

Table 1 - Pegasus Trajectory May 2021 - Allocations

SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	0-5 yrs	Plan period total	Total post 2035	Change since 2017 SHLAA as of 31.03.2020	Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1). Comments in Bold/Grey are Pegasus Comments
1HA (Local Plan Allocation)	Land South of Billinge Road, East of Garswood Road and West of Smock Lane, Garswood	216	0	216	0	0	0	0	20	40	40	40	40	36	0	0	0	0	0	0	20	216	0	N/A	N/A
2HA (Local Plan Allocation)	Land at Florida Farm (South of A580), Slag Lane, Blackbrook	522	0	522	0	0	0	0	0	0	22	45	45	45	45	45	45	45	45	45	0	427	95	N/A	N/A
3HA (Local Plan Allocation)	Penlake Industrial Estate Land at Emr Recycling And Former British Rail Club, Railway Embankment	337	206	131	45	45	41	0	0	0	0	0	0	0	0	0	0	0	0	0	131	131	0	134 units completed.	N/A
4HA (Local Plan Allocation)	Bold Forest Garden Suburb	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	Pegasus do not consider that sufficient evidence has been provided to determine if this site is available and suitable. Very complex site with 11 separate ownerships and adopted AAP that promotes area for a Country Park. Removed from trajectory.
5HA (Local Plan Allocation)	Land South of Gartons Lane and former Social Club, Gartons Lane, Bold	569	0	569	0	0	0	0	22	45	45	45	45	45	45	45	45	45	45	45	22	517	52	N/A	N/A
6HA (Local Plan Allocation)	Land east of City Road, Cowley Hill	790	0	790	0	0	0	45	45	45	45	45	45	45	45	45	45	45	45	45	90	585	205	Site is the subject of a live planning application (P/2020/008 3/OUEIA) for up to 1200 units.	Whilst outline permission has been granted up to 1,100 homes, Pegasus do not consider the site will be brought forward for this many homes. We have prepared detailed layouts for the site that show circa 790 dwellings.
7HA (Local Plan Allocation)	Land West of the A49 Mill Lane and to the East of the West Coast Mainline railway line, Newton-le-Willows	90	0	90	0	0	0	0	20	40	30	0	0	0	0	0	0	0	0	0	20	90	0	N/A	Full application for school has been submitted on half of the site leaving two smaller parcels available either side of proposed access road. Capacity for homes has therefore halved from 181 to 90. Also pushed delivery back and removed 20 homes from 5YS.
8HA (Local Plan Allocation)	Land South of Higher Lane and East of Rookery Lane, Rainford	259	0	259	0	0	0	0	22	45	45	45	45	45	12	0	0	0	0	0	22	259	0	N/A	N/A
9HA (Local Plan Allocation)	Land north of Elton Head Road	294	0	294	0	0	45	45	45	45	45	45	24	0	0	0	0	0	0	0	135	294	0	Site obtained outline planning permission (P/2018/006 0) for 352 units in June 2018.	Reserved Matters Application for Bloor Homes now lodged for just 294 dwellings. Reduced by 58 dwellings in latter years.
10HA (Local Plan Allocation)	Moss Nook Urban Village, Watery Lane	802	0	802	0	0	45	45	45	45	45	45	45	45	45	45	45	45	45	45	135	630	172	A E2M grant has been secured from the LCR SIF to accelerate development of the site. The funding will help unlock the first phase of the site (circa 240 units) through financially contributing to the construction of a spine road and associated infrastructure. Groundwork s are ongoing.	Planning Application for Reserved Matters has been submitted for Phase 1 of the development site, circa 258 units (P/2021/001 5/RES). Site works have also commenced on the spine road through the site.
TOTAL		3879	206	3673	45	45	131	135	219	305	317	310	289	261	192	180	180	180	180	180	575	3149	524		
Council's May 21 Trajectory		7326	206	7120	45	45	131	135	219	305	327	350	350	359	252	240	240	240	240	240	620	3718	3402		
Difference		-3447	0	-3447	0	0	0	0	0	0	-10	-40	-61	-98	-60	-60	-60	-60	-60	-60	-45	-569	-2878		
Brownfield Allocations (3HA, 6HA, 9HA, 10HA)		2223	206	2017	45	45	131	135	135	135	135	135	114	90	90	90	90	90	90	90	491	1640	377		
Green Belt Allocations (1HA, 2HA, 5HA, 7HA, 8HA)		1656	0	1656	0	0	0	0	84	170	182	175	175	171	102	90	90	90	90	90	84	1509	147		

