



ST HELENS BOROUGH LOCAL PLAN 2020-2035 EXAMINATION

MATTER 5 – HOUSING LAND SUPPLY APPENDIX DOCUMENT

ON BEHALF OF REDROW HOMES NORTH WEST AND WALLACE LAND INVESTMENTS

Date: May 2021

Pegasus Reference:
ST/P17-0098/R013v5 - APX
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CONTENTS

APPENDIX 1 - HOUSING SUPPLY TABLES (All 31st March 2021 Base Date)	2
APPENDIX 2 - EXAMPLES OF SOME OPEN SPACE SHLAA SITES INC IN TRAJECTORY	3
APPENDIX 3 - OTHER PLANS / IMAGES / DOCUMENTS ASSOCAITED WITH SHLAA SITES	5

APPENDIX 1 – HOUSING SUPPLY TABLES (All 31st March 2021 Base Date)

Table 1 – Pegasus Trajectory of Proposed Housing Allocations,

Table 2 – Pegasus Trajectory of Other Sites / SHLAA Sites,

Table 3 – Summary of Council’s and Pegasus’s Trajectory,

Table 4 – Summary of 5 Year Housing Land Supply

Table 5 – Summary of Local Plan Housing Land Supply (See Council Tables 5.2 to 5.5)

APPENDIX 2 - EXAMPLES OF SOME OPEN SPACE SHLAA SITES INC IN TRAJECTORY

Site 84 – Land adjacent Church of Christ, Heather Brae



Site 103 - Land rear of 39 – 67 Valentine Road

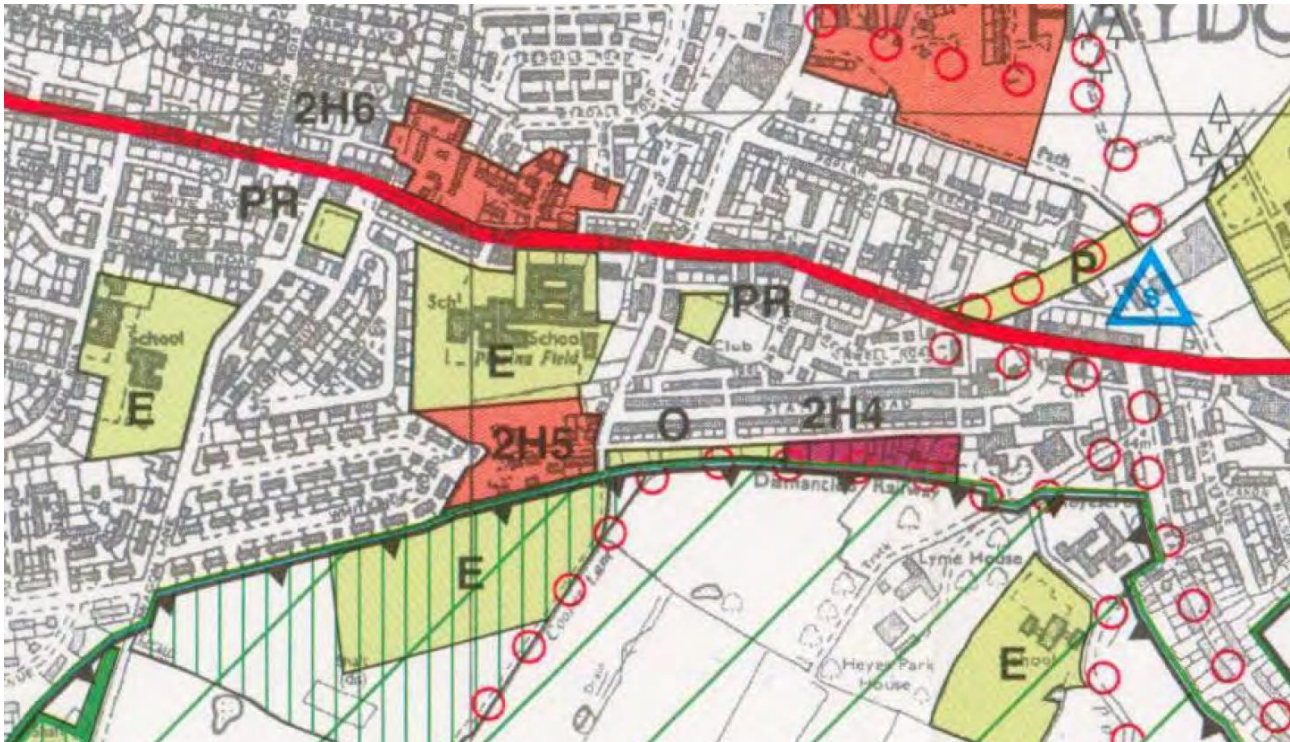


Site 135 – Land at Newby Place



APPENDIX 3 – OTHER PLANS / IMAGES / DOCUMENTS ASSOCIATED WITH SHLAA SITES

Site 1



 **RTPI**
Learning Partner

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**The Coal
Authority**

For the Attention of: Mr John Van Eker – Case Officer
St Helens Council

[By Email: planning@sthelens.gov.uk]

12 November 2019

Dear Mr Van Eker

PLANNING APPLICATION: P/2019/0794/FUL

Erection of 4no. semi-detached dwellings, 10no. detached bungalow with associated parking and laying out of 2no. allotments with associated parking at Land to rear of 1 to 27, Station Road, Haydock, St Helens

Thank you for your consultation letter of 30 October 2019 seeking the views of the Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response: Fundamental Concern

I have reviewed the site location plans, the proposals and the supporting information submitted and available to view on the LPA website. I can confirm that the site falls within the defined Development High Risk Area and that a Coal Mining Risk Assessment, or equivalent report, is required to be submitted to support this application.

The Coal Authority records indicate that two mine shafts (355396-007 and 355396-008) are present on/adjacent to the northern boundary of the application site. Due to the likely

