



St Helens Borough Council

Strategic Housing Land Availability Assessment 2024 Update

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1. Introduction

1.1 This document is St Helens Borough Council's 2024 Strategic Housing Land Availability Assessment (2024 SHLAA) and has been prepared with a base date of 31st March 2024. This is the seventh SHLAA to be prepared by St Helens Borough Council (the Council) and provides an assessment of the deliverable and developable housing land supply in the Borough. The Council published the original SHLAA in March 2009, with further SHLAAs produced December 2010, May 2013, June 2016, and July 2017, with updated proformas produced in 2021 as part of the examination of the Local Plan.

1.2 The key objectives of the SHLAA are:

- To assess land availability by identifying buildings or areas of land (including previously developed land and greenfield land within the urban area) that have development potential for housing;
- To assess the potential level of housing that can be provided on identified land;
- To identify constraints that might make a particular site unavailable and/or unviable for development; and
- To assess which sites are likely to be deliverable and which are likely to be developable.

1.3 In line with the Government's National Planning Practice Guidance (PPG) (section: housing and economic land availability assessment, July 2019), the following information has been prepared and is presented within this 2024 SHLAA:

- A list of all sites assessed, cross-referenced to their locations on maps;
- An assessment of each site, including:
 - where sites have been discounted, evidence justifying reasons given;
 - where sites are considered suitable, available, and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and
- An indicative trajectory of anticipated development based on the evidence available.

1.4 This 2024 SHLAA also provides a summary of the five-year housing land supply position at Section 5.

The 2024 SHLAA

1.5 The 2024 SHLAA does not take account of any changes since 1st April 2024 but does take account of changes since the previous SHLAA (2017) and subsequent partial update (2021), including new planning permissions, developments starting construction and the progress of sites already under construction. It also includes

any suitable new sites that have been proposed as part of the 2024 'Call for Sites' exercise and which are assessed as being suitable for housing. The 2024 SHLAA also removes sites e.g. sites that are no longer considered to have potential to deliver housing development; sites that have since been developed; and sites that are no-longer being actively promoted by landowners or developers.

- 1.6 All new sites submitted to the Council by 31st March 2024 have been considered in this update and conclusions updated on existing sites where new information has come to light.

Call for Sites Exercise

- 1.7 From Wednesday 14th February 2024 until 5pm Tuesday 12th March 2024, relevant parties, and stakeholders, were invited to submit suggestions for housing sites in the urban areas of the Borough as part of a call for sites exercise to help inform this 2024 assessment.
- 1.8 A total of 12 sites were received as part of the exercise. Of these 12 sites, 11 are considered unsuitable due to the national or local importance of the sites' designation, and the protection afforded by the St Helens Borough Local Plan up to 2037 (Local Plan), e.g., sites within the Green Belt; identified safeguarded sites in the Local Plan; or sites below the 0.25 hectare (ha) size threshold; and have therefore not been included within this 2024 SHLAA.

Disclaimer

- 1.9 The inclusion of any site in this SHLAA does not indicate that it will be allocated or successfully obtain permission for housing. Conversely, the non-inclusion of a site in this study does not in any way prevent future residential development. Any planning applications will continue to be treated on their individual merits, having regard to the appropriate policies of the development plan and other material planning considerations. The 2024 SHLAA is based on information available for each site at the time of the original assessment (April/May 2024).

2. Policy Background

National Policy and Guidance

- 2.1 The requirement for the Council as Local Planning Authority to undertake a SHLAA is set out in Paragraph 69 of the National Planning Policy Framework (NPPF) (December 2023), which states that “*strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.*” This will help illustrate whether the Council is in a position to meet the full, objectively assessed needs (OAN) for market and affordable housing in the plan-making area.
- 2.2 The PPG (section: housing and economic land availability assessment) provides further details on how a SHLAA should be produced. It states that the assessment should be thorough but proportionate, building where possible on existing information. It contains a diagram (reproduced in Section 3 of this document) that identifies the key stages of work that should be carried out by the Local Planning Authority.

Sub-Regional Context (see Figure 2.1)

- 2.3 St Helens, Halton and Warrington are located in the Mid Mersey (or "Eastern") Housing Market Area (HMA), as originally identified by the 2007 Liverpool City Region Housing Strategy. Between July 2008 and March 2011, the three authorities were part of the Mid-Mersey Growth Point, which aimed to increase the delivery of housing in the subregion.
- 2.4 In January 2019, an update to the Mid-Mersey Strategic Housing Market Assessment (SHMA) was published covering the administrative area of St Helens Borough only. This used more recently published household and population projections, together with updated data linked to the development of the employment site allocations as set out now in the adopted St Helens Borough Local Plan up to 2037 (the Local Plan), to assess the housing OAN figures. It did so by assessing a range of demographic and economic led scenarios, for example, using assumptions concerning the expected rate of jobs growth; the numbers of supporting jobs that would be generated; employment rates; and commuting patterns.
- 2.5 Whilst the scenarios in the SHMA update indicate a range of annual housing needs figures, the scenario that it is considered to be the most realistic, and which has been adopted in the Local Plan gives rise to a figure of **486** net new dwelling completions per annum.

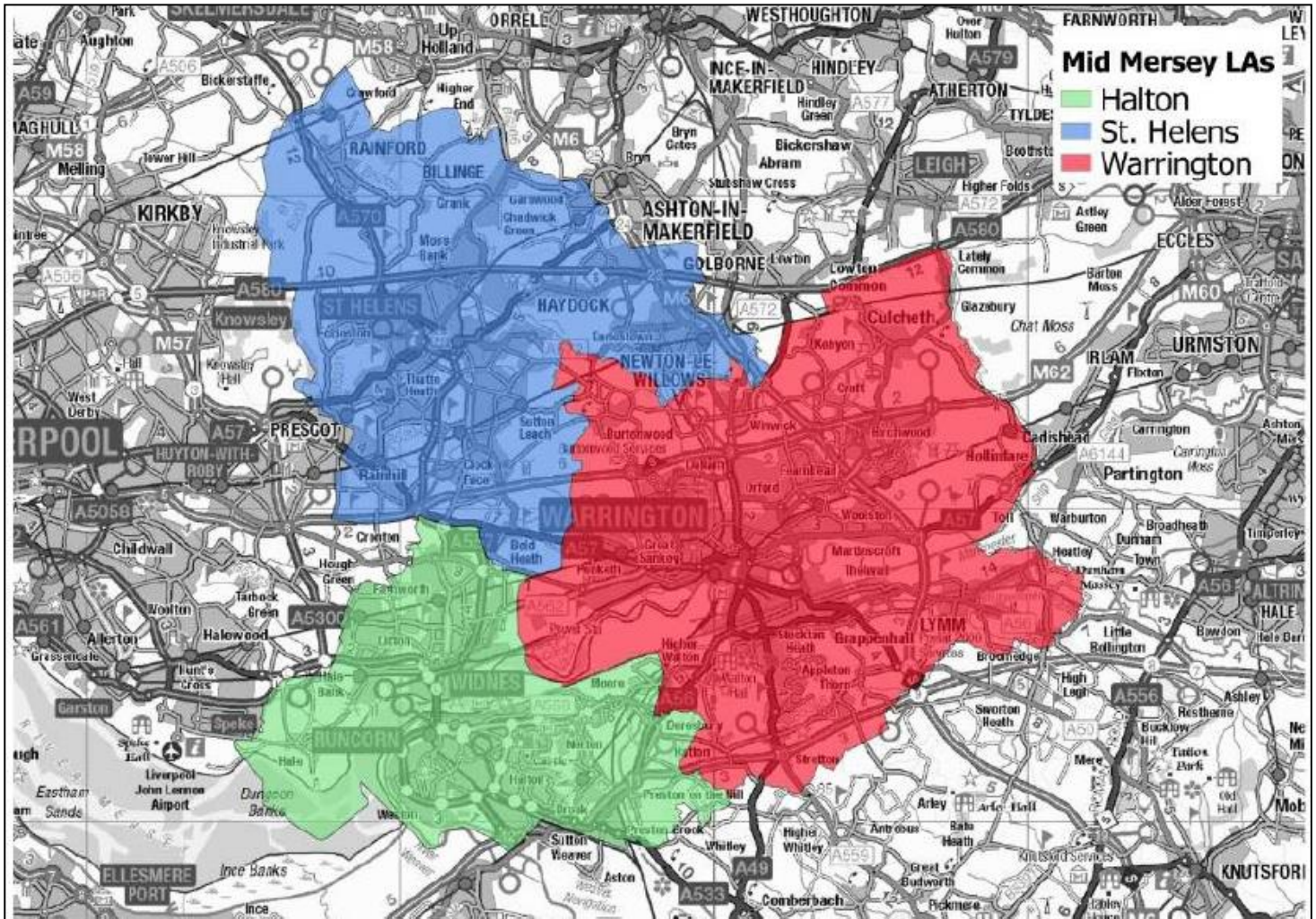


Figure 2.1: The Mid-Mersey Housing Market Area

Local Policy Context

- 2.6 The St Helens Borough Local Plan was adopted in July 2022 and requires 486 net new dwellings to be delivered per year up to 2037. To ensure that land is used efficiently, Local Plan Policy LPA04: Meeting St Helens Borough’s Housing Needs, sets out how new development should optimise the amount of housing developed on a site (see Table 3.3). In addition, Local Plan Policy LPC02: Affordable Housing contains three separate affordable housing zones due to the known geographical disparities in viability across the Borough (further details are set out in Section 3).