Table 2 - Pegasus Trajectory May 2021 - SHLAA Sites

Site Ref	Site Name	Council's Suggested Site capacity	Units completed	Council's Suggested Outstanding Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	0-5 Yrs	Type of site	Plan period total	Total post 2035	New Council Comments, Change since 2017 SHLAA as of 31.03.2020	New Council Comments, Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
1	Land rear of 1-27 Station Road	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	Live planning application for 14 units (P/2019/0794/FUL).	Live planning application for 14 units awaiting decision (P/2019/0794/FUL).
10	Land at junction of Sunbury Street and Fir Street	30	0	30	0	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0	30	SHLAA_2017 - now with planning permission and not started.	30	0	Site gained planning permission in May 2019 (P/2018/0882/FUL) for the erection of 30 dwellings.	N/A
13	Land rear of Carnegie Crescent and Goodban Street	7	0	7	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	7	0	No change. No live planning application. Site is in Helena Homes ownership who have indicated that they still intend to develop it.	No change. Site is in local authority ownership.
16	Land at Egerton Street	12	0	12	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	12	SHLAA 2017 - now with planning permission and not started	12	0	NEW SITE	NEW SITE
18	Land at Somerset Street and Sussex Grove	66	0	66	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	24	0	No change. No live planning application. This site is in Helena Homes ownership who have indicated that they still intend to develop it.	No change. This site is in Torus62 (Housing Association) ownership who have indicated that they still intend to develop it.
19	Leyland Green Road	8	0	8	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	SHLAA_2017	9	0	P/2019/0728/FUL application for 9 dwellings withdrawn 26.11.19. United Utilities objected to the site layout as it would compromise their ability to access the significant water main to the north of the site.	Planning permission has been granted for 8 dwellings (reference: P/2020/0478/FUL).
22	Land at corner of Fairclough Street and Wargrave Road	14	0	14	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	14	0	No change	No change. There is still developer interest in the site.
23	Liverpool Arms and former Sacred Heart RC Church and School, Borough Road	29	0	29	0	0	0	0	0	10	19	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	29	0	No change, but development of the site remains a priority for the Council given its prominent town centre location.	No change, but development of the site remains a priority for the Council given its prominent town centre location.
25	Alexandra Park - Former Pilkington HQ	162	0	162	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	No change. There is still developer interest in the site.	No change. There is still developer interest in the site and there has been pre-application discussion for part of this site.
27	Former Bethell Mission Bowling Green, Marsden Avenue	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	No change	No change.
31	Former Sutton Arms PH, Elephant Lane	18	0	18	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	18	0	No change	No change. There is still developer interest in the site and there has been a pre-application discussion.
36	Land & Premises at Lords Fold	55	0	55	30	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	SHLAA_2017 - now with planning permission and not started	55	0	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/2020/0082/FUL). Reserved matters / new full application is being progressed.	N/A
58	Former Central Works, Church Road	48	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	No change.	No change.