thickness of drift deposits in the area, the potential zones of influence associated with the shafts cover much of the western half of the site. We hold no information regarding the past treatment of these coal mining features and, due to potential plotting inaccuracies, the actual positions of these mine entries could deviate/depart from their recorded positions by several metres, such that both shafts could be present with the application site.

The Coal Authority records also indicate that the shallow coal mine workings encroach under the application site, with the potential for further historic unrecorded underground coal mining to have taken place beneath the site at shallow depth.

In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment Report, or equivalent report, to support this planning application. As no relevant information has been submitted at this time the Coal Authority **OBJECTS** to this planning application.

We take this opportunity to highlight that any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. The Coal Authority has adopted a policy where, as a general precautionary principle, the building over or within the influencing distance of a mine entry should wherever possible be avoided. Our adopted policy: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Plots 2-9 would appear to potentially located within the zones of influence of the recorded shafts. As such, it does not appear that the layout of development has been informed in any way by the presence of the mine entries and their associated zones of influence, and therefore the Coal Authority must **OBJECT** to the proposed layout.

In light of our adopted policy, the Coal Authority considers that further specialist investigation is required to:

- to establish whether or not the shafts are present within the application site;
- to establish the potential zones of influence of the shafts;
- to define appropriate 'no build' zones around the shafts; and
- to demonstrate to the LPA through the submission of a revised proposed site layout that the site can be safely developed whilst avoiding the defined 'no build' zones. If development within the zones of influence of the shafts cannot be avoided due to other planning reasons, which should be fully articulated, engineering details should be provided as to how the design of the development addresses the risk posed by the shafts.

