	Description: former BT Depot. This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. There are no known legal or ownership issues, although the existing buildings will need to be demolished prior to the redevelopment of the site. There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development. Former BT depot in active use as a donation centre for Willowbrook Hospice. This site forms part of the Moss Nook Watery Lane development (part of phase 3).	No change but wider Moss Nook site (SHLAA site 9) has received grant funding to help deliver phase 1.	There has been no planning applications made in the past 5 years on this site. The depot is currently in use by a hospice and will need to be relocated before demolition can commence. The entire site is PDL and will require demolition and site remediation before residential development can come forward. As the site is to be brought forward with the Moss Nook, Watery Lane development the impact of demolition works on the viability of redevelopment will be less. The site is suitable for residential development and is considered developable.	36	0	36	No further comments.	36
65	Former Pumping Station, Sutton Road	WA9 3EW	Town Centre	Brownfield	0.27	37	1	10	10	0	0	10	10	0	6-10 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Whiteland	N/A	BR018 Private ownership Permissioned - this site forms part of the Moss Nook Watery Lane development (part of phase 3).	Description: cleared former Pumping Station. This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. There are no known legal or ownership issues, the existing buildings will need to be demolished prior to redevelopment. Although the closest EVA typology of modelled schemes indicates viability, this site might have uncertain viability due to the need for demolition and potential site remediation. Former pumping station with some structures still present but semi derelict. This site forms part of the Moss Nook Watery Lane development (part of phase 3).	No change but wider Moss Nook site (SHLAA site 9) has received grant funding to help deliver phase 1.	Moss Nook Watery Lane site considered deliverable (see SHLAA site 9 above).	10	0	10	No further comments.	10
66	Land off Wargrave Road	WA12 8RW	Newton	PDL/GF	0.3	23	2	7	7	0	0	7	7	0	6-10 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Whiteland	N/A	N/A	Description: cleared former housing site. This site is not close to a train station or a secondary school but is otherwise accessible and located in a sustainable location. There are a number of protected trees on the site and it is close to a wildlife site which may reduce the developable area, but there are no other policy or known physical constraints that would make the site unsuitable for housing. No known constraints to achievability.	No change.	There is extensive tree coverage across the site (including mature trees along the Wargrave Road frontage) which may impact on the developable area and viability of development. The development of the site could result in the loss of ecological features of importance. The delivery timescale reflects the constraints on site and should be considered developable.	7	0	7	No further comments.	7
69	Site of former Parr Community High School, Fleet Lane	WA9 1ST	Parr	Brownfield	1.52	36	1	54	54	0	0	54	54	0	6-10 yrs	Whiteland	Education Recreational Field	ENV1	BR019 Owned by a public authority	Description: cleared former school. This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site was identified in the UDP as "educational recreation field". The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues which would affect the site being brought forward.	No change.	The site comprises a mix of hardstanding associated with the former school and areas of tree coverage/semi-natural green space. The site does not look to be publicly accessible. Given that the site is PDL, there may be contamination issues associated with the site that could affect its viability. Likewise, given the extensive tree coverage and potential ecological features of interest on the site, ecology mitigation may be necessary on a like for like basis. The delivery timescale looks realistic and the site	54	0	54	No further comments.	54
72	Site of former St.Marks Primary School, Willow Tree Avenue	WA9 4LZ	Sutton	Brownfield	0.51	35	2	18	18	0	0	18	18	0	6-10 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Section of a wider area of Open Space ENV1 (south of residential allocation 6H3)	Education Recreational Field	BR020 Owned by a public authority	Description: cleared former school. This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site was identified in the UDP as "education recreation field" but the former school has been redeveloped on the adjacent site. There has previously been developer interest in this site and it is likely to be financially viable to develop. This is a cleared former school site which has become	No change.	A large pylon is located towards the former school entrance which will impact on the sites desirability from a developers perspective. The site appears to have been left vacant for a number of years as the site is overgrown and has a significant amount of trees on site. The trees will have to be considered in any layout design and site remediation works will be necessary to take account of the former school. The delivery timescale appears acceptable given the site constraints. The site is deliverable.	18	0	18	No further comments.	18

74	Site of former 119-133 Crow Lane West	WA12 9YN	Earlestown	Brownfield	0.3	30	2	9	9	0	0	9	9	0	11-15 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Whiteland	N/A	BR021 Owned by a public authority	Description: builders merchants. The site is in active use as a builders merchants. The site is in active use and is thought to be in mixed ownership which will need to be resolved. It is likely that the land will need decontaminating prior to development. There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development. This site is in active use as a builders merchants, cessation of existing use required prior to potential redevelopment for housing. See also the adjacent site	No change.	The site is in use as a builders merchant. The delivery timescale reflects the time for the site to become vacant. Possible land remediation will affect the sites viability for residential development. The site is owned by the public authority and if brought forward with SHLAA site 84 the site may be attractive to prospective developers (dependent on land ownership details). Given the site constraints the delivery of houses is not likely to be until late in the plan period. The site is suitable and developable.	9	0	9	No further comments.	9