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Site Ref	Site Name	Council's Suggested Site Capacity	Units completed	Council's Suggested Outstanding Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	0-5 Yrs	Type of site	Plan period total	Total post 2035	New Council Comments, Change since 2017 SHLAA as of 31.03.2020	New Council Comments, Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)	
59	Site of former 56-120 Eccleston Street	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No change	No change.	14
60	Vacant land adjacent to Rail Line, Elephant Lane	112	0	112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No change	No change.	15
61	Land North and South of Corporation Street	169	0	169	0	0	0	0	0	0	45	45	0	0	0	0	0	0	0	0	0	90	0	0	No change	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	16
63	Land at Waterdale Crescent	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No change	No change.	17
64	BT Depot, Sutton Road	36	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No change but wider Moss Nook site (SHLAA site 9) has received grant funding to help deliver phase 1.	No change but wider Moss Nook site (SHLAA site 9) has received grant funding to help deliver phase 1.	18
65	Former Pumping Station, Sutton Road	10	0	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10	0	0	No change but wider Moss Nook site (SHLAA site 9) has received grant funding to help deliver phase 1.	No change but wider Moss Nook site (SHLAA site 9) has received grant funding to help deliver phase 1.	19
66	Land off Wargrave Road	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No change	No change.	20
69	Site of former Parr Community High School, Fleet Lane	54	0	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No change	No change.	21
72	Site of former St. Marks Primary School, Willow Tree Avenue	18	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No change	No change.	22
74	Site of former 119-133 Crow Lane West	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No change	No change.	23
75	Christ Church Parish Hall, Chapel Lane	6	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	0	0	Site now has outline planning permission for 7 units (P/2018/0749). Site has not started.	N/A	24
78b	Former St. Helens Glass Corporation Street	61	0	61	0	0	0	0	0	0	0	30	31	0	0	0	0	0	0	0	0	61	0	0	Site has been split from 78a. Assumed density is 70 dwellings per hectare with a 90% net developable area.	Taking account of a revised site area the potential site yield has been recalculated. Assumed density is 70 dwellings per hectare with a 90% net developable area. Revised site yield is now 61 units.	25

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82	Land adjacent Laffak Road and Carr Mill Road	150	0	150	0	0	0	0	0	45	45	45	15	0	0	0	0	0	0	0	0	SHLAA_2017	150	0	Site was the subject of a planning application for a mixed use scheme including 150 residential units comprising of 57 houses, 1 bungalow, and 92 apartments (P/2019/0036/FUL) which was withdrawn in November 2019, to allow for flood risk, landscaping and acoustic issues to be addressed. Revised application likely soon.	There is a live application for 150 residential units, awaiting decision (reference: P/2020/0153/FUL).	26
84	Land adjacent Church of Christ, Heather Brae	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	No change.	No change.	27
87	Land west of Vista Road	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	No change.	No change. There is still developer interest in the site and there has been a pre-application discussion.	28
89	Land rear of 64-94 Marshalls Cross Road	32	0	32	10	20	2	0	0	0	0	0	0	0	0	0	0	0	0	0	32	SHLAA_2017 - now with planning permission and not started	32	0	Site now has full planning permission for 32 units (P/2019/0693). Site has not started.	N/A	29
91	Milton Street	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	No change.	No change.	30
95	Site of former Carr Mill Infants School, Ullswater Ave	53	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	No change.	No change.	31
96	Land rear of 350 Warrington Road	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	No change.	No change.	32
102	Auto Safety Centre, Vicarage Road	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	No change.	No change.	33
103	Land rear of 39-67 Valentine Road	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	No change.	No change.	34
106	Site of former 126-154 Birchley Street and 107-125 Brynn Street	10	0	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	10	0	No change.	No change. Site continues to be considered for residential use as part of the wider regeneration proposals for the Town Centre.	35
109	Land adjacent Piele Road	13	0	13	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	13	0	No change.	No change.	36
112	Land to the rear of Juddfield Street	41	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	No change.	No change.	37
113	Land at Willow Tree Avenue	50	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	No change.	No change.	38

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114	Land at 19 and 25 Sutton Moss Road	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No change.	No change.
123	243 Leach Lane, Sutton Leach, St Helens	17	0	17	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16	0	NEW SITE	NEW SITE	
126	Former Halton and St Helens PCT HQ, Cowley Hill	32	0	32	0	0	10	20	2	0	0	0	0	0	0	0	0	0	0	0	32	32	0	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.	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	
129	Derbyshire Hill Family Centre, Derbyshire Hill Road	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No change.	No change.
133	Land rear of 2-24 Massey Street	14	0	14	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	14	0	0	No change.	No change.
134	Land at Littler Road	11	0	11	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	11	0	0	No change.	No change.
135	Land at Newby Place	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No change.	No change.
150	Former Red Quarry, Chester Lane	57	0	57	0	0	0	0	0	0	30	27	0	0	0	0	0	0	0	0	0	57	0	0	No change.	No change however, there is developer interest in the site.
151	Land adjacent St. Helens Hospital, Marshalls Cross Road	59	0	59	0	0	0	0	0	0	0	0	0	0	30	29	0	0	0	0	0	59	0	0	No change.	No change.
154	College Street Northern Gateway	103	0	103	0	0	0	0	0	0	30	30	30	13	0	0	0	0	0	0	0	103	0	0	Site continues to be considered for residential use as part of the Public Estate proposals for the Town Centre.	Site continues to be considered for residential use as part of the wider regeneration proposals for the Town Centre.
HL496	Land at Elton Head Road, Lea Green	180	0	180	0	45	45	45	45	0	0	0	0	0	0	0	0	0	0	0	180	180	0	Site now has a full planning permission (P/2019/0216).	N/A	
NT03	Land to side and rear of 41-49 Old Wargrave Road	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA 2017 site with planning permission now expired (P/2016/0412).	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.
HL417	Sherdley Remec Ltd Gorse Lane Clock Face	18	17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1 unit outstanding (plot 18).	N/A	
HL483	Ibstocks, Chester Lane	260	0	260	0	0	0	0	0	45	45	45	45	35	0	0	0	0	0	0	0	215	0	0	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.	N/A