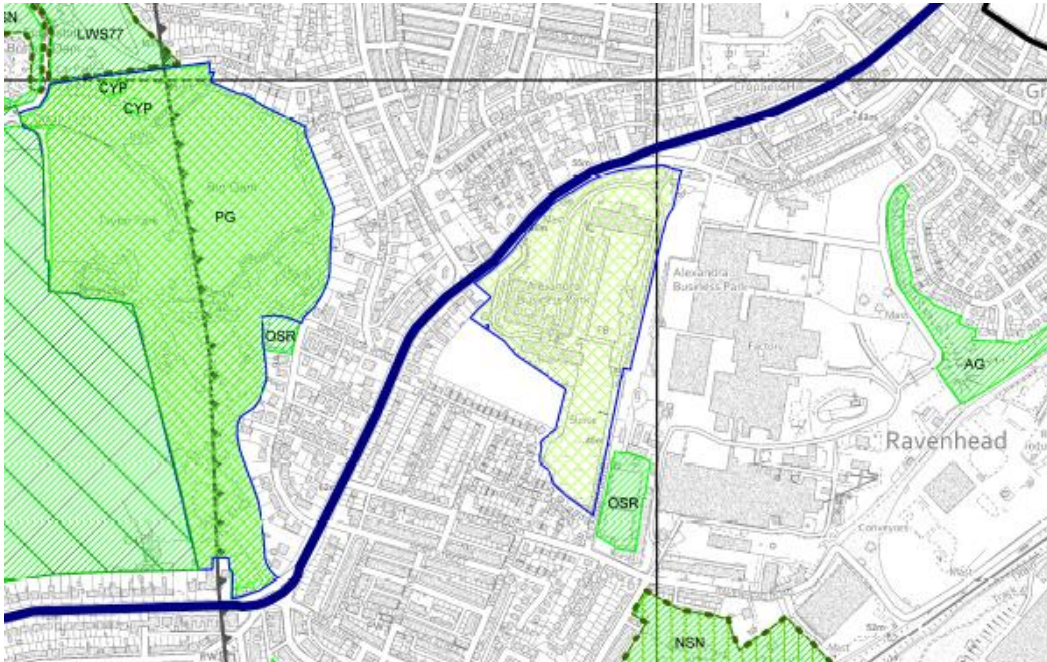
The above information, along with proposed remedial, preventive and mitigatory measures, should be included as part of the required Coal Mining Risk Assessment report to address coal mining legacy related safety and stability issues affecting the site.

Any intrusive investigations into coal mining legacy should be designed by a competent person. The exact form of these investigations must be agreed with the Coal Authority's Permitting Team as part of a permit application.