3. Methodology

3.1 Figure 3.1 below is taken from the PPG (section: housing and economic land availability assessment, Paragraph: 005 Reference ID: 3-005-20190722, July 2019) and sets down the key stages of work required to produce a SHLAA.

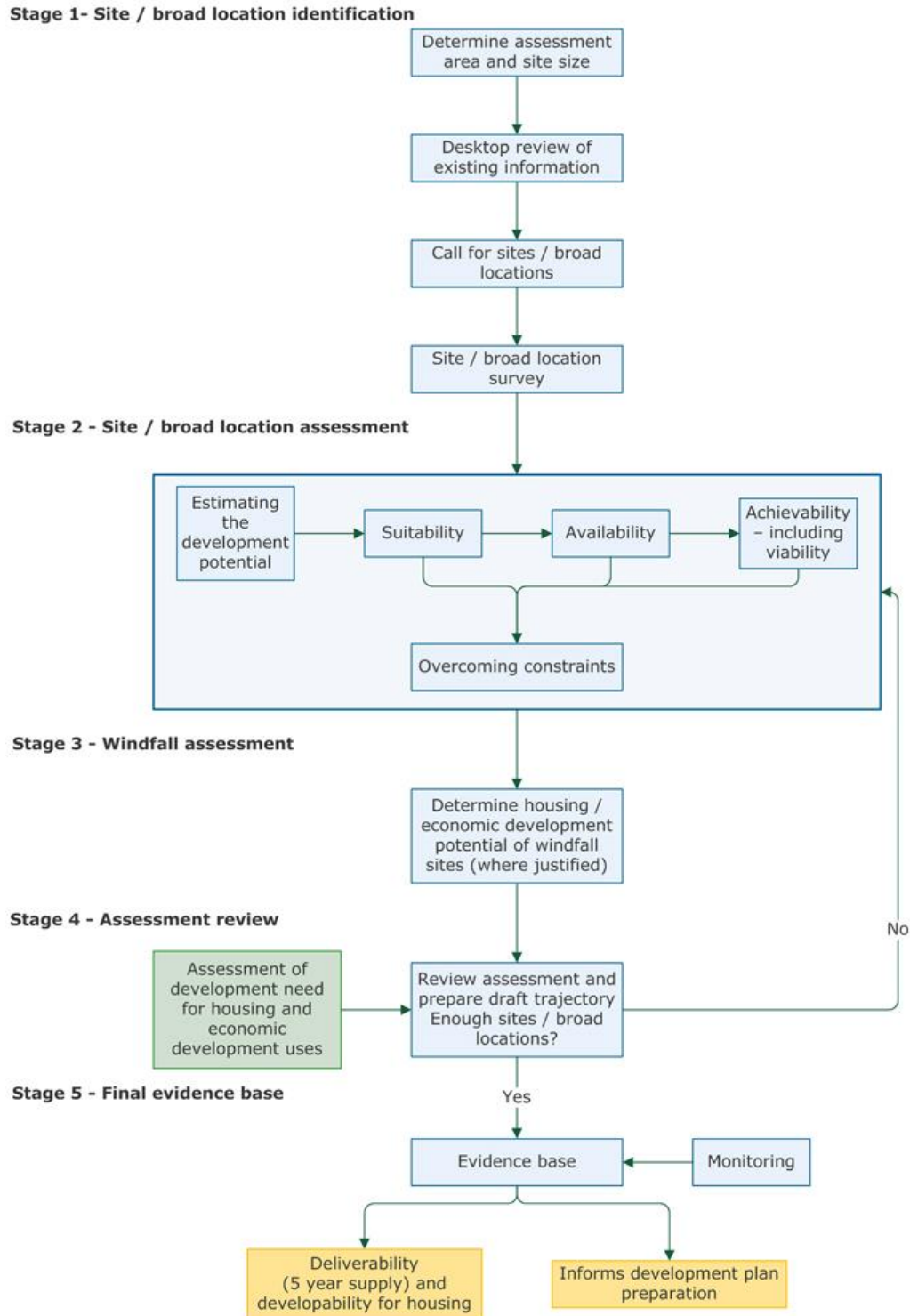


Figure 3.1: Extract from the PPG (Paragraph: 005 Reference ID: 3-005-20190722, July 2019) showing suggested SHLAA methodology

3.2 The PPG (July 2019) sets out five stages of work that have been followed during the preparation of this 2024 SHLAA, and the methodology for each stage of work is explained below.

Stage 1: Identification of Broad Location and Sites

3.3 The purpose of this stage is to identify and set down the geographic area of study and the types of sites that will be assessed.

The Broad Location of Study

3.4 The PPG (July 2019) recommends that SHLAAs are produced to cover the plan-making area. This 2024 SHLAA therefore covers the whole of the Borough of St Helens, but no areas external to the borough boundary.

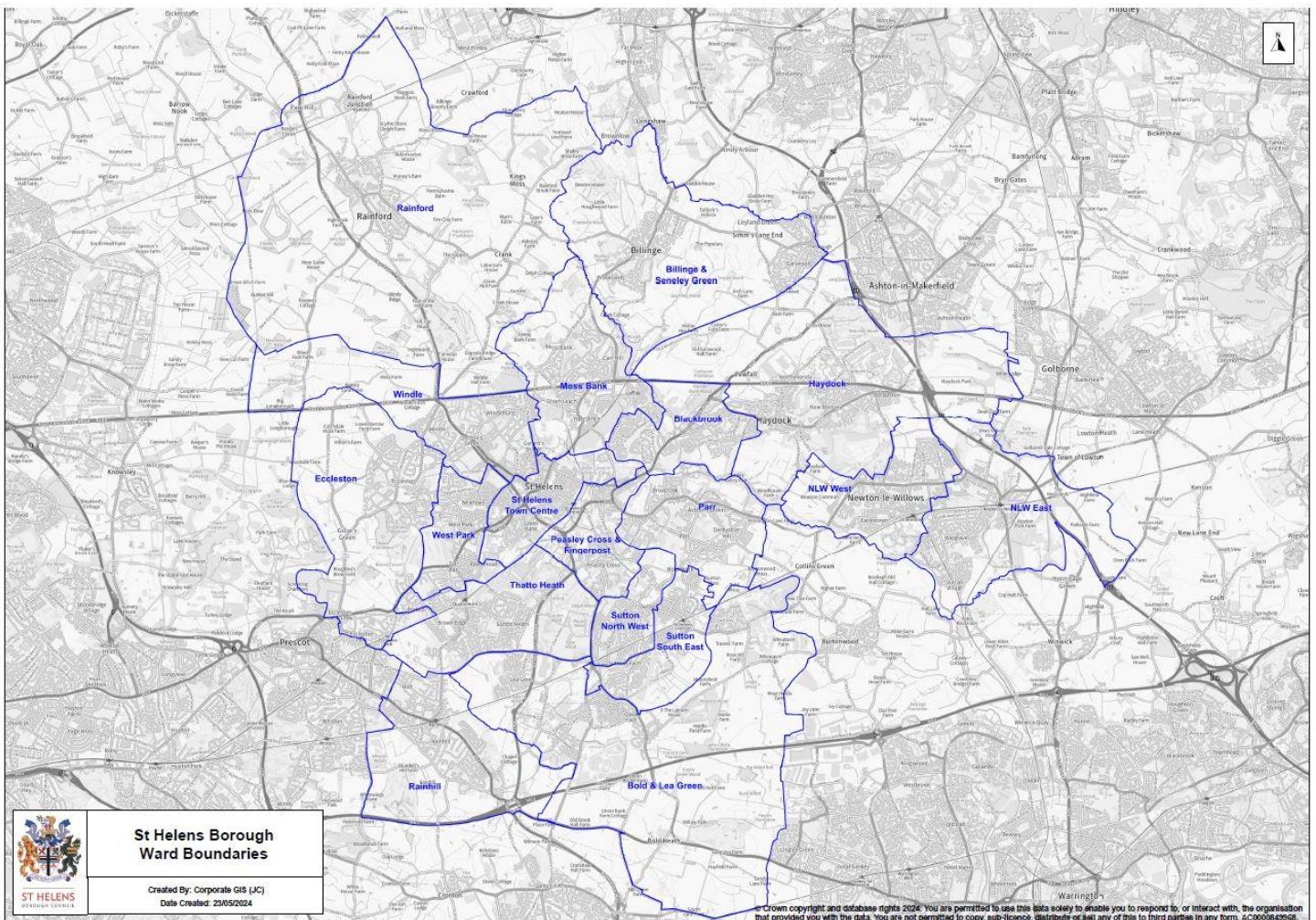


Figure 3.2: Map of Borough boundary and wards of St Helens

Site Size

3.5 The PPG (July 2019) recommends that all sites and broad locations capable of delivering five or more dwellings should be considered; where appropriate

alternative size thresholds can be considered. For this update of the 2024 SHLAA, the Council has applied a physical site size threshold of 0.25 hectares (ha) to help facilitate the identification of sites, as this does not make assumptions about the density or development typology of a site prior to including the site in the assessment. This also reflects the 0.25ha threshold in the Brownfield Land Register Regulations (2017) and previous SHLAAs.