75	Christ Church Parish Hall, Chapel Lane	WA10 5DA	Eccleston	Brownfield	0.36	28	3	10	6	0	0	10	6	0	11-15 yrs	Whiteland within Urban Intervention Zone (LPC12) (Local Wildlife Site LPC06 and Open Space LPC05 to the south)	Whiteland	N/A	BR022 Mixed ownership	Description: Eccleston Medical Centre and Parish Hall. This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. The site is adjacent to Greenway and has some protected trees along the western boundary, the site is currently in use as a medical centre. The current site is in active (temporary) use which will need to be relocated prior to development. There has previously been developer interest in this scheme; although the closest typology of modelled scheme indicates strong viability, this may be affected by conversion or demolition costs. This site is in active use as a medical centre in portacabins within the grounds of the disused parish buildings, cessation of existing use required prior to potential redevelopment for housing.	Site now has outline planning permission for 7 units (P/2018/0749). Site has not started.	Outline permission (P/2018/0749/OUP) for the demolition of the existing church hall and removal of modular buildings and erection of 7 no dwellings: all matters reserved except for access granted 22/01/19. The site is suitable and available for residential development. Potential viability issues related to the demolition and site remediation costs but the delivery timescale appears appropriate. The site is developable - reduce the site capacity to reflect planning permission.	7	0	7	No comments following SHLAA site updates.	7
78b	Former St Helens Glass Corporation Street	WA10 1GF	Town Centre	Brownfield	Unknown	Unknown	1	N/A	61	N/A	0	N/A	61	Unknown	Central Spatial Area LPB01, LPC04	Whiteland	N/A	BR023 Private ownership			N/A			It is unclear whether this site is separate to the extra care apartments (formerly referenced site 78) or is part of the permission which appears to be close to starting is under construction. No further planning applications have been submitted. Assumed 61 units remain outstanding from permission P/2017/0634/FUL (see row below).	61		
82	Land adjacent Laffak Road and Carr Mill Road	WA11 9LG	Moss Bank	PDLGF	3.31	30	2	99	150	0	0	99	150	30	6-10 yrs	White land	Whiteland	N/A	N/A	Description: Mixed use of motor auctions, agricultural holding and former pub/cafe. The site is not close to a train station but is otherwise accessible and located in a sustainable location. Site is subject to a development brief which includes the provision of a new rail station; a pylon crosses the site and the land may need decontaminating prior to use. Provision of necessary infrastructure needs to be confirmed with utility companies. Viability of the land may be affected by land assembly and decontamination costs. The site has	There is a live application for 150 residential units, awaiting decision (reference: P/2020/0153/FUL).	Site subject to a full planning application for the demolition of existing buildings and erection of 150 dwellings (LPA Ref. P/2019/0036/FUL) Application was validated on 16 January 2019 - pending determination. The site is developable - site capacity has not been granted.	99	0	99	No comments following SHLAA site updates.	150
84	Land adjacent Church of Christ, Heather Brae	WA12 9DH	Earlestown	Greenfield	0.3	30	2	9	9	0	0	9	9	0	6-10 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Whiteland	N/A	N/A	Description: informal open space. This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site is thought to be in mixed ownership which will need to be resolved prior to development. No known constraints to achievability. This site is used as informal open space. See also the adjacent site of 74 which is in active use as a builders' merchant.	No change.	The site comprises a maintained area of public open space that will need to be compensated for if lost. The site is in mixed ownership and may prevent development coming forward. The delivery timescale appears appropriate to address ownership issues and the site is developable.	9	0	9	No comments following SHLAA site updates.	9
87	Land west of Vista Road	WA11 0RW	Haydock	Greenfield	1.24	27	2	33	33	0	0	33	33	10	11-15 yrs	Whiteland within Urban Intervention Zone (LPC12) (Adjacent Green Belt LPA02, LPA06, Local Wildlife Site LPC06 and a Nature Improvement Area LPC06 and LPC08)	Whiteland	N/A	BR063 Mixed ownership	Description: agricultural holding. This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site is located within 250m of a large landfill site, there is a pipeline running along one boundary and a scrap yard as a neighbouring use. There has previously been developer interest in this scheme; although the closest typology of modelled scheme indicates strong viability, this may be affected by adjacent land uses. This site is an agricultural holding is currently used for grazing; it is adjacent to a scrap yard and there is a cement works and landfill site near by which may reduce the prospect of development in the near future.	No change. There is still developer interest in the site and there has been a pre-application discussion.	The site is bound by trees and hedgerows on all sides and a number of trees within the site. There is no existing access off Vista Road to the east however this is a long and straight road so visibility will not be an issue. The site is adjacent to a scrap yard and there is a cement works and landfill site nearby. The neighbouring land uses will impact on the desirability of the site and the developable area will be reduced as noise mitigation measures are likely to be necessary. While the site is available it seems unlikely that it will be developed as its in mixed ownership and there are undesirable neighbouring land uses. There have been no policy constraints to development at this site since the adoption of the UDP, therefore it is unlikely that there will be interest in the site now.	33	0	33	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	0
89	Land rear of 64-94 Marshalls Cross Road	WA9 5AJ	Town Centre	Greenfield	0.96	13	1	12	32	0	0	12	32	0	6-10 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Residential Development Site RES1 Landscape Renewal ENV20	Site SH2	N/A	Description: overgrown former allotments. This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site is covered in unprotected mature trees and a flood risk assessment would be required as half of this site is in flood zone 3, to establish whether the site can be developed for housing. There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development. This former allotments site is now overgrown with mature trees, half of the site is considered to be in flood zone 3, so the potential capacity has been reduced to reflect this constraint. Site has been subject to recent pre-application discussions but required flood risk mitigation could impact on viability.	Site now has full planning permission for 32 units (P/2019/0693). Site has not started.	A pre-application submission (PRE/2019/0031/PREC) was made in 2019 for 33 dwellings (including apartments). No further details are available online. The site has been available for residential development for a number of years and hasn't been brought forward. The likelihood of it being brought forward now is low given the site constraints (trees and flood risk). As a pre-application submission has been made the site should be considered suitable and developable subject to further investigation. The site capacity has not been granted.	12	0	12	No comments following SHLAA site updates.	32