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HL289	388 Clipsley Lane	5	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Planning permission: under construction	5	0	Site has a full planning permission (P/2019/0817).	N/A
HL524	Clough Mill Blundells Lane	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Planning permission: not started	10	0	Renewal of outline planning permission (P/2019/0812).	N/A
HL537	Windlehurst Youth Centre Gamble Avenue	12	0	12	10	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Planning permission: not started	12	0	No change.	N/A
HL310	Phase 3 (Aka 2b) Land Site Of Former Vulcan Works Wargrave Road	89	3	89	15	30	30	11	0	0	0	0	0	0	0	0	0	0	0	0	86	Planning permission: not started.	86	0	Reserved Matters Permission for P/2019/0217/FUL 89 dwellings this is an increase from 74 in the last SHLAA	N/A
HL443	Land Off Lowfield Lane	112	80	32	20	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	Planning permission: under construction	32	0	51 units outstanding.	N/A
HL456	Land At Sorrel Way Clock Face	12	8	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Planning permission: under construction	4	0	10 units outstanding.	N/A
HL531	Land At Mere Grange Lowfield Lane	82	40	42	20	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	Planning permission: under construction	42	0	67 units outstanding.	N/A
NT06	Phase 4 Land Site Of Former Vulcan Works Wargrave Road	134	119	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Planning permission: under construction	15	0	43 units outstanding.	N/A
HL525	Fishwicks Industrial Estate, Baxters Lane	93	0	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission: not started	0	0	No change. Site has outline planning permission and demolition of some buildings commenced in 2017.	N/A
HL189	Land Off Monastery Lane	80	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission: not started	0	0	No change.	N/A
RH11	Land off Stonecross Drive	8	1	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission: historically stalled site	0	0	No change.	N/A
HL363	Land At Baxters Lane	81	0	81	30	30	21	0	0	0	0	0	0	0	0	0	0	0	0	0	81	Planning permission: historically stalled site	81	0	No change.	N/A
TC43	HQ Apartments (former AC Complex Site), Shaw Street	260	196	64	0	0	0	0	0	0	0	0	0	0	30	30	4	0	0	0	0	Planning permission: historically stalled site	64	0	No change.	N/A
PR12	Land Adjacent to Bold Miners Site	50	0	50	0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	50	Planning permission: not started	50	0	NEW SITE	NEW SITE
HL651	Emmanuel Church, Elephant St, St Helens	18	0	18	8	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Planning permission: Under construction	18	0	NEW SITE	NEW SITE
HL713	Land Between Sutton Rd, Lancots La and Dismantled Railway Line, St Helens	63	0	63	20	20	23	0	0	0	0	0	0	0	0	0	0	0	0	0	63	Planning permission: Under construction	63	0	NEW SITE	NEW SITE