- 3.6 Following on from this, an allowance has been made for residential units delivered on small sites below the threshold of 0.25ha, with more detail on this included later in this 2024 SHLAA.

Consultation and Call for Sites Exercise

- 3.7 As previously stated, between 14th February and 12th March 2024, the Council invited the submission of sites to be considered for housing in the SHLAA, as well as for employment or retail use, as part of a Call for Sites consultation exercise.
- 3.8 All developers and landowners known to the Council were contacted via letter or email, along with the Call for Sites consultation being publicised on the Council's website. It was made clear at this stage that the Council would not assess any sites that lay in the Green Belt, and all sites received were for the consideration of residential development.
- 3.9 Sites put forward for residential purposes from this Call for Sites exercise, and previous ones, have been considered for inclusion within this version of the 2024 SHLAA. The Council will continue to accept the submission of new sites, and information on these sites will be retained for inclusion within future SHLAA and Local Plan work.

Identification of Sites

- 3.10 Sites contained in previous versions of the SHLAA that have not since been developed have been included within this 2024 site assessment exercise.
- 3.11 The below sources were also used to identify further sites for consideration within the 2024 SHLAA:
- Sites put forward through the 'call for sites' in 2013, 2016, 2017 and 2024;
 - Sites that have previously benefited from a planning permission;
 - Sites currently subject to, or with a known history of, pre-application discussions for residential development;
 - Land allocated for employment or other land uses that are no longer required or considered suitable for those uses;
 - Appropriate sites previously identified in urban capacity studies;
 - Known vacant and derelict land including those sites on the National Land Use Database;
 - Surplus public sector land (Council and Homes England);
 - Vacant buildings suitable for conversion;

- Land in non-residential use that may have redevelopment potential;
- Large scale redevelopment opportunities arising from the Council's Regeneration Framework associated masterplans; and
- Sites identified from visual surveys / site visits and local knowledge.

Site surveys

3.12 The site survey process was carried out in line with the advice provided in the PPG (July 2019), checking the following site characteristics:

- site size, boundaries, and location;
- current land use and character;
- land uses and character of surrounding area;
- physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities);
- potential environmental constraints;
- where relevant, development progress (e.g. ground works completed, number of units started, number of units completed); and
- an initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

3.13 Each site identified within this 2024 SHLAA has been individually mapped and assigned a reference number¹ and can be found in Appendices 1.

Stage 2: Site Assessments

3.14 The purpose of Stage 2 of a SHLAA is to establish whether the identified sites are 'deliverable', 'developable' or 'not currently developable'. The NPPF (December 2023) explains what each of these terms mean:

"Deliverable sites: should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

¹ New reference numbers have been given to previous SHLAA sites and sites that are currently considered as 'Non Developable', have not been given a SHLAA reference number at this stage.

Developable sites: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged."

- 3.15 The information collated for the site assessment has been used to establish the development potential of each site. The individual assumptions used for assessing whether a site is 'deliverable', 'developable' or 'not currently developable' are set down below.

Suitability

- 3.16 In line with the PPG (July 2019), a site is 'suitable' for housing development if it offers a suitable location for development when considered against relevant constraints and their potential to be mitigated. When assessing a site's suitability for residential development, the following factors have therefore been considered:
- Whether the site is subject to any local planning policy designations and whether these can be mitigated (this could include for example protected trees being on the site, the site being used for open space or employment uses, or being within a conservation area);
 - Whether the land is likely to be contaminated or suffer poor ground conditions or instability;
 - Flood risk issues;
 - Whether the site can be safely accessed;
 - The surrounding land uses and whether the site can be developed without a detrimental impact on the amenity of adjacent occupiers, and ensuring a sufficient level of amenity for potential occupiers;
 - Whether the site lies within a hazardous installation, statutory consultation zone, or the buffer area for pipelines; and
 - Whether the site has easy and convenient access to essential facilities by means other than the private car.
- 3.17 Where a site is located within an area that is designated or currently being used for employment uses, the site is considered to be constrained by that use and therefore not suitable for housing, and is recorded as being 'not developable'. Where an employment site is known to have been vacant for some time and is being marketed for alternative uses, then a judgement has been made about its suitability for residential development where this would contribute to regeneration or other priorities.
- 3.18 Where a site has been identified as open space, and where there is also the provision of children's play equipment, or where there is formal landscaping, the site has been treated as constrained and 'not suitable' for residential development. Areas of open space have been treated as constrained where they are noted as being of importance to the locality within the Open Spaces, Sports and Recreation Assessment (OSSRA), and therefore have been recorded as being 'not

developable'. Where the designation of open space does not reflect the current use, for example where a school site has been redeveloped and has surplus playing fields, these have not been treated as constrained for that land designation.

- 3.19 When a site is considered to be 'suitable' for new residential development, it has been colour coded in the proforma as green. Sites considered 'not suitable' have been added to Appendix 2: Site Assessments – 'Not Developable'.

Availability

- 3.20 In line with the PPG (July 2019), a site is considered to be 'available' for development when there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available. When forming conclusions about the availability of a site, the following factors have been considered:

- Whether there was an extant planning consent and if so whether this had been implemented;
- Whether the site is in active use;
- Whether the site can be developed now; and
- Whether the site is free of ownership and tenancy issues.

- 3.21 If a site has been directly nominated by the landowner or developer in control of the site, in the absence of anything to suggest otherwise, it has been assumed that the site is available for development. Sites that were historically on the SHLAA but are no-longer being actively promoted by the landowner or a developer and are in active use have been removed from this SHLAA.

- 3.22 All sites were considered to be free from ownership or tenancy issues unless there was evidence/information to suggest the contrary.

- 3.23 When a site is considered to be 'available' for new residential development, it has been colour coded in the proforma as green, when it is likely to become available within either 6-10 years or 11-15 years it has been shaded in yellow.

Achievability

- 3.24 The PPG advises that a site is considered 'achievable' for development where there is a reasonable prospect that the development will be developed on the site at a particular point in time. This judgement looks at the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

- 3.25 In 2018, Keppie Massie prepared a Local Plan Economic Viability Assessment (EVA) to establish the economic viability of development across St Helens to inform the allocation of sites and to guide policies in the new Local Plan. The assumptions

and findings of the EVA have been used to guide the judgements made regarding achievability of SHLAA sites, in conjunction with the following considerations:

- Whether there is active developer interest in the site;
- Whether similar sites have been successfully developed in recent years; and
- Whether there are any known abnormal development costs.