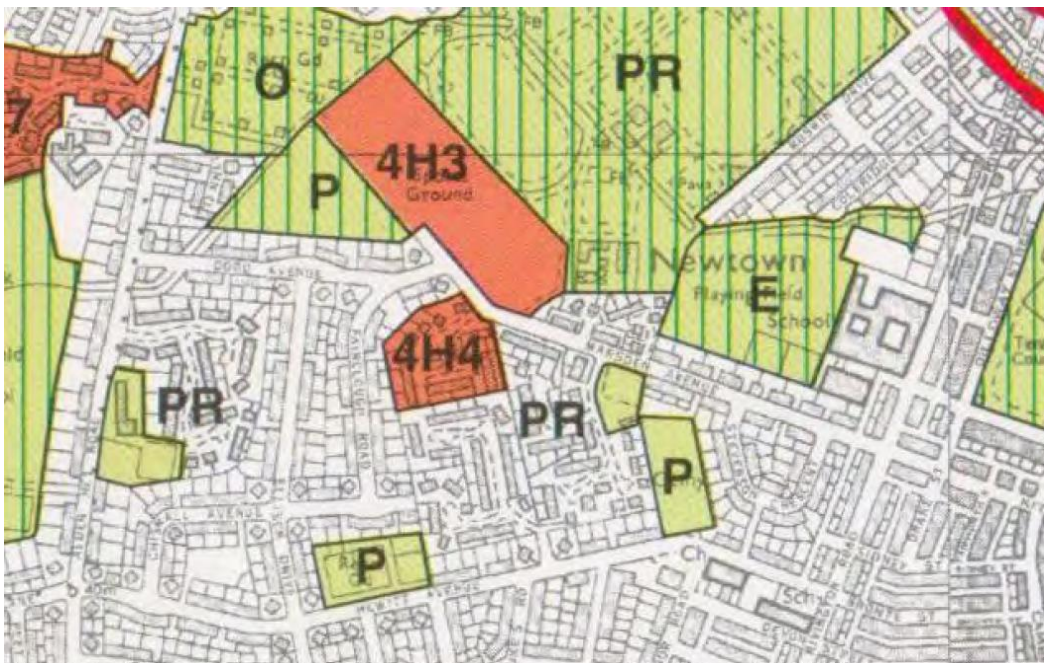
Site 18



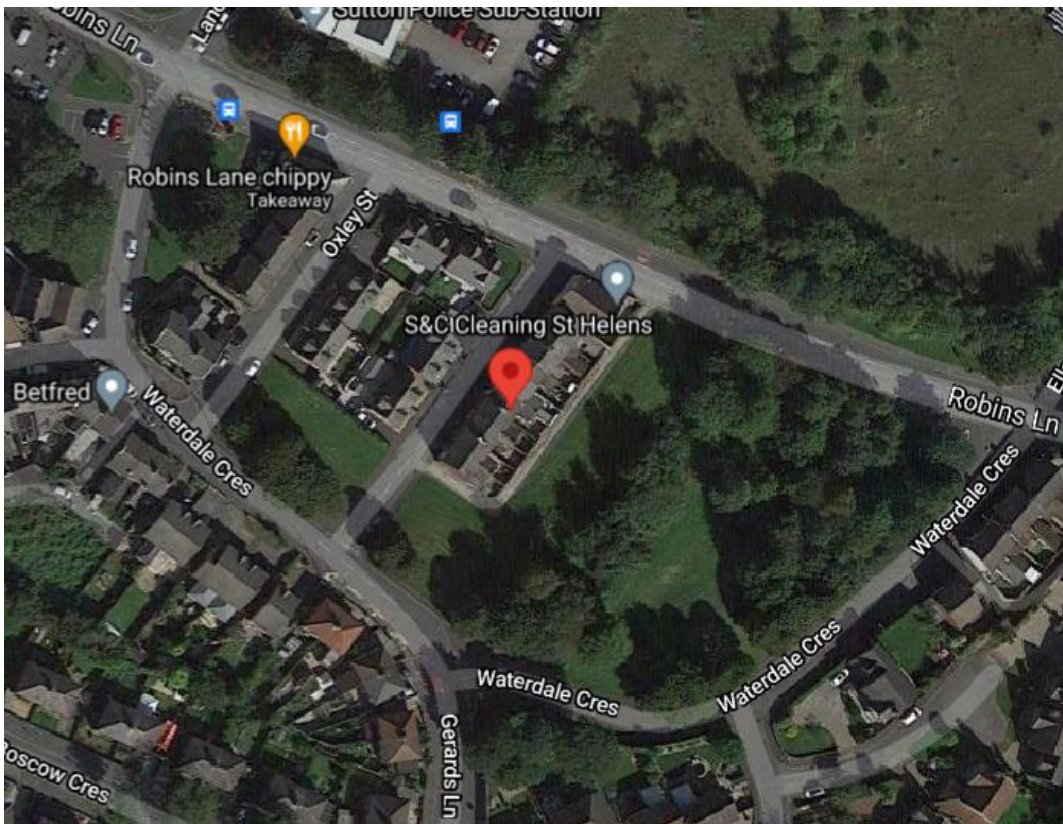