Table 2 - Pegasus Trajectory May 2021 - SHLAA Sites

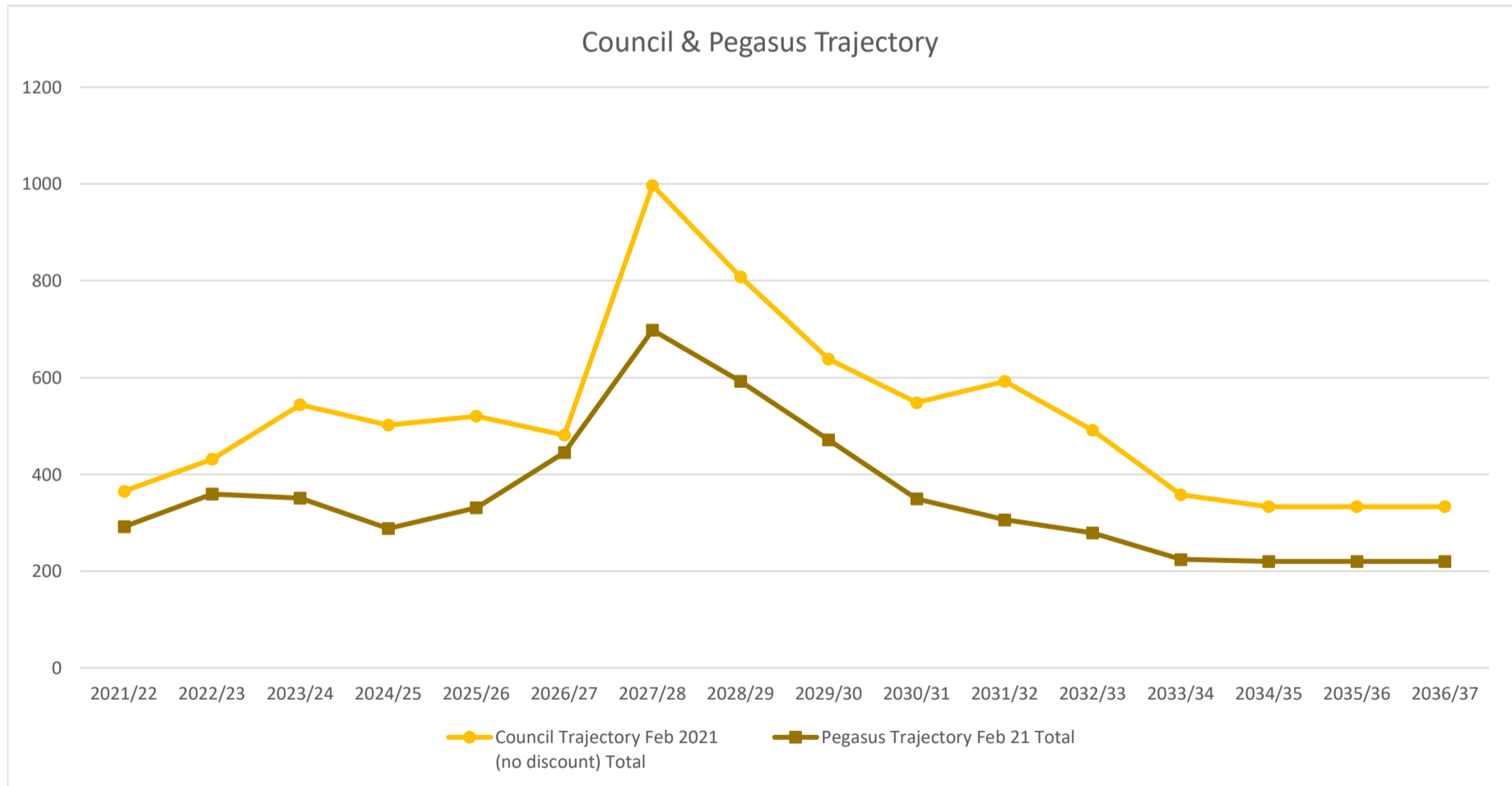
Site Ref	Site Name	Council's suggested Site capacity	Units completed	Council's suggested Outstanding Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	0-5 yrs	Type of site	Plan period total	Total post 2035	New Council Comments, Change since 2017 SHLAA as of 31.03.2020	New Council Comments, Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
HL706	The Club 337 -341 Church Road, Haydock St, St Helens	10	0	10	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Planning permission: not started	10	0	NEW SITE	NEW SITE
HL707	13-15 Earle Street Newton-le-Willows	8	0	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	Planning permission: not started	8	0	NEW SITE	NEW SITE
HL708	1 Millwood Av, Eccleston St Helens	36	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission: not started	0	0	NEW SITE	NEW SITE
HL715	Land Site of Former Haydock Working Mens Club Penny Lane Haydock	4	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Planning permission: not started	4	0	NEW SITE	NEW SITE
HL717	19 Hardshaw Street St Helens	7	0	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	Planning permission: not started	7	0	NEW SITE	NEW SITE
HL719	Land Site of former 71 Cooper Lane Haydock St Helens	5	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Planning permission: Under construction	5	0	NEW SITE	NEW SITE
HL721	Stables Court, Frontfield Court and Cross Meadow Court Appleton Road St Helens	38	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission: Under construction	0	0	NEW SITE	NEW SITE
HL723	The Pheonix Hotel Canal Street St Helens	12	0	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12	Planning permission: not started	12	0	NEW SITE	NEW SITE
HL729	Land Site of Former Travellers Rest 21 Crab Street St Helens	81	0	81	0	0	0	0	0	0	20	20	21	0	0	0	0	0	0	0	0	Planning permission: not started	61	0	NEW SITE	NEW SITE
HL734	59-69 Church Street St Helens	9	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Planning permission: not started	9	0	NEW SITE	NEW SITE
Total Pegasus Supply		3551	464	3090	207	274	180	113	72	100	341	242	142	48	74	59	4	0	0	0	846		1856			
Council's Supply		3551	464	3090	227	293	320	274	208	63	577	364	216	96	247	158	25	0	0	0	1322		3068	22		
Difference		0	0	0	-20	-19	-140	-161	-136	37	-236	-122	-74	-48	-173	-99	-21	0	0	0	-476		-1212			