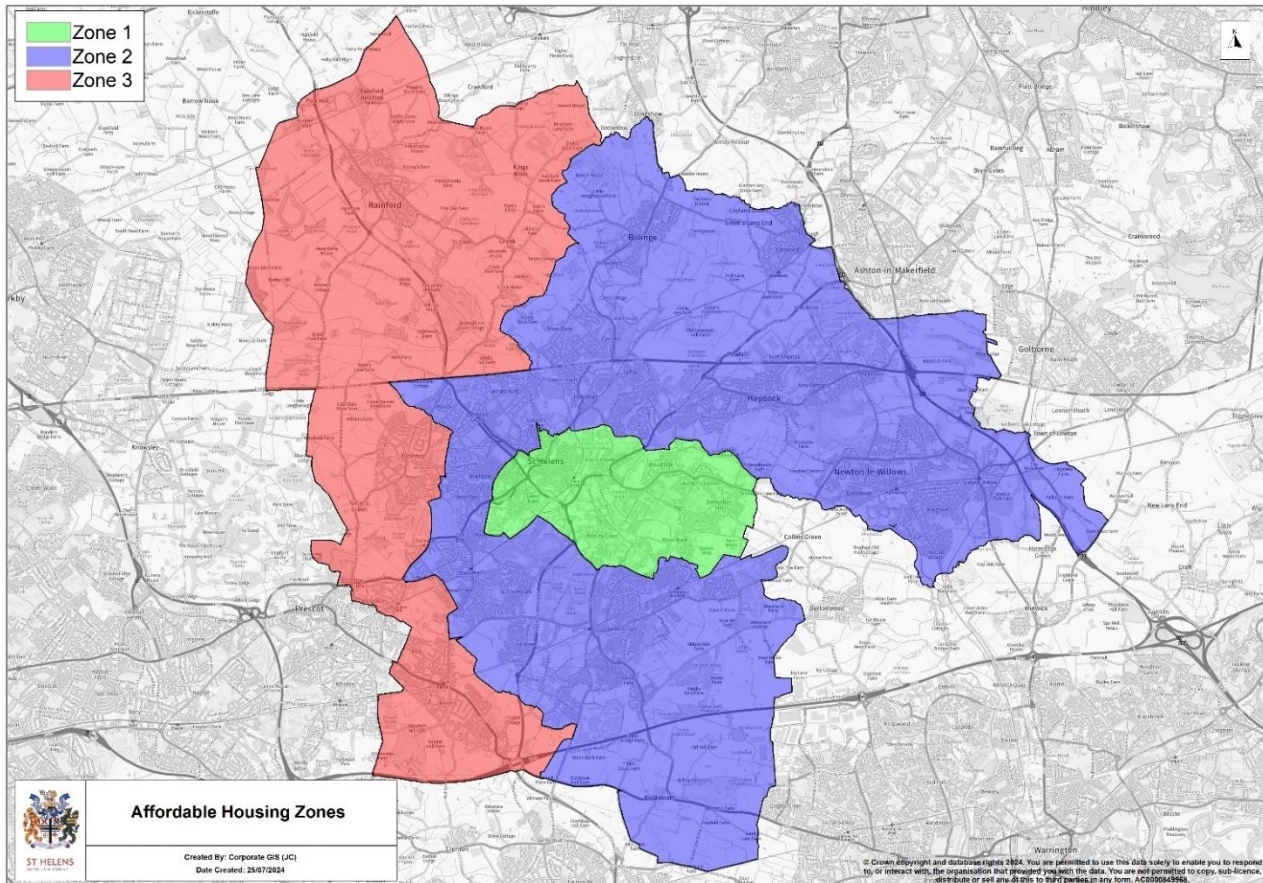


Figure 3.3: Affordable Housing Zones as established in the EVA, 2018

3.26 The EVA also demonstrated that there are geographical disparities in viability for residential development across the Borough, based on three separate affordable housing zones, shown above in Figure 3.3. These are replicated in Table 1 below and have been used to guide the assessment of achievability of sites within the 2024 SHLAA.

Zone	Locations (Borough Wards)
1	Parr, Peasley Cross & Fingerpost, Sutton North West (northern section), Sutton South East (northern section), St Helens Town Centre
2	Billinge & Seneley Green, Blackbrook, Bold & Lea Green, Haydock, Moss Bank, Newton-le-Willows East, Newton-le-Willows West, Sutton North

	West (southern section), Sutton South East (southern section), Thatto Heath, West Park, Windle (southern section)
3	Eccleston, Rainford, Rainhill, Thatto Heath (western section), Windle (northern section)

Table 3.1: Affordable Housing Zones as established in the EVA, 2018 (derived from sales prices achieved)

- 3.27 When a site is estimated to be strongly viable for new residential development, it has been colour coded in the same manner as the Keppie Massie work, being shaded green for strongly viable, and shaded in yellow when it is viable but the baseline surplus is more marginal; sites that are anticipated to have viability issues (which may be overcome in the future) have been recorded as being ‘not developable’.
- 3.28 The Council continues to assist developers where possible to help ensure housing delivery remains viable and practical in the short term. The flexibility offered by the Council has allowed the negotiation of S106 agreements where appropriate, in line with Local Plan Policy LPA07: Infrastructure Delivery and Funding and the Developer Contributions SPD (2024).

Constraint Resolution

- 3.29 Having assessed the *suitability*, *availability*, and *achievability* of each SHLAA site, a conclusion can be made on whether the site is ‘deliverable’, ‘developable’ or ‘not developable’.
- 3.30 The PPG (July 2019) advises that where it is unknown when a site could be developed, then it should be regarded as not currently developable. Where constraints are considered to be severe, and there are insufficient assurances to demonstrate if or when they can be overcome, the site has been recorded as ‘not developable’ due to the specified constraint.
- 3.31 2024 SHLAA sites have typically been noted as being not developable and constrained for one or more of the following reasons:
- Unsuitable due to loss of employment land;
 - High risk of flooding;
 - Unacceptable impacts/loss of open space, greenways, protected trees or areas of importance for wildlife;
 - No longer being actively promoted by the landowners/developers;
 - Are still in active use;
 - Suitable but access is an issue or cannot be provided; and
 - Steep topography.
- 3.32 The onus is on the landowner/developer to demonstrate that any documented site-specific constraints can be overcome.

3.33 When a site is considered to be ‘deliverable’ for new residential development, it has been colour coded in the proforma as green, when it is considered to be ‘developable’ it has been shaded in yellow, and ‘not developable’ sites have been added to the table in Appendix 2.

Estimating Potential Yield

3.34 The potential number of dwellings that can be delivered on a site is referred to as the yield; this is influenced by the site size, the net developable area, and the potential density of development. The estimated yield for a site in the 2024 SHLAA is a desk-based assumption regarding the potential amount of development that can be accommodated on that site; however, this is indicative and should not be taken to mean that this is a maximum or minimum figure.

3.35 Each site has its overall gross size noted as part of the details that describe that site, however when a site is developed, some of the land may be needed to provide supporting infrastructure such as access roads or public open space. The amount of land needed for this will vary depending on the size of the site, as larger sites will usually have to provide a greater number of access roads and public open space to make them acceptable in planning terms. The assumptions regarding net developable area are consistent with those used by Keppie Massie within the EVA and are set down in Table 3.2.

3.36 In circumstances where there is evidence of constraints on part of the site or where housing would form part of a wider mixed-use development, the potential yield has been further reduced to reflect those constraints. In addition, if a site has a current or extant planning consent, then that consented yield for that particular site has been used and indicated as such on the proforma.

Gross Site Size	Net Developable Area
Less than 0.4 ha	100% of gross area
0.4 ha to 2 ha	90% of gross area
Sites over 2 ha	75% of gross area

Table 3.2: Gross / net developable area assumptions

3.37 The densities applied in the 2024 SHLAA are in accordance with the Local Plan Policy LPA04: Meeting St Helens Borough’s Housing Needs, which states that new development should optimise the amount of housing developed on a site. Table 3.3 below, sets out the minimum densities that should be achieved. If a site has a current or extant planning consent, then that consented density has informed the yield for that site.

Density Applied	Rationale
At least 30 dph	all sites outside St Helens and Earlestown Town Centres.
At least 40 dph	at least 40 dwellings per hectare (dph) on sites that are within or adjacent to St Helens or Earlestown Town Centres
30 dph or less	densities of less than 30 dph will only be appropriate where they are necessary to achieve a clear planning objective.

Table 3.3: Density of residential development assumptions

3.38 Where known site-specific characteristics or constraints exist that may affect the amount of development that can be accommodated on a site, such as flood risk, the site’s estimated yield has been reflective of this.

Estimating lead in times and completions

3.39 If a site has been assessed as being suitable, available and achievable, then an estimated forecast needs to be made of when that site might achieve planning permission, when it will start to deliver dwellings, and how many might be completed per year. As the Council has no evidence to the contrary, this 2024 SHLAA continues to use the figures as consulted upon and agreed by the Mid-Mersey Housing Market Area Stakeholder group in August 2014, which also informed the Local Plan housing trajectory and five-year housing supply calculations. These are shown in Tables 3.4 and 3.5 below.

Type of site	Under construction	Full permission / reserved matters	Outline permission	Without permission
Lead in time	None	1.5 years	2 years	2.5 years

Table 3.4: Lead in times for sites delivering dwellings

Site size	Less than 50 units	50 – 150 units	More than 150 units
Build out rate (Units per annum)	20	30	45

Table 3.5: Typical build out rates for different sizes of development²

² Please note that for Local Plan Housing allocation 4HA (Bold Forest Garden Village) 60 units per annum is considered acceptable due to the number of developers associated with the site.