91	Milton Street	WA9 4BQ	Bold	Greenfield	1.27	20	2	25	25	0	0	25	25	8	6-10 yrs	Part of the site within Open Space LPC05. Urban Intervention Zone (LPC12) (Adjacent Green Belt LPA02, LPA06, Local Wildlife Site LPC06 and further areas of Open Space)	Eastern section is whiteland. Western section of site as Open Space (ENV1)	Open space allocated as Education Recreation Field	N/A	Description: Allotments, former school playing field. This site is not close to a train station but is otherwise accessible and located in a sustainable location. A flood risk assessment would be required as a quarter of this site is in flood zone 3, to establish whether the site can be developed for housing. There are allotments on the site which should be protected. Although the closest typology of EVA modelled schemes indicates strong viability, this site might have uncertain viability due to access issues and the potential need for flood mitigation measures. This site comprises allotments and former school playing field, with some of the site located within Flood Zone 3. The estimated yield has been reduced to reflect	No change.	Possible ransom strip at entrance to the site from Milton Street - looks to be gated private land. The site appears to be fairly heavily wooded at the northern and eastern boundary. Flood Risk Zone to the west of the site and allotments to the south. The area of land identified to the south of the properties on Milton Street appear to be rear gardens and not available for development. Considering the above, the area of land available for development is approximately 0.24ha and there are possible land ownership issues. The site is neither suitable nor developable. Site capacity is 0.	0	0	0	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	0
95	Site of former Carr Mill Infants School, Ullswater Ave	WA11 7PT	Moss Bank	PDLGF	1.49	36	2	53	53	0	0	53	53	16	6-10 yrs	LPC05 Outdoor Sports and Recreation Facilities	Education Recreational Field	ENV1	N/A	Description: Cleared former school site. This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site is identified in the UDP as "Educational Recreation Field". Provision of necessary infrastructure needs to be confirmed with utility providers.	No change.	Mature trees are located along all boundaries of the site. Approximately 1/2 - 2/3 of the site is allocated in the emerging Local Plan as Outdoor Sports and Recreation Facilities. Like for like replacement of this open space would therefore be necessary to facilitate the development of the site. The site is suitable and developable subject to the consent of the open space.	53	0	53	No further comments.	53
96	Land rear of 350 Warrington Road	L35 9JL	Rainhill	Greenfield	0.39	28	3	11	11	0	0	11	11	4	11-15 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Whiteland	N/A	N/A	Description: Grazing/ private residential gardens. This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site is thought to be in mixed ownership which will need to be resolved prior to development. Although the closest typology of EVA modelled schemes indicates strong viability, this site might have uncertain viability due to access issues and the potential need for demolition. Small site with a difficult access that could potentially be resolved to provide a limited number of dwellings over the longer term.	No change.	The site is not accessible with no boundary adjoining a road. The SHLAA refers to the site as being partly private residential gardens and in mixed ownership. The site cannot be considered developable if access cannot be gained. Site capacity is 0.	0	0	0	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	0
102	Auto Safety Centre, Vicarage Road	WA11 0UJ	Blackbrook	Brownfield	0.31	29	2	9	9	0	0	9	9	0	6-10 yrs	Slow Filter Zone LPC12 Flood Risk and Water Management Urban Intervention Zone (LPC12) (adjacent the Green Belt LPA02 and LPA06)	Whiteland (to the east of Residential Development Site 2H7)	N/A	BR025 Private ownership	Description: car repairs garage. There is a building that is in active use and this would need to cease prior to redevelopment. There are no known legal or ownership issues, the existing building will need to be demolished prior to the site being redeveloped for housing. There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development. This site is in active use as a car repair garage, cessation of existing use required prior to potential redevelopment for housing.	No change.	The site is in active use as a repair garage and there is no indication of the site becoming vacant. A review of google earth satellite imagery shows that a large parcel of land to the west of the garage is used as car storage area. As the site is in active use and there is no evidence to suggest this will cease, the site cannot be considered suitable, available or developable. Site capacity is 0.	0	0	0	Turley comments from 2019 remain as the repair garage is still in active use. Site capacity should be reduced to 0.	0

103	Land rear of Valentine Road	39-67	WA12 9LF	Earlestown	PDLGF	0.46	22	2	10	10	0	0	10	10	0	6-10 yrs	Urban Intervention Zone (LPC12) Southern parcel of the site within the Greenway LPC07 and adjacent to Open Space LPC05	Part of the site is Greenway (ENV3) Part of the site Open Space ENV1	Publicly Available Open Space	N/A	N/A	Description: open Space/ former garage site. This site is not close to a train station but is otherwise accessible and located in a sustainable location. Part of the site is Greenway and identified in the UDP as "Publicly Available Open Space". The site is thought to be in mixed ownership which will need to be resolved prior to development. This site is comprised of cleared former garages and some open space, it has a slightly awkward shape which may reduce the number of dwellings that can be accommodated on the site.	No change.	The site is heavily wooded in sections and with a mixed ownership. The site capacity appears to reflect the site constraints and the site can be considered as suitable for residential development. There is no indication that the ownership issues cannot be resolved. The site is considered developable.	10	0	10	No further comments.	10
106	Site of former 126-154 Birchley Street and 107-125 Brynn Street		WA10 1HZ	Town Centre	Brownfield	0.25	40	1	10	10	0	0	10	10	0	6-10 yrs	Within Central Spatial Area LBP01, LPC04	Development Site with Planning Permission TC4(13)	Car park	BR026	Owned by a public authority	Description: car park. Site is currently used as a car park but the provision of town centre parking is currently under review and there is potential that the site could be released for development as part of the One Public Estate Programme. The site is likely to be financially viable to develop. This is a cleared former housing site that is in active use as a car park, it is close to the town centre and surrounded by terraced housing.	No change. Site continues to be considered for residential use as part of the Council's wider regeneration proposals for the Town Centre.	The draft St Helens Town Centre Strategy confirms that: "There are a number of underused and vacant sites located around the town centre boundary, including Birchley Street car park and land surrounding St Helens Central (train station) which are appropriate for mixed-use-residential development. The One Public Estate funding to masterplan Birchley Street car park will revitalise an underused area of land to the north-west of the town centre." The site is suitable for residential development subject to land remediation and there being no viability issues.	10	0	10	No further comments.	10