Site 25



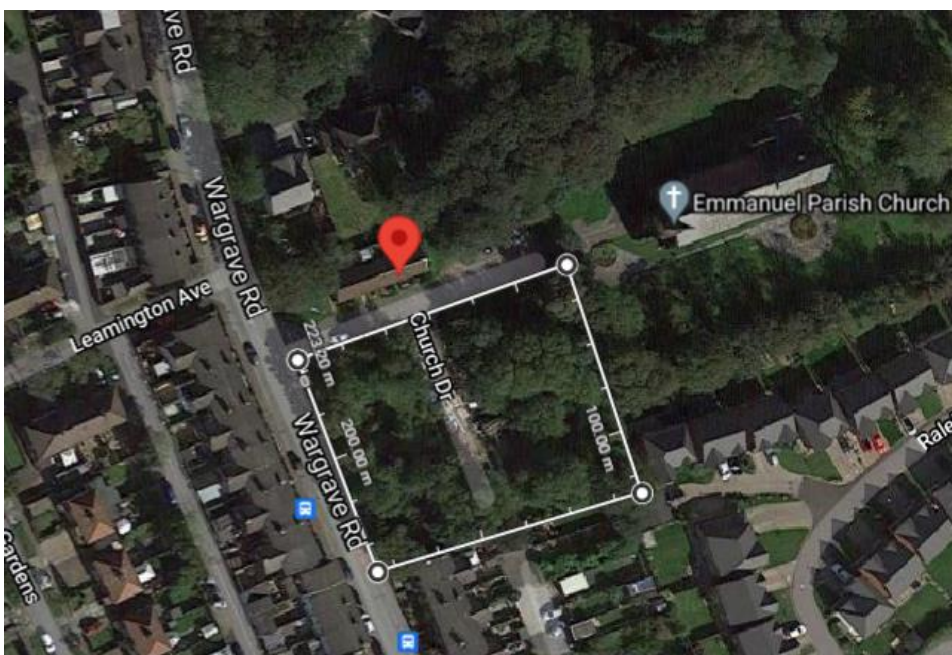
Site 27



Site 63



Site 66



Site 72