Table 3 - Summary of St Helen's 5 Year Housing Land Supply 31/03/2020

5 Year Supply	Council (5% buffer)	Pegasus (10% buffer)	Comparative Scenarios	
			Council Requirement with Pegasus Supply	Pegasus Requirement with Council Supply
Annual Requirement	486	570	486	570
5 year requirement	2430	2850	2430	2850
+% buffer	2552	3135	2552	3135
Annual Requirement with Buffer	510	627	510	627
5 Year Supply	2362	1621	1621	2362
Nos of Years Supply	4.6	2.6	3.2	3.8
5 Year Shortfall	-190	-1514	-931	-773

Table 4.1 - Summary of Council's and Pegasus's Trajectory from Allocated sites, Other/SHLAA Sites, Small Windfall Allowance and Losses

Year	Council Trajectory Feb 2021 (no discount)				Pegasus Trajectory Feb 21					Difference
	Allocated Sites	Other Supply	Small Sites	Total	Allocated Sites	Other Supply	Small Sites	Demolitions / Losses	Total	
2021/22	45	227	93	365	45	207	75	-35	292	-73
2022/23	45	293	93	431	45	274	75	-35	359	-72
2023/24	131	320	93	544	131	180	75	-35	351	-193
2024/25	135	274	93	502	135	113	75	-35	288	-214
2025/26	219	208	93	520	219	72	75	-35	331	-189
5YS	575	1322	465	2362	575	846	375	-175	1621	-741
2026/27	305	83	93	481	305	100	75	-35	445	-36
2027/28	327	577	93	997	317	341	75	-35	698	-299
2028/29	350	365	93	808	310	242	75	-35	592	-216
2029/30	350	195	93	638	289	142	75	-35	471	-167
2030/31	359	96	93	548	261	48	75	-35	349	-199
2031/32	252	247	93	592	192	74	75	-35	306	-286
2032/33	240	158	93	491	180	59	75	-35	279	-212
2033/34	240	25	93	358	180	4	75	-35	224	-134
2034/35	240	0	93	333	180	0	75	-35	220	-113
2035/36	240	0	93	333	180	0	75	-35	220	-113
2036/37	240	0	93	333	180	0	75	-35	220	-113
Total	3718	3068	1488	8274	3149	1856	1200	-560	5645	-2629



**Table 4.2 - Summary of Council's and Pegasus's Trajectory from Allocated sites, Other/SHLAA Sites, Small Windfall Allowance and Losses
With Council's -15% discount applied**