Stage 3: Windfall Assessment & 'Small Sites' Allowance

- 3.40 The NPPF (paragraph 72) states that “*Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends...*”.
- 3.41 Windfall sites are those sites that have not been specifically identified in the development plan. These developments are normally sites that have been previously developed for another use that unexpectedly become available for residential development, for example an industrial site that is no longer fit for its intended use, or residential conversions from offices. As a SHLAA is meant to be strategic in its nature, a physical site size threshold of 0.25ha or above has been adopted. Sites that fall beyond this threshold will be counted in the 'windfall' and small sites calculation.
- 3.43 Local Plan Policy LPA04: Meeting St Helens Borough's Housing Needs, (Part 2.e), states that the housing requirement will be met from various sources, including “*Windfall' development, including development on small sites not individually identified in the SHLAA, sub-division of dwellings and conversions / changes of use*”. St Helens has a strong record of delivering a substantial number of dwellings on sites below the threshold of 0.25ha, and this delivery has taken place under varying economic conditions and does not follow a trend. Therefore, based upon past delivery rates, it is considered reasonable that small sites will continue to be delivered in the Borough throughout the Local Plan period and a reasonable allowance of 93 units per annum for delivery on 'windfall' and small sites, totalling 1,395 units over the Local Plan period has been adopted (see Table 4.2 for more information).

Stage 4: Assessment Review

- 3.44 The purpose of this stage is to present the findings of the study, and to consider refined site assessments to understand when sites are likely to come forward. This stage of work is used to identify whether there are enough sites that can deliver the housing needs of St Helens over the next five years and beyond.
- 3.45 Stage 4 of the study is presented within two sections of this SHLAA. Please see Section 4 for the 2024 SHLAA results and Section 5 for the five-year housing land supply.

Stage 5: Final Evidence Base

- 3.46 Following on from the assessment review (Stage 4), Stage 5 of the study considers the outputs and draws conclusions. Please see Section 6 of this 2024 SHLAA for the conclusions, and the appendices for the following standard outputs:
- **A list of all sites considered** (cross-referenced to their locations on maps);

- **Details on each site** (including the sites suitability, availability and achievability, and affordable housing zone);
- **Where sites are considered suitable, available and achievable, the potential type and quantity of development that could be delivered** (including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when);
- **Where sites have been discounted** (reasons why); and
- **An indicative trajectory** (of anticipated development based on the evidence available).

4. Assessment Results

‘Deliverable’, ‘Developable’ and ‘Not Developable’ SHLAA Sites

- 4.1 A total of 89 sites, were identified and included within the initial 2024 SHLAA assessment process. Of these, 83 were rolled forward from the 2017 SHLAA (no new sites were identified or removed in the 2021 update), with 6 wholly new sites added. A total of 37 sites have been removed completely from the SHLAA process, including sites previously contained in former SHLAAs that have been ‘built out’; have since been allocated in the Local Plan; or sites that are no-longer being actively promoted; as well as sites considered too small i.e. sites less than 0.25ha.
- 4.2 Contained within Appendix 1 are the proformas setting out specific information on each 2024 SHLAA site that has been assessed as being ‘deliverable’ or ‘developable’. Appendix 2 contains a table of assessed sites considered ‘not developable’. Table 4.1 indicates that a total of 52 sites have been individually assessed.

Number of Assessed Large SHLAA Sites	
Deliverable & Developable Sites	43
Not Developable Sites	9
Total	52

Table 4.1: Deliverable, Developable and Not Developable 2024 SHLAA sites

SHLAA Sites with Planning Permission

- 4.3 In general sites with planning permission have then been placed in the 0-5 years supply; however, a number of sites have been placed in the 6-10 supply where:
- it has been indicated that the site would not be developed in the short term;
 - the site is noted as being historically stalled (‘under construction’ but no development activity for 2 years or more); and
 - known significant issues have transpired (such as unexpectedly high decontamination or land stabilisation costs).
- 4.4 This sifting exercise has identified a total of 43 deliverable sites, with a combined outstanding capacity of 2,099 units and just over 71ha that are considered able to actively deliver units within the next five years and beyond. Of these, 3 sites are currently under construction, providing a combined capacity of 216 units, and as of 31st March 2024 having a combined outstanding capacity of 216 units.

Overall Supply of Sites

- 4.5 The deliverable and developable housing land supply is comprised of sites with planning permission (that have been sifted), SHLAA sites that are suitable for housing, an allowance for small sites (93 units) and technically implemented consents.
- 4.6 Conducting the site sifting exercise means that the sites with planning permission that are included in the short to mid-term (0-5 years and 6-10 years) outstanding capacity figures have a high degree of certainty of coming forward. This sifting exercise provides confidence in the data used for the supply position, as a result there is no need to include an additional 'lapse' or non-delivery rate.
- 4.7 The supply is shown in Table 4.2, which is based on a combined total of 64 sites, broken down as follows:
- 43 deliverable and developable SHLAA sites;
 - 9 Local Plan Allocations;
 - 10 sites with planning permission not captured in the SHLAA or Local Plan;
 - 2 historically stalled (but technically implemented) sites with planning permission; plus a
 - Small sites allowance of 93 units.

Supply		Number of dwellings
Deliverable 0-5 years	Sites with planning permission (including SHLAA sites and local plan allocations)	1486
	Sites without planning permission (including SHLAA sites and local plan allocations)	1097
	Small sites - allowance (93 x 5)	465
	Sub total	3048
Developable 6-10 years	Sites with planning permission (including SHLAA sites and local plan allocations)	74
	Sites without planning permission (including SHLAA sites and local plan allocations)	2222
	Small sites - allowance (93 x 5)	465
	Sub total	2761
Developable 11-15 years	Sites with planning permission (including SHLAA sites and local plan allocations)	0

	Sites without planning permission (including SHLAA sites and local plan allocations)	1583
	Small sites - allowance (93 x 5)	465
	Historically implemented but stalled sites	76
	Sub total	2124
	TOTAL	7933

Table 4.2: Deliverable and developable housing land supply over the next 15 years

- 4.8 All sites identified in the 2024 SHLAA are expected to deliver dwellings over the next 15 years.

5. Five Year Supply

Method

5.1 This section of the 2024 SHLAA pulls together various sources of information to present the Borough's housing supply position as of 1st April 2024 and assesses whether there is five years' worth of land that can deliver housing for the period 1st April 2024 - 31st March 2029.

5.2 Paragraph 76 of the NPPF (December 2023) states that Local Planning Authorities are not required to continually demonstrate a five-year housing land supply on an annual basis providing they meet with a set criteria, which is:

“a) their adopted plan is less than five years old; and

b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.”

5.3 Therefore, as the Local Plan was adopted in July 2022, and at the time of adoption the Council could show a 5.1 years' supply of housing land, the Council is not required to update this number; however, and as an update to the 2024 SHLAA, it was considered sensible to sense check housing delivery in the Borough to ensure policies in the Local Plan are working effectively.

5.4 As set out in Section 4 (Table 4.2), some sites with extant planning permissions have been stalled for several years, and for some sites developers have indicated that there are significant constraints to bringing sites forwards. These sites have been considered, and where they are not considered to be deliverable, they have been removed from the five-year housing land supply. A list of these 'stalled' sites and reasons for why they are not considered to be deliverable is included within Appendix 4.

Demolitions Allowance

5.5 The figures for each SHLAA site's anticipated yield are estimated on a net basis rather than a gross basis within this SHLAA. In simple terms, if a single house is demolished to make way for 10 new apartments, then the SHLAA records the estimated yield for the site as being 9 units.

'Small Sites' Allowance

5.6 As set out in Section 3 above, St Helens has robust information demonstrating a source of 'small sites' that can be considered deliverable on a regular basis. Therefore, a 'small sites' allowance of 93 dwellings per annum has been included within the housing supply.

Housing Requirement

- 5.7 The following tables provide the current housing land supply position and set out the key assumptions and parameters used to calculate it. The Local Plan sets out a housing target of 486 dwellings per annum, as set out in Table 5.1 below. However, the annualised housing requirement has been readjusted to 478 to account for the oversupply in net completions for years 2016–2024.

Local Plan (5 Year Supply Position 31.03.2024)	
Local Plan Annual Housing Target	486
Local Plan Housing Requirement 2016-2037 (486 x 21)	10,206
Net Completions 2016-2024	3,986
Local Plan Residual Housing Requirement 2021-2037 (10,206 – 3,986)	6,220
Local Plan Residual Annual Housing Requirement 2024-2037 (6,220/13)	478
Local Plan Housing Requirement 2024 - 2029 (478 x 5)	2,390
Annualised Housing Requirement (2390/5)	478

Table 5:1: Local Plan Housing Requirement

Housing Supply

- 5.8 For the period 1st April 2024 to the 31st March 2029, the deliverable sites can yield an estimated 3,048 dwellings within St Helens, as demonstrated in Table 5.2. For the full housing trajectory of all sites across the next 15 years, see Appendix 5.