109	Land adjacent Piele Road		WA11 0PE	Haydock	PDLGF	0.61	21	2	13	13	0	0	13	13	4	6-10 yrs	Whitelands within the Urban Intervention Zone (LPC12)	Whitelands	N/A	N/A	Description: open space/ former railway line. This site is not well served by public transport but is otherwise accessible and located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing, some land remediation may be required due to the former use as a railway line, there are no other known physical constraints. The site is likely to be financially viable to develop. This site is part greenfield, part former railway line, currently used as informal open space. The residential capacity has been reduced due to proximity to roundabout.	No change.	The site is a relatively unconsolidated area of open space with minimal recreation value. The site capacity reflects the potential noise issues relating to development within close proximity to a major road. The site is available and developable.	13	0	13	No further comments.	13	
112	Land to the rear of Juddfield Street		WA11 0AZ	Blackbrook	Brownfield	1.14	36	2	41	41	0	0	41	41	0	11-15 yrs	Immediately adjacent to Slow Filter Zone/Urban Intervention Zone - Policy LPC12	Whitelands	N/A	BR028	Mixed Ownership	Description: Scrapyard. The site is not located close to a train station but is otherwise accessible and located in a sustainable location. Provision of necessary infrastructure need to be confirmed with utility providers. Site is thought to be in mixed ownership. This site is need decontaminating prior to development. The closest EVA typology of modelled schemes indicates that there are unlikely financial viability issues. The site is currently in use and relocation would be required prior to the site being developed.	No change.	The site is currently occupied by a scrapyard and there is no evidence to suggest the existing use is going to relocate. The current use would need to be relocated in order to facilitate development on the site. It is likely that the site would need extensive remediation prior to development. This is likely to affect viability and result in long time scales for the delivery of homes on the site. There is no evidence to suggest the site is going to be brought forward for development.	0	0	0	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	0
113	Land at Willow Tree Avenue		WA9 4NU	Sutton	Greenfield	3.5	14	2	50	50	0	0	50	50	15	11-15 yrs	Whitelands	Residential Development Site RES 1	Site 6H3	N/A	N/A	Description: Open Space. The site is not close to a train station but is otherwise accessible and located in a sustainable location. Two pylons cross the site which will reduce the developable area. Provision of necessary infrastructure needs to be confirmed with utility providers. The site is in mixed ownership which will need resolving prior to development. Development values will be adversely impacted by the presence of pylons across the site as the number of units will be reduced.	No change.	The site is a former residential allocation and failed to be brought forward for residential development since the adoption of the UDP. The density of development has been reduced to take account of the pylons on site however the site also appears to be heavily used by walkers and there is a covering of trees across the entire site. The failure of the site to be brought forward earlier raises concerns regarding suitability however there is potential for residential development to be delivered.	50	0	50	No further comments. Accept Council's outstanding capacity figures.	50
114	Land at 19 and 25 Sutton Moss Road		WA9 3HU	Parr	PDLGF	0.54	26	1	14	14	0	0	14	14	0	11-15 yrs	Whitelands within the Urban Intervention Zone (LPC12)	Eastern section of the site is Green Belt. Western section of the site is whitelands.	GB1 - 12	N/A	N/A	Description: Residential/ agricultural small-holding. The site is not well served by public transport, and there is a public right of way along the western boundary of the site. The site is thought to be in mixed ownership which will need to be resolved prior to development. There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forward for development. Backland development site.	No change.	The site has a number of existing properties to the west of the site and there appears to be mature planting to the east. Access to the site (not in existing residential use) does not appear achievable. The site is not developable. Site capacity is 0.	0	0	0	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	0
123	243 Leach Lane, Sutton, St Helens		WA9 4PQ	Sutton	Brownfield	0.5	34	2	N/A	17	N/A	0	N/A	17	0	0-5yrs	Whitelands	Whitelands	N/A	N/A	N/A	Description: Former PCT Headquarters. This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are buildings on the site would need to be cleared prior to development taking place, or potentially converted. There has previously been developer interest in this site; although the closest typology of EVA modelled schemes indicates strong viability, this site might have uncertain viability due to the potential need for demolition of the existing building. Former PCT Headquarters no longer in use, would probably require demolition prior to being redeveloped for residential purposes. Pre-application discussions are ongoing.	SHLAA 2017 site - Now with planning permission and under construction				Planning application for 17 dwellings (P/2020/0228/FUL) approved September 2020. Accept Council's capacity.	17	
126	Former Halton and St Helens PCT HQ, Cowley Hill		WA10 2UE	Windle	Brownfield	0.89	36	2	32	32	0	0	32	32	0	1-5 yrs	Whitelands Urban Intervention Zone (LPC12) (Immediately to the south of Open Space and Outdoor Sports and Recreation Facility)	Whitelands (south of Open Space ENV1)	N/A	BR029	Private ownership	Description: Former PCT Headquarters. This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are buildings on the site would need to be cleared prior to development taking place, or potentially converted. There has previously been developer interest in this site; although the closest typology of EVA modelled schemes indicates strong viability, this site might have uncertain viability due to the potential need for demolition of the existing building. Former PCT Headquarters no longer in use, would probably require demolition prior to being redeveloped for residential purposes. Pre-application discussions are ongoing.	Site has a planning permission for the development of Specialist C2 75 unit scheme (P/2018/0535/FUL). Some of the planning conditions were discharged in 2018. However, C2 developer has now pulled out, site is now being considered for C3 use.	Prior notification (P/2018/0222/DEMPA) for demolition of former NHS buildings approved 22/05/18. Full planning permission (P/2018/0535/FUL) for the development of Specialist C2 use class accommodation (72 apartments) for the elderly consisting of apartments with care, communal facilities, parking and associated amenity space granted 29/11/18. Applicant: Adlington. The site has a developer on board and is considered developable. Accept the Council's figures	72	72	0	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	37