Site 84



Site 87



Site 91

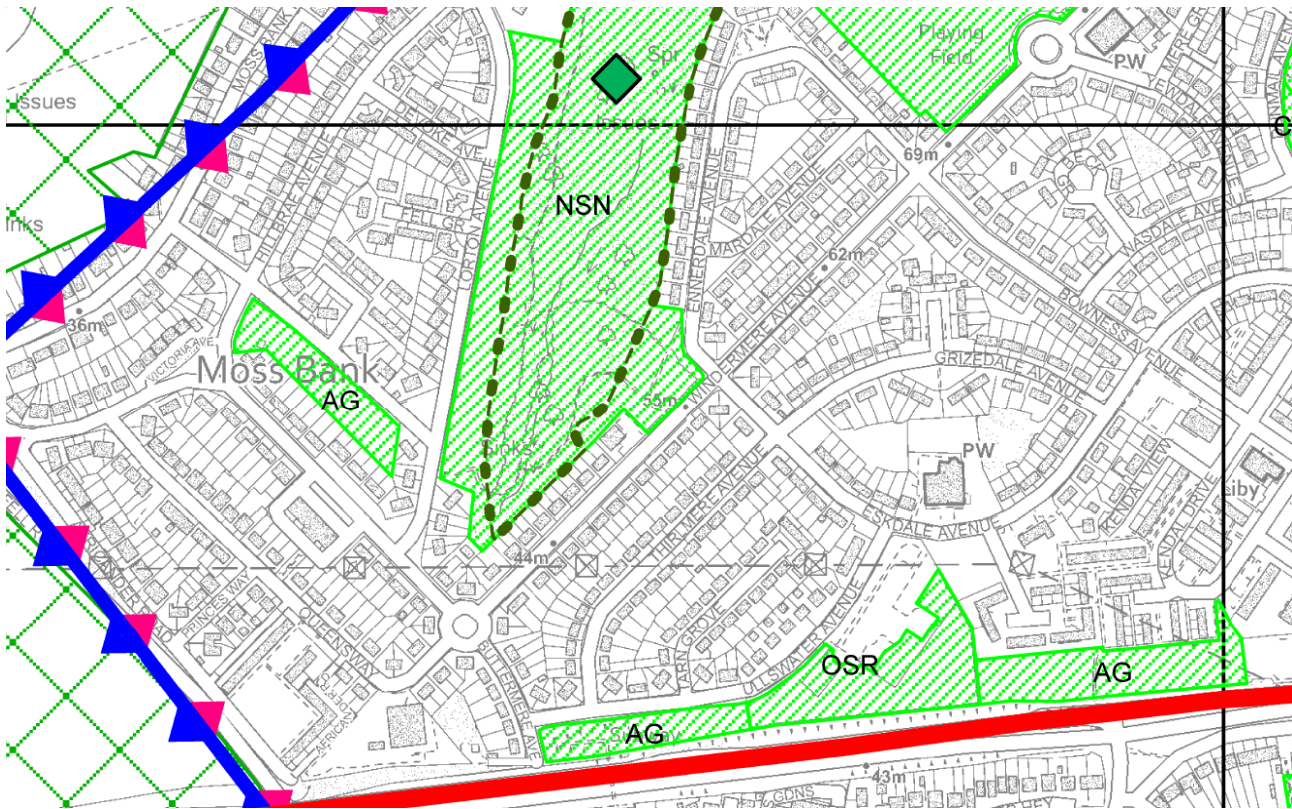