Year	Council Trajectory Feb 2021 (-15% on non GB allocations and other sites yrs 6-15)				Pegasus Trajectory Feb 21					Difference
	Allocated Sites	Other Supply	Small Sites	Total	Allocated Sites	Other Supply	Small Sites	Demolitions / Losses	Total	
2021/22	45	227	93	365	45	207	75	-35	292	-73
2022/23	45	293	93	431	45	274	75	-35	359	-72
2023/24	131	320	93	544	131	180	75	-35	351	-193
2024/25	135	274	93	502	135	113	75	-35	288	-214
2025/26	219	208	93	520	219	72	75	-35	331	-189
5YS	575	1322	465	2362	575	846	375	-175	1621	-741
2026/27	285	71	93	449	305	100	75	-35	445	-4
2027/28	307	490	93	890	317	341	75	-35	698	-192
2028/29	330	310	93	733	310	242	75	-35	592	-141
2029/30	330	166	93	589	289	142	75	-35	471	-118
2030/31	340	82	93	515	261	48	75	-35	349	-166
2031/32	239	210	93	542	192	74	75	-35	306	-236
2032/33	227	134	93	454	180	59	75	-35	279	-175
2033/34	227	21	93	341	180	4	75	-35	224	-117
2034/35	227	0	93	320	180	0	75	-35	220	-100
2035/36	227	0	93	320	180	0	75	-35	220	-100
2036/37	227	0	93	320	180	0	75	-35	220	-100
Total	3541	2806	1488	7835	3149	1856	1200	-560	5645	-2190