129	Derbyshire Hill Family Centre, Derbyshire Hill Road		WA9 2LN	Parr	PDLGF	0.32	38	1	12	12	0	0	12	12	0	11-15 yrs	Whitelands within the Urban Intervention Zone (LPC12)	Whitelands	N/A	BR065	Mixed ownership	Description: community centre. This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site is in use as a community centre, this would need to cease and the site cleared prior to development taking place. The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forward for development. If this community centre becomes surplus to requirements, it could potentially provide dwellings over the longer term.	No change.	The SHLAA suggests there is no intention to relocate the existing use but the site would only become available for residential redevelopment if the site were considered surplus to requirements. The site would need to be remediated and this may have effects on the viability of the site for residential development. The site is neither available or developable. Site capacity is 0.	0	0	0	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	0
133	Land rear of 2-24 Massey Street		WA9 3NL	Town Centre	PDLGF	0.35	40	1	14	14	0	0	14	14	0	11-15 yrs	Whitelands	Whitelands	N/A	N/A	N/A	Description: Former landfill site. The site is not close to a train station but is otherwise accessible and located in a sustainable location. Provision to the site will need to be confirmed with relevant utility companies. The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing the typology of site forward. Surrounding land uses may present some issues which reduce the residential viability.	No change.	The site is likely to need considerable site remediation works as it is a former landfill site. The adjacent land uses include a logistics site and St Helens' hospital. Derelict commercial buildings appear to back on to the site to the north. The site is an irregular and narrow shape which may be unattractive to developers. The site is not considered developable. Site capacity is 0.	0	0	0	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	0
134	Land at Littler Road		WA11 0JP	Blackbrook	Greenfield	0.52	21	2	11	11	0	0	11	11	3	6-10 yrs	Whitelands within the Urban Intervention Zone (LPC12)	Whitelands	N/A	N/A	N/A	Description: informal open space. This site is not close to a train station but is otherwise accessible and located in a sustainable location. Major pipelines run along the southern edge of the site, but investigations could be made about developing the northern part of the site, following the same frontages as adjacent plots. Informal open space site pipelines running along the southern boundary, the estimated residential viability.	No change.	The site appears to only be accessible from the south (Littler Road). As the pipelines affect the developable area and access cannot be gained over this section of the site, it cannot be considered developable. Site capacity is 0.	0	0	0	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	0
135	Land at Newby Place		WA11 7BZ	Moss Bank	Greenfield	0.34	38	2	13	13	0	0	13	13	4	6-10 yrs	Slow Filter Zone LPC12 Flood Risk and Water Management Urban Intervention Zone (LPC12)	Whitelands (Strategic Footpath and Cycleway (RECS) to the south west)	N/A	N/A	N/A	Description: informal open space. This site is not close to a train station but is otherwise accessible and located in a sustainable location. No known constraints to achievability. Used as informal open space.	No change.	The site is accessible and available for development. There are no previous land uses of concern. The site is developable.	13	0	13	No further comments. Accept Council's outstanding capacity figures.	13
150	Former Red Quarry, Chester Lane		WA9 4DA	Bold	Brownfield	1.93	30	2	57	57	0	0	57	57	0	6-10 yrs	The site is partially allocated as Natural and Semi-natural Greenspace Policy LPC05	Mersey Forest Site ENV10	Site ENV10(vi)	BR030	Private Ownership	Description: former landfill site. The site is a former refuse tip. Recent ground investigation work indicates that the site is developable. The site is located in a sustainable location close to a train station and high frequency bus service. There are no policy or known physical constraints that would make the site unsuitable for housing. Site is heavily wooded and Pendebury Brook runs to the south of the site, so appropriate ecological mitigation and easement from brook would be required. The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forward for development. However the viability of potential ground contamination remediation measures could impact on	No change however, there is developer interest in the site.	The existing land use would require significant levels of site remediation which would impact the sites viability for residential redevelopment. There is extensive tree coverage across the site which may which could result in the loss of ecological features of importance or significantly reduce the developable area. The site is partially within emerging allocation LPC05 (greenspace). The site is not considered developable because of the effects from the former land use.	0	0	0	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	0

151	Land adjacent St Helens Hospital, Marshalls Cross Road	WA9 3BY	Town Centre	Brownfield	1.65	36	1	59	59	0	0	59	59	0	11-15 yrs	Whiteland within the Urban Intervention Zone (LPC12)	Whiteland	N/A	BR031 Private Ownership	Description: Cleared former hospital site. The site is not located close to a train station but is otherwise located in a sustainable location. Northern boundary of the site abuts an area of Flood Risk Zone 2. An FRA is required to establish whether the site is suitable for residential development. The eastern edge of the site may be a historic landfill area so ground investigations will be required. Provision of necessary infrastructure to the site will need to be confirmed with utilities providers. The closest EVA typology indicates that there are unlikely to be viability issues with the site. There has been interest in the site however, no meaningful	No change.	The site is PDL and therefore there is potential impacts from land contamination associated with the sites previous use. Site remediation works may impact on the sites viability. While the site adjoins the highway, access to the site is not established or clear. At present it appears access is taken via private land associated with the hospital. In order to facilitate access to the site, demolition of the existing boundary wall adjacent to the site would be required. Potential site access / ownership issues however there is no evidence to suggest these could not be resolved during the plan period.	59	0	59	No further comments. Accept Council's outstanding capacity figures.	59