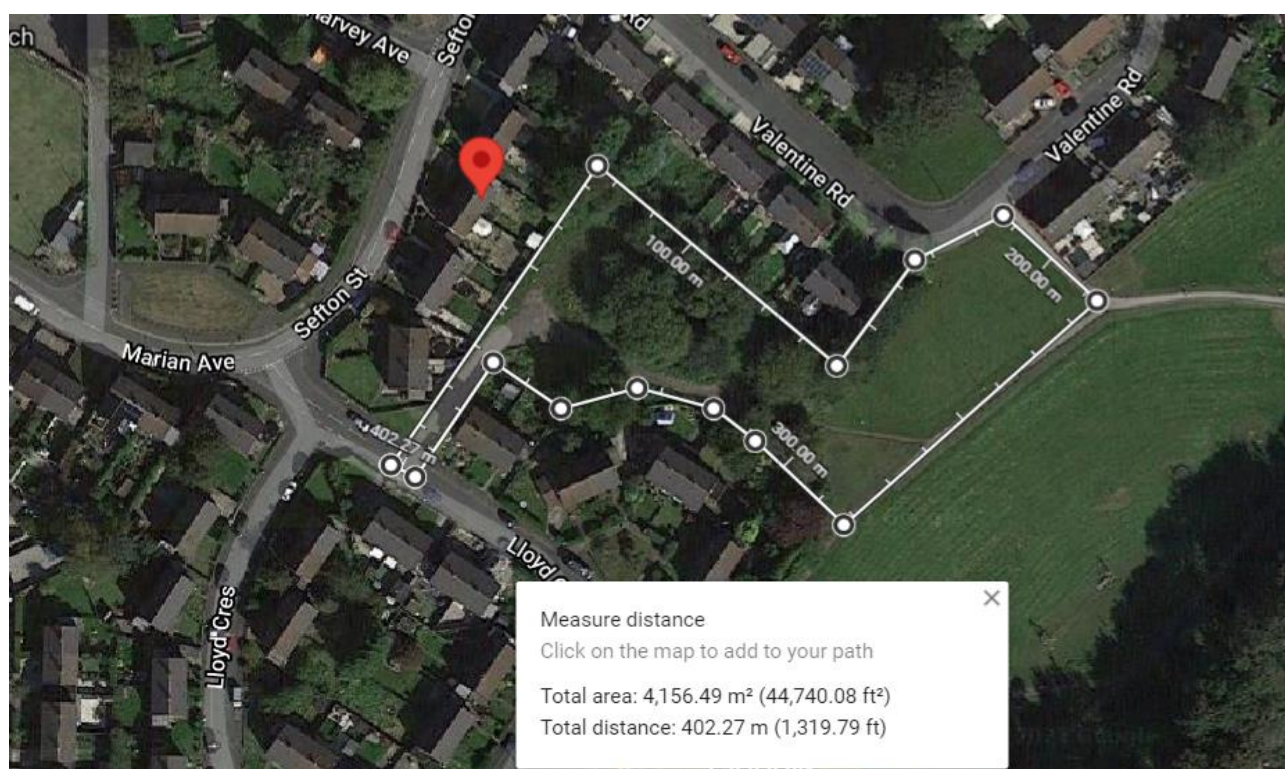
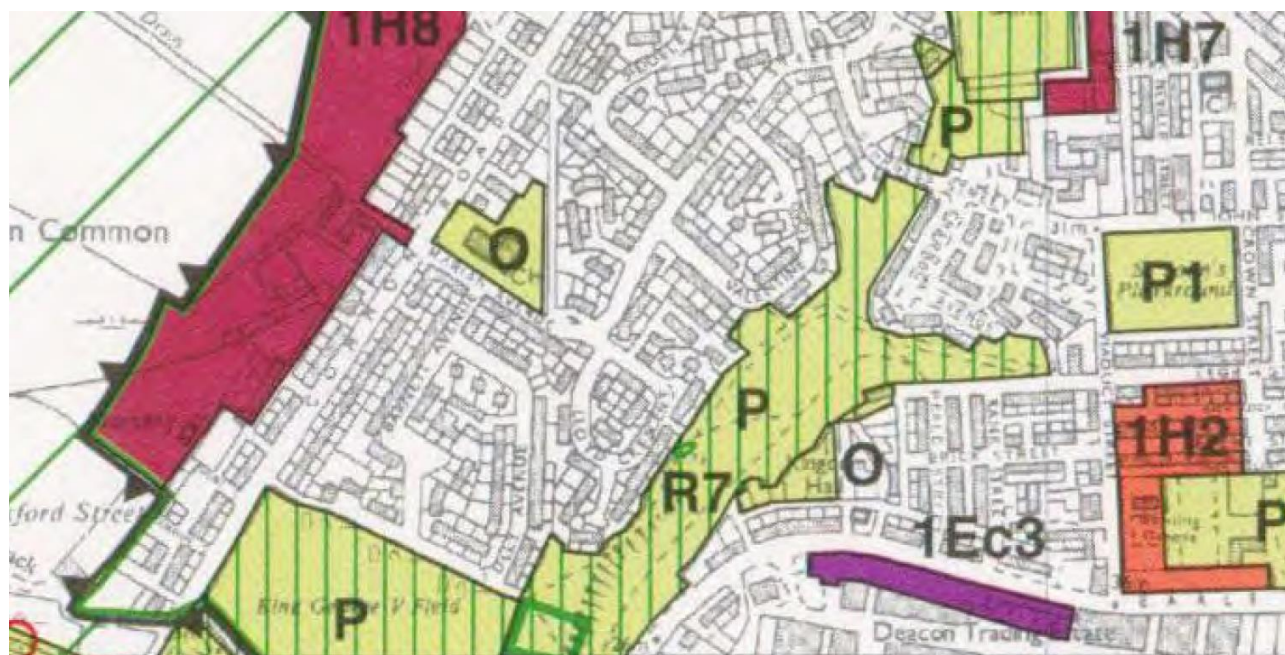
Site 91 (continued)