	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	Total
Sites with planning permission (including SHLAA sites and local plan allocations)	336	398	358	258	136	1486
Sites without planning permission (including SHLAA sites and local plan allocations)	0	0	263	464	370	1097
Small sites - allowance	93	93	93	93	93	465
Total	429	491	714	815	599	3048

Table 5.2: Housing supply over the next 5 years

- 5.9 Table 5.2 demonstrates that there is **6.38** years supply of housing land when assessed against the Local Plan housing requirement. In accordance with the requirements of the current NPPF (December 2023), the Council has identified a supply of specific deliverable sites sufficient to provide **6.38** years' worth of housing against the latest assessment of housing need in the borough.

6. Conclusions

Implications for Current Policy

- 6.1 The 2024 SHLAA has been undertaken in the context of the NPPF (December 2023), which requires Local Planning Authorities to meet OAN, as far as is consistent with other policy considerations set out within the NPPF. The Council is able to identify a supply of specific deliverable sites sufficient to provide 6.38 years' worth of housing against the latest assessment of housing need in the Borough.

Monitoring and Review

- 6.2 The 2024 SHLAA will be updated on a regular basis to ensure it remains an effective and up to date evidence base for the future monitoring of housing provision against targets contained within the Local Plan. The proposed updates will not alter the methodology, unless the PPG or NPPF is amended in a way that would require a review of the methodology.

Contact Information

- 6.3 If you would like to submit a site for inclusion in future updates of the SHLAA, or if you wish to discuss the contents of this 2024 SHLAA or to ask any questions, please contact a member of the Planning Policy Team using the details below:

Development Plans

Development & Growth

Place Services

St Helens Borough Council

PO Box 512

St Helens Council WA10 9JX

Email: planningpolicy@sthelens.gov.uk

Telephone: 01744 676190

Appendix 1: Site Assessments – ‘Deliverable’ & ‘Developable’

Site ref: **SHLAA001**

Site Name	Land rear of 1-27 Station Road
Post code	WA11 0JJ
Ward	Haydock
Land type	Greenfield
Size	0.40 hectares
Potential Yield	10 (as consented)
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	
	Former allotments

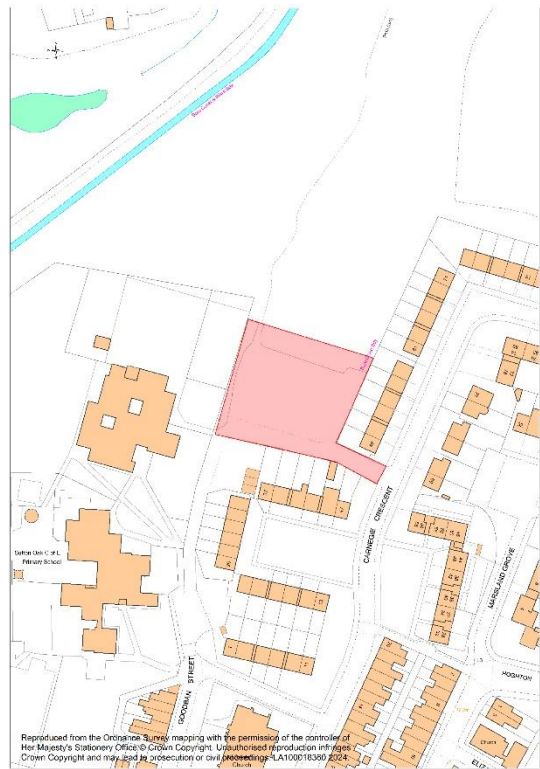


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ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing.	
Availability	The site is considered available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is considered achievable
There is developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
Planning permission was granted on the site in 2023 for the erection of 10no. affordable dwellings with associated access, landscaping and infrastructure (ref. P/2022/0596/FUL). Planning conditions are in the process of being discharged. Site clearance is 90% complete, construction has not begun yet.	

Site ref: SHLAA002

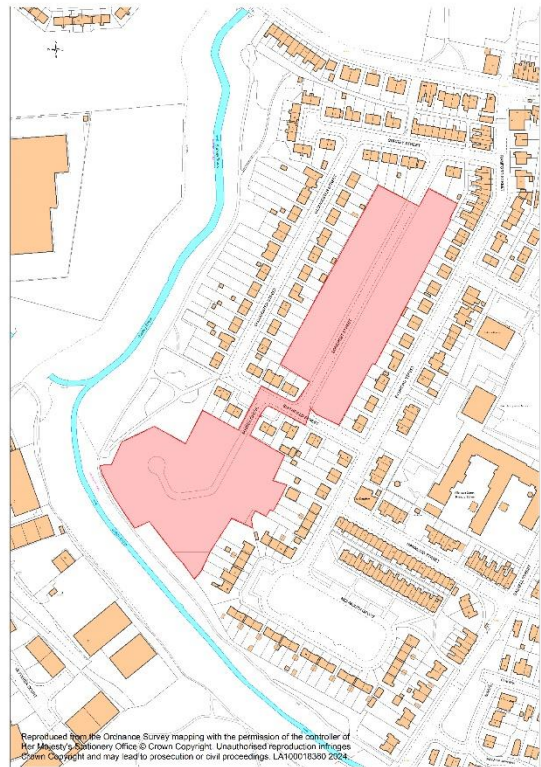
Site Name	Land rear of Carnegie Crescent and Goodban Street
Post code	WA9 3LX
Ward	Sutton South East
Land type	Brownfield
Size	0.26 hectares
Potential Yield	7
Affordable Housing Zone	Zone 1
Development trajectory	6-10 years
Description	Cleared former garage site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site is owned by the Council.	
Achievability	The site is considered achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there is unlikely to be financial viability issues in bringing the site forwards for development.	
Comments	The site is considered Developable
The site may come forward as part of a bigger regeneration of sites within the area.	

Site ref: SHLAA003

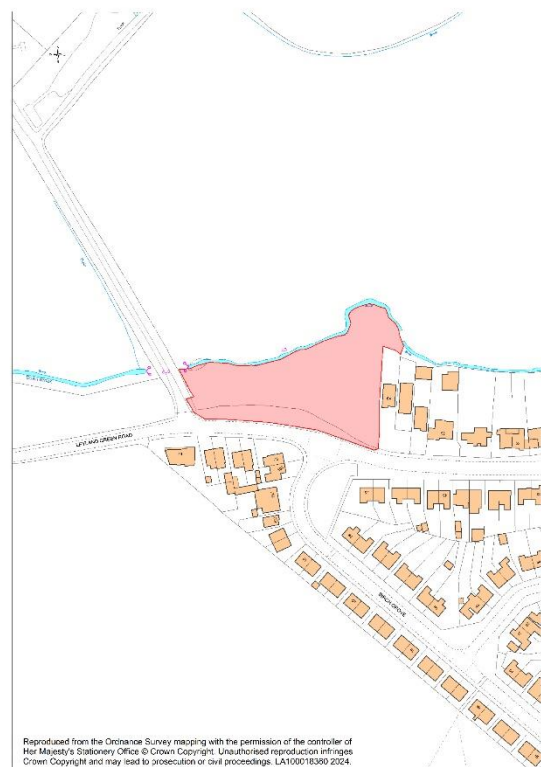
Site Name	Land at Somerset Street and Sussex Grove
Post code	WA9 1QN
Ward	Parr
Land type	Brownfield
Size	2.21 hectares
Potential Yield	66
Affordable Housing Zone	Zone 1
Development trajectory	0-5 years
Description	Cleared former housing site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station 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.	
Availability	The site is considered available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is considered achievable
There is 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.	
Comments	The site is considered Deliverable
This cleared former housing site is in the ownership of the Council, and is identified in Torus's (Housing Association) Area Action Plan for Parr. Torus are working with the Council to develop the tenure mix. The northern parcel of the site is currently under development (Phase 1) for 40 dwellings (Ref: P/2022/0531/FUL), with the southern section being considered for inclusion as part of a bid for Brownfield Land Release Fund funding in 2024.	