154	College Street Northern Gateway	WA10 1HT	Town Centre	Brownfield	2.88	36	1	103	103	0	0	103	103	0	6-10 yrs	Within Central Spatial Area LBP01, LPC04 Urban Intervention Zone (LPC12) Southern parcel of the site also within Town Centre Boundary LBP01, LPC04	Within the Town Centre boundary	CAS2, CSS1, CE1	BR032 Owned by a public authority	Description: town centre publicly owned land including car park, job centre and register office. There are no known legal or ownership issues, some of the current uses will need to be relocated and buildings will need to be demolished and the site will need to be cleared prior to redevelopment for residential units. The site is likely to come forward for residential development through the One Public Estate Government Programme. The site is likely to be financially viable to develop.	Site continues to be considered for residential use as part of the Council's wider regeneration proposals for the Town Centre.	A significant amount of the site is either handstanding in use as a car park, or large employment buildings. The SHLAA confirms that the buildings are currently in use and the businesses will need to be relocated before any works on site can commence. The site is Council owned and there's no indication online that the site is for sale. The expected delivery of 6-10 years seems unachievable given the above. While the site may be suitable, the deliverability of the site for residential development is questioned as major site remediation works are required.	0	0	0	Turley comments from 2019 remain. Sites capacity should be reduced to 0.	0
HL496	Land at Elton Head Road, Lea Green	WA9 5AU	Thatto Heath	Greenfield	6.2	29	2	180	180	0	0	180	180	0	1-10 yrs	Whiteland	Part of wider Economic Development Site with Planning Permission - site 5Ec1(a)	ECON1	N/A	Outline planning permission (P/2015/0309) granted 29/04/16 for the provision of up to 180 dwellings, together with the creation of open space areas and an earth bund and acoustic fence on the western and south western boundaries.	Site now has a full planning permission (P/2019/0216).	A reserved matters application hasn't been submitted and the outline permission expires 28/04/19. The Officer's Report confirms that there has been a lengthy site history with a mix of uses (including residential) being granted planning permission and not being built. There are considerable noise constraints associated with the site, a freight line is located to the south, Elton Head Road to the north and a 24 hour large food warehouse and distribution centre to the west. The site has been found suitable for residential development however the extensive planning history suggests the site may not be deliverable because of site constraints and neighbouring land uses that render the site unattractive to developers. Outline decision confirms there is no affordable housing provision.	0	0	0	Reserved Matters permission (P/2019/0216) for 180 dwellings. Consultee comments refer to noise constraints, flooding concerns and impacts on trees and wildlife suggesting possible deliverability issues. Turley comments from 2019 remain. Site capacity to be reduced to 0.	0
NT03	Land to side and rear of 41-49 Old Wargrave Road	WA12 8NG	Newton	Brownfield	0.61	98	2	60	60	0	0	60	20	0	1-5 yrs	Whiteland	Whiteland	N/A	BR082 Private ownership	Planning permission P/2016/0412 - not started. Public access indicates that an application has been submitted to satisfy the ground investigation condition.	SHLAA 2017 site with planning permission now expired (P/2016/0412). Taking account of a revised site area the potential site yield has been recalculated. Assumed density is 40 dwellings per hectare with a 90% net developable area. Revised site yield is now 20 units. There is still developer interest in the site and there has been a pre-application discussion.	Full planning permission (P/2016/0412/FUL) for the erection of 60no. apartments with associated landscaping and car parking granted 30/08/16. Applicant: Victory House Group. Permission expires August 2019. The scheme is for social housing for veterans, although not compliant with the definition (national or local) of affordable housing, the Council concluded that the proposals are for housing where there is an identified need and are classed as affordable housing as they will be passed to a registered social landlord on completion. No applications to discharge conditions have been submitted. The site is suitable for residential development and the outline permission expires 28/04/19.	60	60	0	No comments following SHLAA site updates.	20
HL417	Sherdley Remec Ltd Gorse Lane Clock Face	WA9 4SE	Bold	Brownfield	0.93	20	2	19	18	5	17	14	1	0	1-5 yrs	Whiteland (South of Bold Forest Garden Suburb (LPA05) and north of Green Belt (LPA02, LPA06)	Green Belt and Landscape Renewal Area	GB1-12 and ENV20	BR093 Private ownership Permissioned	Planning permission P/2015/0582 - under construction	1 unit outstanding (plot 18).	Reserved matters approval (P/2015/0582/RES) for the erection of dwellings on plots 4, 5, 9, 11 and 17 in respect of outline permission P/2014/0888 was approved 10/09/15. The matters applied for are a) layout, b) scale and c) appearance. Application of vacant building credit results in no affordable housing provision on site. A review of google earth satellite imagery shows the residential development of the site is almost complete.	14	14	0	No comments following SHLAA site updates.	1
HL483	Istocks, Chester Lane	WA9 4EN	Bold	Brownfield	9	29	2	260	260	0	0	260	260	78	1-10 yrs	Whiteland (Site is bound to the north, south and west by Greenway (LPC07) and to the south of the site, open space (LPC05 - Natural and Semi-natural Greenspaces)	Whiteland (Site is bound to the north, south and west by a Mersey Forest Site (ENV10)	N/A	BR085 Private ownership Permissioned	Planning permission P/2015/0599 - not started.	Relevant conditions for site remediation were discharged in 2018 (site has full planning permission for site profiling and outline for residential use). Site levelling and profiling is being undertaken.	The site is suitable for residential development and the outline permission expires 28/04/19. The Officer's Report confirms that there has been a lengthy site history with a mix of uses (including residential) being granted planning permission and not being built. There are considerable noise constraints associated with the site, a freight line is located to the south, Elton Head Road to the north and a 24 hour large food warehouse and distribution centre to the west. The site has been found suitable for residential development however the extensive planning history suggests the site may not be deliverable because of site constraints and neighbouring land uses that render the site unattractive to developers. Outline decision confirms there is no affordable housing provision.	260	130	130	No comments following SHLAA site updates.	260
HL289	388 Clipsley Lane	WA11 0ST	Haydock	Greenfield	0.55	9	2	5	5	0	0	5	5	0	1-5 yrs	Whiteland	Whiteland	N/A	N/A	Planning permission P/2016/0335 - not started	Site has a full planning permission (P/2019/0817).	Full planning permission (P/2016/0335/FUL) for the demolition of existing residential dwelling and erection of 5no residential dwellings granted 23/09/16. No affordable housing provision due to capacity. Permission expires in June 2019. No evidence to suggest the site is developable. Reduce the site capacity to 4 as the development includes	4	4	0	Turley comments from 2019 remain. Sites capacity should be reduced to 4.	4
HL524	Clough Mill Blundells Lane	L35 6ND	Rainhill	Brownfield	0.51	20	3	10	10	0	0	10	10	0	1-5 yrs	Green Belt (LPA02, LPA06) (North of Open Space (LPC05) and Local Wildlife Site (LPC06))	Green Belt	GB1-12	BR079 Private ownership Permissioned	Planning permission P/2016/0193 - not started	Renewal of outline planning permission (P/2019/0812).	Outline planning permission (P/2016/0193/OUP) for the redevelopment of the site to provide 10 houses via a private road granted 22/12/16. Affordable housing to be determined at reserved matters stage however initial viability work suggests the UDP requirement of 30% is not viable. Permission expires 22/12/19. No evidence to suggest the site is not developable.	10	10	0	No comments following SHLAA site updates.	10