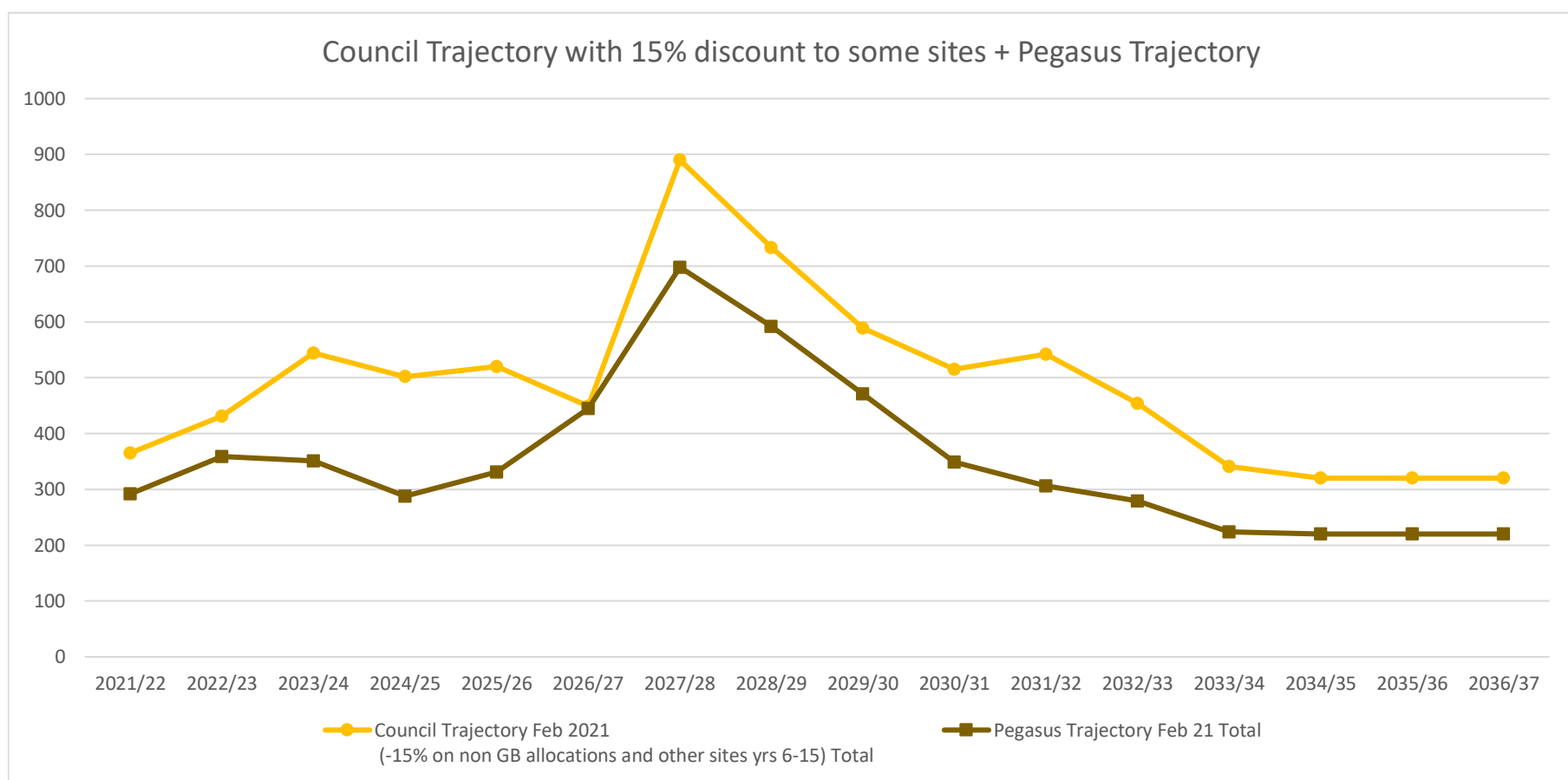


Table 5 - Summary of Local Plan Housing Land Supply and Shortfalls

Comparison Tables based on Appendix 3 of Council's May 2021 Housing Land Supply Paper (31st March 2021 base date)	Council's Position (Dwellings)	Pegasus's Position (Dwellings)	Comparative Scenarios	
			Council Requirement with Pegasus Supply (Dwellings)	Pegasus Requirement with Council Supply (Dwellings)

Table 5.2: Residual Housing Land Requirement

St Helens Annual Housing Requirement	486	570	486	570	1
St Helens Housing Requirement (21 years from 1st April 2016 to 31st March 2037)	10,206	11,970	10,206	11,970	2
Net Completions 1st April 2016-31st March 2021	3,074	3,074	3,074	3,074	3
Residual Requirement over Local Plan Period	7,132	8,896	7,132	8,896	4

Table 5.3 SHLAA Housing Land Supply 2021-2037

Total SHLAA supply 1st April 2021 until 31st March 2037	3,068	1,856	1,856	3,068	5
Total Brownfield Allocations Supply 1st April 2021-31st March 2037 (3HA, 6HA, 9HA, 10HA)	1,698	1,640	1,640	1,698	6
Total SHLAA sites and Brownfield Allocations	4,766	3,496	3,496	4,766	7
Reduction for Non-Delivery. Council apply -15% reduction to delivery during years 6-16 of the plan period so 2953-15%. Pegasus apply 10% non-delivery assumption across the board.	-443	-350	-350	-443	8
Residual SHLAA Capacity over 16 years (including non GB Allocations)	4,323	3,146	3,146	4,323	9
Small Site Allowance (Council apply 93 pa / Pegasus apply 75 pa)	1488	1200	1,200	1,488	10
Losses / Demolition	-	-560	-560	-	11
Total Plan Period Capacity on Non-Green Belt Land	5,811	3,786	3,786	5,811	12

Table 5.4 Green Belt Land Supply 2021-2037

Required capacity to be found on Green Belt land	1,321	5,110	3,346	3,085	13
20% increased allowance to be added to Green Belt required capacity (to allow for contingencies e.g., infrastructure provision, delays, lead-in times to start of housing delivery etc.)	264	1022	669	617	14
Overall required capacity of sites to be removed from the Green Belt	1,585	6,132	4,015	3,702	15
Total Plan period capacity of allocated sites removed from the Green Belt (sites 1HA, 2HA, 4HA, 5HA, 7HA and 8HA)	2,020	1,509	1,509	2,020	16

Table 5.5: Total Supply over the Plan Period

Total Plan Period Capacity on non-Green Belt Land	5,811	3,786	3,786	5,811	17
Total Plan Period Capacity on Green Belt Land	2,020	1,509	1,509	2,020	18
Total Housing Supply over Plan Period	7,831	5,295	5,295	7,831	19
Under / Over Supply against Residual Requirement	699	-3,601	-1,837	-1,065	20
Under / Over Supply against Residual Requirement (%)	10%	-40%	-26%	-12%	21