Site ref: SHLAA004

Site Name	Leyland Green Road
Post code	WN4 0QJ
Ward	Billinge & Seneley Green
Land type	Greenfield
Size	0.53 hectares
Potential Yield	8 (as consented)
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	
Vacant greenfield site	



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>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 to the northern section, reducing the developable area.</p>	
Availability	The site is considered available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is considered achievable
<p>There has previously been developer interest in this site and it is likely to be financially viable to develop.</p>	
Comments	The site is considered Deliverable
<p>The site slopes away from the road becoming very steep, thereby reducing the developable area. The site benefitted from planning consent for 8 dwellings, although this has now expired (December 2023).</p>	

Site ref: **SHLAA005**

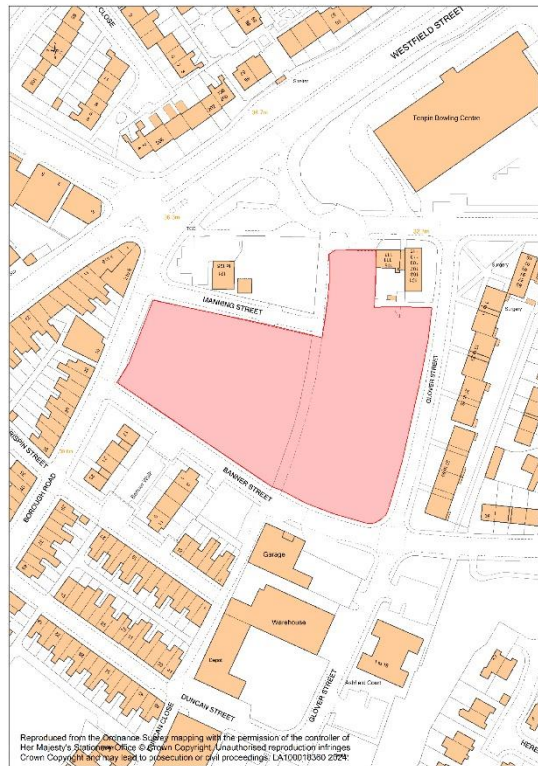
Site Name	Land at corner of Fairclough Street and Wargrave Road
Post code	WA12 9QU
Ward	Newton-le-Willows West
Land type	Brownfield
Size	0.41 hectares
Potential Yield	14
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	Cleared former industrial and housing



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.	
Achievability	The site is considered to be achievable
There is developer interest in this site. The closest EVA typology of modelled schemes indicates that there is unlikely to be financial viability issues in bringing the site forwards for development.	
Comments	The site is considered Deliverable
This cleared site is subject to developer interest and is suitable for housing, and likely to deliver dwellings over the potential yield identified above.	

Site ref: SHLAA006

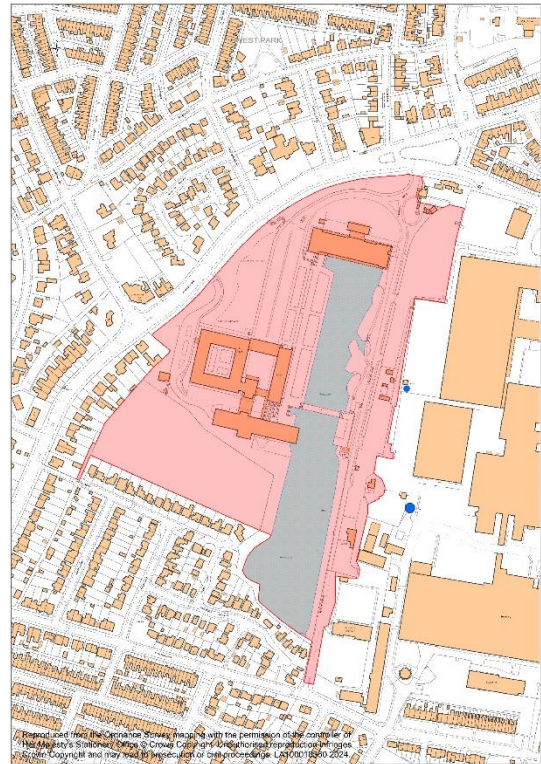
Site Name	Liverpool Arms and Former Sacred Heart RC Church and School, Borough Road
Post code	WA10 3SX
Ward	St Helens Town Centre
Land type	Brownfield
Size	0.83 hectares
Potential Yield	29
Affordable Housing Zone	Zone 1
Development trajectory	0-5 years
Description	Former Nursery, Presbytery and Liverpool Arms public house site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
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.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.	
Achievability	The site is considered to be achievable
The site is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
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 in general accord with a development brief that has been prepared. The site is owned by the Council and its redevelopment is expected within the next 5 years.	

Site ref: **SHLAA007**

Site Name	Alexandra Park - Former Pilkington HQ
Post code	WA10 3TP
Ward	West Park
Land type	Brownfield / Greenfield
Size	10.84 hectares
Potential Yield	162
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	Partly vacant employment site, includes two former playing fields



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. Site would include conversion of a Grade II listed building but there are no other policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
There is developer interest in the site, however, due to the listed status of the building and housing values in the area, there may be need for additional funding support to make the site more viable.	
Comments	The site is considered Developable
Part of the site contains the Grade II listed former Pilkington Headquarters complex, redeveloping the site would help restore and protect this building's future. An application for the development of 64 residential units (36 dwellinghouses and 28 apartments) was refused in 2023 and subsequently an appeal was dismissed in May 2024.	

Site ref: SHLAA008

Site Name	Former Bethell Mission Bowling Green, Marsden Avenue
Post code	WA10 4JL
Ward	West Park
Land type	Greenfield
Size	0.27 hectares
Potential Yield	10
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	
Former Bowling Green	



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>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 physical constraints that would make the site unsuitable for housing; the site is not designated in the Local Plan and is no longer in use as a bowling green, having been cleared some time ago.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is considered achievable
<p>There has previously been developer interest in this site and it is likely to be financially viable to develop.</p>	
Comments	The site is considered Deliverable
<p>Former bowling green with expired planning permission for affordable dwellings.</p>	

Site ref: **SHLAA009**

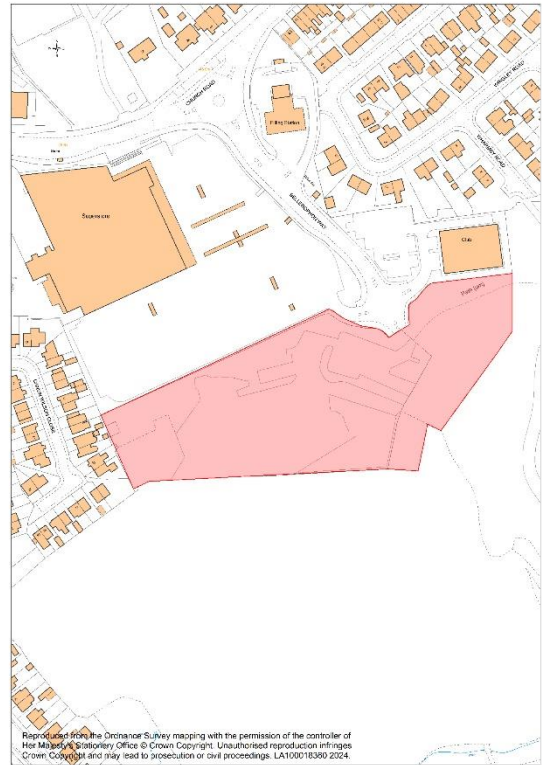
Site Name	Former Sutton Arms PH, Elephant Lane
Post code	WA9 5HH
Ward	Thatto Heath
Land type	Brownfield
Size	0.35 hectares
Potential Yield	12 (as consented)
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	Cleared former Public House



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
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.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is considered to be achievable
Planning permission was granted in 2023 for the erection of 12no. semi detached dwellings on the site, which are now under construction.	
Comments	The site is considered Deliverable
Former Public House that has since been demolished with planning permission (Ref: P/2022/0458/FUL) granted in March 2023 for 12no. semi detached dwellings. The site is currently under construction.	

Site ref: SHLAA010

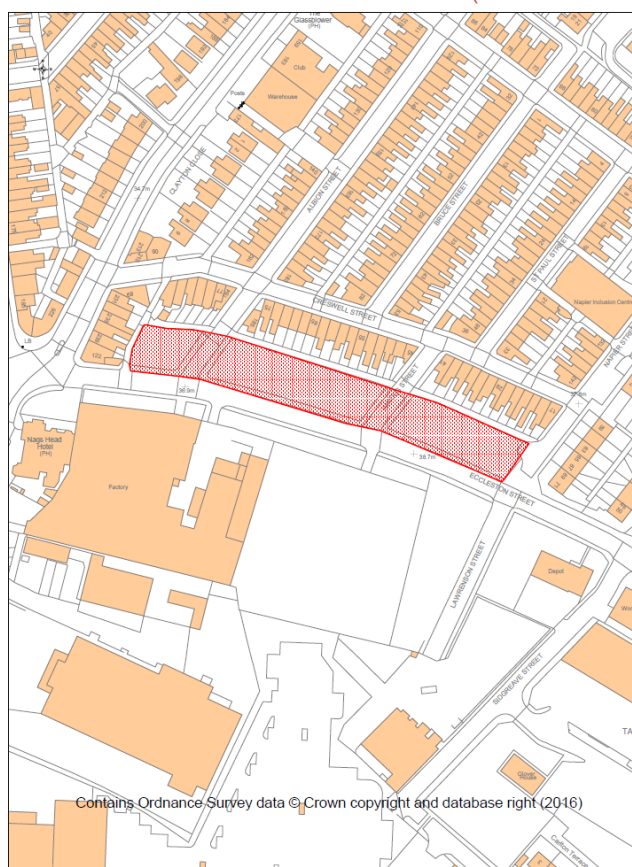
Site Name	Former Central Works, Church Road
Post code	WA11 0GT
Ward	Haydock
Land type	Brownfield
Size	1.35 hectares
Potential Yield	48
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	
Vacant cleared site	



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station 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.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
There has previously been developer interest in this site, however, it is understood that there are coal mining issues that have prevented development coming forward sooner. Therefore, the site may need additional funding support in order for the site to be viable and to bring it forward.	
Comments	The site is considered Developable
This site is a cleared former industrial site that has previously benefitted from planning permission for residential development as part of a larger scheme. Justification for its change of use to housing from a previous employment use would be required.	