HL537	Windlehurst Youth Centre Gamble Avenue	WA10 6LJ	Windle	PDL	0.47	26	2	12	12	0	0	12	12	0	1-5 yrs	Whiteland	Whiteland	N/A	BR081 Private ownership Permissioned	Planning permission P/2016/0650 - not started	No change.	Full planning permission (P/2016/0650/FUL) for the demolition of the existing youth centre and erection of 12no dwellings along with new access road and associated landscaping granted 25/11/16. An off site affordable housing contribution is sought at a reduced rate than required by the UDP because of viability concerns. Permission expires 25/11/19. No evidence to suggest the site is not developable.	12	12	0	No further comments.	12
HL310	Phase 3 (Aka 2b) Land Site Of Former Vulcan Works Wargrave Road	WA12 8RN	Newton	Brownfield	2.54	29	2	74	89	0	3	74	80	8	1-5 yrs	Whiteland	Whiteland	N/A	BR086 Private ownership Permissioned	Planning permission P/2012/0371 - not started	Reserved Matters Permission for P/2019/0217/FUL 89 dwellings this is an increase from 74 in the last SHLAA.	Reserved matters application (P/2012/0371) for 75 dwellings was approved 05/08/12 - applicant: Key Property Investments Number 9 Ltd. Affordable housing provided at a rate of 10%. Pre-application submission (PRE/2019/0002/PREC) for 94 dwellings submitted in 2019 - no further information available. The site is developable.	75	75	0	No comments following SHLAA site updates. Increased capacity by 3 to reflect permission.	89
HL443	Land Off Lowfield Lane	WA9 5BB	Thatto Heath	PDL/GF	3.6	32	2	114	112	0	80	114	32	0	1-5 yrs	Whiteland	Whiteland	N/A	BR084 Private ownership Permissioned	Planning permission P/2012/0405 - not started	51 units outstanding.	Full application for 114 dwellings (P/2012/0405) granted permission on 18/09/15. Subsequent applications relating to detailed layout matters have been submitted, the most recent being 14/01/19 (P/2012/0043/FUL). No affordable housing provision because of viability issues. Applicant: Morris Homes. There is a willing developer on board and the site is developable.	114	114	0	No comments following SHLAA site updates. Accept the Council's outstanding capacity.	32
HL456	Land At Sorrel Way Clock Face	WA9 4YN	Bold	Brownfield	0.36	28	2	10	12	0	8	10	4	0	1-5 yrs	Part of the wider Housing Allocation LPA05 - site 5HA	Green Belt and Landscape Renewal Area	GB1-12 and ENV20	BR078 Private ownership Permissioned	Planning permission P/2015/0484 - not started	10 units outstanding.	Full planning permission (P/2015/0484) for the demolition of 2 garages, erection of 12no dwellinghouses and ancillary works granted 30/10/15. No affordable housing provided. Subsequent discharge of condition application submitted 2018 (C/2018/0109/CON). The site is developable.	10	10	0	No comments following SHLAA site updates.	4

HL631	Land At Mere Grange Lowfield Lane	WA9 5TA	Thatto Heath	Greenfield	3.6	27	2	98	82	0	40	98	42	0	1-5 yrs	Whiteland	Private Recreation Facility - Policy ENV1	ENV1	N/A	Planning permission P/2016/0567 - complete	67 units outstanding.	Hybrid planning application (P/2016/0567/HYBR) for: full planning permission for the erection of 4no buildings for use within Use Class B1 (c) (Light Industry), B2 (General Industrial) and B8 (Storage and Distribution) with ancillary offices and associated access and parking; and demolition and replacement of substation, and outline application all matters reserved except for access for employment buildings to the north east of the site, and residential development to the south with associated landscaping, parking and service area granted 14/11/16. No affordable housing secured. Subsequent discharge of condition applications have been submitted. A review of google earth satellite imagery indicates that the site is substantially complete.	98	98	0	Accept the Council's outstanding capacity.	42	
NT06	Phase 4 Land Site Of Former Vulcan Works Wargrave Road	WA12 8RS	Newton	Brownfield	3.76	36	2	134	134	0	119	134	15	13	6-10 yrs	Whiteland (West of Safeguarded Housing Land LPA06)	Whiteland (North of a Conservation Area ENV24)	N/A	BR083 Private ownership Permitted - numerous applications. Most recent (A/2019/0002/NMA) being a non-material amendment application to change the appearance of Plots 42-49, 81-91 and 95-134 (pending consideration - application submitted 13/12/2018)	Planning permission P/2016/0604 - not started	43 units outstanding.	A reserved matters application (P/2016/0604/RES) for 134 units was approved 07/03/17. Affordable housing provided at a rate of 10%. A non-material amendment application relating to roof design (A/2018/0022/NMA) was granted 25/06/18 - applicant: St Modwen Homes. The site has a willing developer and significant progress has been made in bringing the site forward. The site is developable.	134	0	134	No comments following SHLAA site updates. Accept the Council's outstanding capacity.	15	
HL525	Fishwicks Industrial Estate, Baxters Lane	WA9 3NA	Town Centre	Brownfield	2.75	34	1	93	93	0	0	93	93	6	1-5 yrs	Whiteland	Whiteland	N/A	BR087 Private ownership	Planning permission P/2016/0299	No change. Site has outline planning permission and demolition of some buildings commenced in 2017.	Outline planning permission (P/2016/0299/OUP) for demolition of existing buildings and construction of 93 dwellings granted 15/11/16. Affordable housing provision of 6 units on site. There have been no subsequent applications on site and the outline permission expires November 2019. The site is suitable for residential development and developable.	93	93	0	The site is no longer developable as the permission has lapsed (see Turley 2019 comments). No further planning applications visible on the Council's website. Site capacity to be reduced to 0.	0	
HL189	Land Off Monastery Lane	WA9 3SW	Sutton	Brownfield	2.82	28	2	80	80	0	0	80	80	6	11-15 yrs	Whiteland Immediately adjacent to Central / Rail Junction Link LPA07	Whiteland immediately adjacent to Central / Rail Junction Link LPA07	N/A	BR069 Private Ownership	Site has been subject to a number of outline planning applications: P/2006/0796; P/2009/0809; P/2009/1072. Two subsequent applications have been submitted for the site including a DoC Application (C/2012/0024) and application to extend the time limit of outline permission P/2009/1072 (P/2013/0185)	No change.	An application to extend the time limit of an application (P/2009/1072) for 80 dwellings was granted 05/06/13 (P/2013/0185). The extended permission expired June 2016. Affordable housing provision of 6 units secured. The site is suitable for residential development however there are potential deliverability issues because the site has had an extensive planning history.	80	0	80	No further comments. Accept Council's outstanding capacity figures.	80	