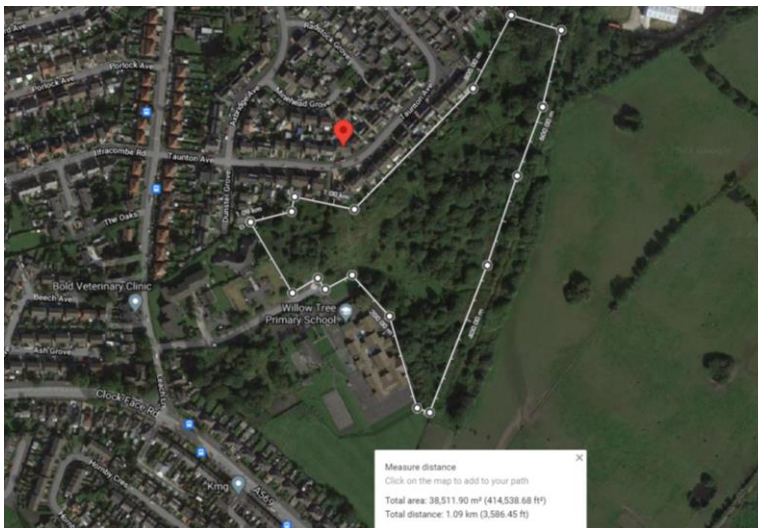
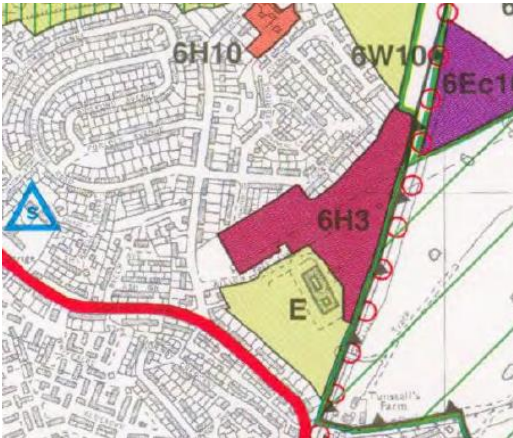
The site is currently made up of greenspace and a number of allotments. 31% of this site is at fluvial risk from Pendlebury Brook with 16% within Flood Zone 3a. A modelled 20 year or 25 year outline is not available for this section of Pendlebury Brook so Flood Zone 3a should conservatively be considered as representative of functional floodplain. 68% of the site footprint within Flood Zone 3a is however within an Area Benefitting from Defences (ABD) which is protected by a 75 year Standard of Protection raised defence. Only 5% is therefore within what could be considered functional floodplain. More vulnerable uses (residential dwellings) are not permitted within functional floodplain therefore the recommendation is for no development to be located within non defended Flood Zone 3 area. Part of the site is located within the 8m easement where development is not permitted. 15% of the site is within Flood Zone 2, where more vulnerable uses are permitted once a detailed FRA is undertaken. The FRA could include further modelling of Pendlebury Brook to define the functional floodplain though any areas remaining in Flood Zone 3a would have to pass the Exception Test. Surface water flood risk is not a significant issue on the site but should be considered in surface water management of the site.

Site 95





Site 113



Site 113 continued

(refused housing scheme on neighbouring site + extract from planning statement)



Loss of Residential Allocation

- 9.22 The proposed sports pitches are located on land that is identified within the UDP as a housing allocation. Policy RES1 identifies the land at Willow Tree Avenue as site 6H3 extending to some 3.99 hectares for 80 houses. The policy states that:
- "In accordance with Part 1 Policy S6, the following sites are either allocated for residential development or have the benefit of planning permission. These sites, which are over 0.4 ha in site, are shown on the Proposals Map (e.g. 1H1)".*
- 9.23 This policy is a permissive policy in that it does not protect those sites from other uses and therefore an alternative use is not contrary to the policy.
- 9.24 However, it is the clear intention here that the site would be developed for housing. This will not be facilitated by the current application which proposes an alternative use that is envisaged will continue in the long term. However, the application will facilitate the redevelopment for housing of the adjoining land currently protected as open space.
- 9.25 In addition it is notable that the site is no longer considered developable for housing. The Councils assessment of the site in the SHLAA identifies that the site is deemed undevelopable due to overhead power cables and pylons. The Council has therefore removed the site from forming part of the supply identified in the SHLAA.
- 9.26 On this basis it is not considered that the proposals will detrimentally affect the policy in the existing UDP or the broad approach set out in the Core Strategy. It is clear that the site is no longer expected to deliver housing and the proposed development as a consequence does not detract from that position. It is considered that there is no demonstrable harm arising from the proposed development.

Site 114 (access issue)



Site NT03 (access issue)