RH11	Land off Stonecross Drive	L35 0OQ	Rainhill	Brownfield	0.81	10	3	8	8	1	1	7	7	Unknown.	11-15 yrs	Whiteland	Whiteland	N/A	BR072 Private ownership Permission granted 1998 (P/1998/0063). Description of development: erection of 51 dwellings with associated roads, garages and sewers.	This site gained planning permission in 1998, and although 44 of the 51 units has been constructed, there has been no progress on implementing the remainder of the dwellings.	No change.	Application (P/2007/1060) to substitute house types for the remainder of the site was submitted in 2007. Documents for the original application (P/1998/0063) aren't available on the Council's website to ascertain the affordable housing requirement. The site is developable.	7	0	7		7	
HL363	Land At Baxters Lane	WA9 3EE		Brownfield	1.97	43	1	84	81	0	0	84	81	0	11-15 yrs	Whiteland	Economic Development Site EEC3	ECON1	BR070 Private Ownership	Site was subject to a full planning application in 2013 (LPA Ref. P/2013/0671). A number of DoC applications have been submitted for the scheme.	No change.	Full planning permission for 84 dwellings granted 9/12/13. No affordable housing required because of viability concerns. Subsequent applications to discharge conditions have been submitted and a review of google earth satellite imagery suggests construction started on site but has since stalled. There is no evidence to suggest the site will be brought forward in the future.	84	0	84	No further comments. Accept Council's outstanding capacity figures.	81	
TC43	HQ Apartments (former AC Complex Site), Shaw Street	WA10 1GF	Town Centre	Brownfield	0.4	650	1	260	260	196	196	64	64	0	11-15 yrs	Whiteland in the Central Spatial Area (LBP01, LPC04)	Development Site TC4 (6)	TC4 - Light Industry Office and Car Park	BR067 Private ownership Permission granted 22/11/2006 (P/2006/1076). Description of development: Reserved matters application for the development of 260 one and two bed apartments in three blocks with associated landscaping, access and parking.	Historically stalled site	No change.	Outline application (P/2004/1163) for demolition of buildings on AC Complex and Ariva site, and erection of 3,4,5 and 6 storey block on AC Complex forming 260no. apartments with office and A3 (Food and Drink) space at ground floor, with retail unit and apartments above granted permission 07/07/05. Reserved matters approval dated 22/11/2006 (P/2006/1076) for the development of 260 one and two bed apartments in three blocks with associated landscaping, access and parking. Applicant: Countryside Properties. No affordable housing because of viability concerns. There have been further applications submitted, including variation of condition applications, however the most recent application was submitted 04/02/13. The decision notice isn't available for the outline permission and there is no permission expiry condition on the reserved matters decision.	64	0	64	No further comments. Accept Council's outstanding capacity figures.	64	
PR12	Land adjacent to Bold Miners Site	WA9 2NH	Sutton	Greenfield	1.15	43	2	N/A	50	N/A	0	N/A	50	50	1-5 yrs	Whiteland	Residential Development	Site (6H12) RES1	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Detailed planning permission for 50 affordable units granted December 2021 (P/2020/0487/FUL). Site is deliverable.	50
HL651	Emmanuel Church, Elephant Lane, St Helens	WA9 5EP	Thatto Heath	Brownfield	0.15	120	2	N/A	18	N/A	0	N/A	18	18	1-5 yrs	Whiteland	Whiteland	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Detailed planning permission for 18 affordable apartments granted April 2020 (P/2019/0855/FUL). Site is deliverable.	18
HL713	Land Between Sutton Road Lancots Lane And Dismantled Railway Line Lancots Lane St Helens	WA9 3GB	Sutton	Greenfield	1.14	55	2	N/A	63	N/A	0	N/A	63	63	1-5 yrs	Whiteland	Whiteland	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Detailed planning permission for 63 affordable rent dwellings granted July 2020 (P/2020/0113/FUL). Site is deliverable.	63
HL706	The Club 337 - 341 Church Road Haydock St Helens	WA11 0LT	Haydock	Brownfield	0.34	29	2	N/A	10	N/A	0	N/A	10	3	1-5 yrs	Whiteland	Whiteland	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Detailed planning permission for 10 dwellings granted July 2020 (P/2020/0216/FUL). Site is deliverable.	10
HL707	13 - 15 Earle Street Newton Le Willows Merseyside	WA12 9LW	Newton	Brownfield	0.5	16	2	N/A	8	N/A	0	N/A	8	0	1-5 yrs	Town Centre Boundary LBP01, LPC04	Whiteland	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Detailed planning permission for 8 dwellings granted August 2020 (P/2020/0373/FUL). Site is deliverable.	8
HL708	1 Millwood Avenue Eccleston St Helens	WA10 5BE	Eccleston	Brownfield	1.06	34	3	N/A	36	N/A	0	N/A	36	0	1-5 yrs	Whiteland	Whiteland	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Detailed application for demolition 4 apartment blocks comprising 36 flats and erection of 36 dwellings permitted August 2020 (P/2019/0654/FUL). There is no net increase in the number of dwellings being delivered - Outstanding capacity to be reduced to 0.	0
HL715	Land Site Of Former Haydock Working Mens Club Penny Lane Haydock	WA11 0QU	Haydock	Brownfield	1.3	3	2	N/A	4	N/A	0	N/A	4	0	1-5 yrs	Whiteland	Whiteland	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Detailed planning permission for 4 dwellings granted September 2020 (P/2020/0419/FUL). Site is deliverable.	4
HL717	19 Hardshaw Street St Helens	WA10 1QX	Town Centre	Brownfield	0.1	70	1	N/A	7	N/A	0	N/A	7	0	1-5 yrs	Central Spatial Area LBP01, LPC04 Primary Shopping Area, LBP01, 02 and 04.	Town Centre Boundary	CAS2, CSS1, CE1	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Detailed planning permission for 7apartments permitted October 2020 (P/2020/0495/FUL). Site is deliverable.	7
HL719	Land Site Of Former 7A Cooper Lane Haydock St Helens	WA11 0JH	Haydock	Brownfield	0.1	50	2	N/A	5	N/A	0	N/A	5	0	1-5 yrs	Whiteland	Whiteland	N/A	BR038		N/A	N/A	N/A	N/A	N/A	N/A	Detailed planning permission for 5 dwellings permitted October 2020 (P/2020/0391/FUL). Site is deliverable.	5

HL721	Stables Court, Frontfield Court And Cross Meadow Court Appleton Road St Helens	WA9 3EG	Town Centre	Brownfield	0.1	380	1	N/A	38	N/A	0	N/A	38	38	1-5 yrs	Whitelands	Town Centre Boundary	CA52, CSS1, CE1	N/A		N/A	N/A	N/A	N/A	P/2020/0009/FUL - Permission granted February 2020 for change of use to C2/C3 use. P/2020/0615/FUL - Permission granted November 2020 for change of use to 28 unit supported housing scheme. Site is deliverable.	38			
HL723	The Phoenix Hotel Canal Street St Helens	WA10 3LL	Town Centre	Brownfield	0.1	120	1	N/A	12	N/A	0	N/A	12	12	1-5 yrs	Central Spatial Area LPB01, LPC04	Town Centre Boundary	CA52, CSS1, CE1	N/A		N/A	N/A	N/A	N/A	Detailed permission for 12 flats permitted November 2020 (P/2020/0313/FUL). Site is deliverable.	12			
HL729	Land Site Of Former Travellers Rest 21 Crab Street St Helens	WA10 2SG	Town Centre	Brownfield	0.22	277	1	N/A	61	N/A	0	N/A	61	0	6-10 yrs	Central Spatial Area LPB01, LPC04	Town Centre Boundary	CA52, CSS1, CE1	N/A		N/A	N/A	N/A	N/A	Outline application approved for 61 dwellings in January 2021 (P/2020/0473/IOUP). Site is deliverable.	61			
HL734	59 - 69 Church Street St Helens	WA10 1AX	Town Centre	Brownfield	0.1	90	1	N/A	9	N/A	0	N/A	9	0	1-5 yrs	Central Spatial Area LPB01, LPC04 Primary Shopping Area, LPB01, 02 and 04.	Town Centre Boundary	CA52, CSS1, CE1	N/A		N/A	N/A	N/A	N/A	Change of use application for conversion from commercial use to 9 residential properties approved March 2021 (P/2020/0913/FUL).	9			
						Total:		3089	3572	202	464	2887	3068	328											Total:	2059	791	1341	1905