Site ref: **SHLAA011**

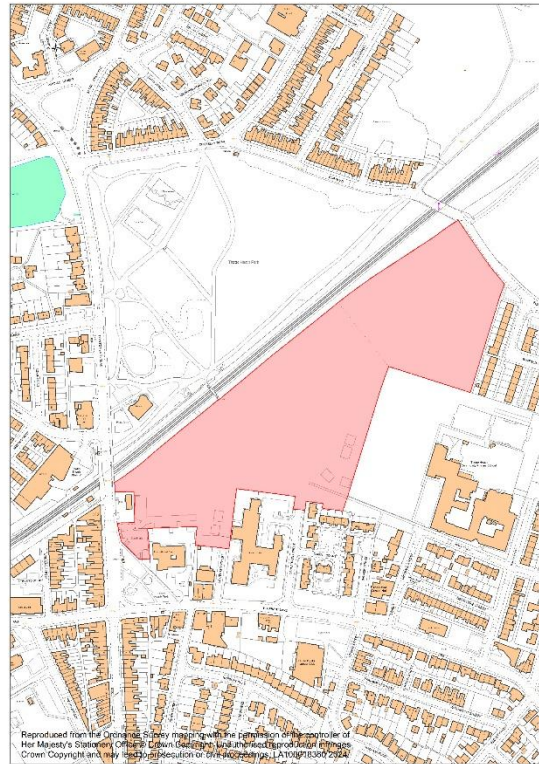
Site Name	Site of former 56-120 Eccleston Street
Post code	WA10 2PN
Ward	St Helens Town Centre
Land type	Brownfield
Size	0.33 hectares
Potential Yield	13
Affordable Housing Zone	Zone 1
Development trajectory	6-10 years
Description	Former cleared housing site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station 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.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is considered achievable
The site is likely to be financially viable to develop.	
Comments	The site is considered Developable
The site is owned by the Council and is a cleared former housing site with prominent frontage along a busy route into St Helens town centre.	

Site ref: SHLAA012

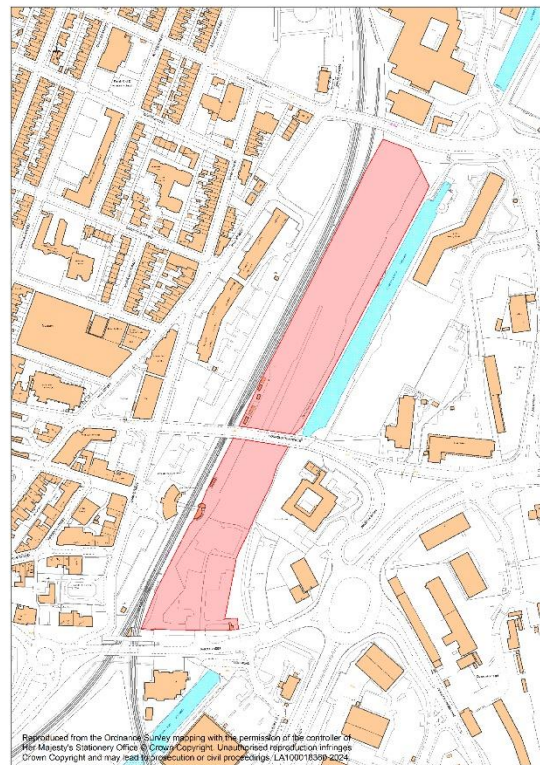
Site Name	Vacant land adjacent to Rail Line, Elephant Lane
Post code	WA9 5RR
Ward	Thatto Heath
Land type	Brownfield / Greenfield
Size	4.33 hectares
Potential Yield	164 (as consented)
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	Former allotments and quarry



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is located in a sustainable location close to a train station. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The site is in the ownership of a developer and is under construction.	
Achievability	The site is considered to be achievable
The site is currently under construction, so therefore it is achievable.	
Comments	The site is considered Deliverable
This site is former allotments and quarry site that has secured brownfield redevelopment funding and benefits from planning permission for 164 dwellings (Ref: P/2022/0480/FUL granted November 2022). Construction is underway.	

Site ref: SHLAA013

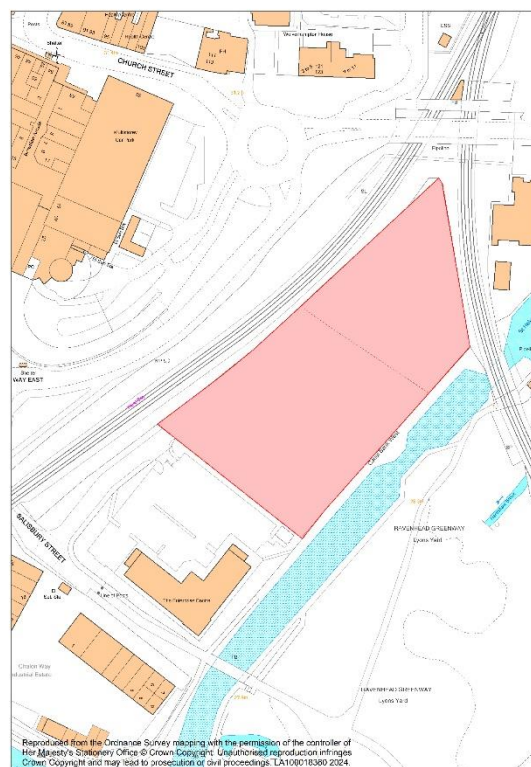
Site Name	Land north and south of Corporation Street
Post code	WA9 1JU
Ward	Peasley Cross & Fingerpost
Land type	Brownfield
Size	3.23 hectares
Potential Yield	169
Affordable Housing Zone	Zone 1
Development trajectory	6-10 years
Description	Cleared former industrial site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is accessible and located in a sustainable location. 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.</p>	
Availability	The site is considered to be available.
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p>	
Achievability	The site is likely to be achievable
<p>Since the 2017 SHLAA, further assessments have been carried out and there are now known land constraints on the site that may hinder viability.</p>	
Comments	The site is considered Developable
<p>This cleared former industrial site is centrally located close to St Helens Central Rail Station. There has previously been developer interest in the site. The site is being considered as part of the work undertaken with the Council's strategic partners, English Cities Fund (including Homes England). It is anticipated that this site may be developed as part of the wider town centre regeneration aspirations.</p>	

Site ref: SHLAA014

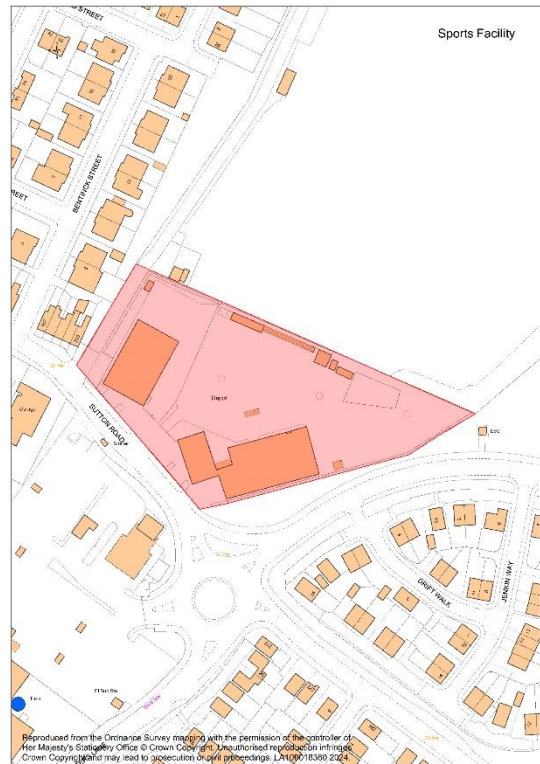
Site Name	Former British Lead Mill Works, Salisbury Street
Post code	WA9 1JB
Ward	Peasley Cross & Fingerpost
Land type	Brownfield
Size	1.01 hectares
Potential Yield	19
Affordable Housing Zone	Zone 1
Development trajectory	11-15 years
Description	
	Vacant industrial use



ASSESSMENT	SUMMARY
Suitability	Suitable for housing.
<p>This site is located in a sustainable location but suitable access may delay development coming forward (access via a low bridge). There are some protected trees along the northern boundary of the site and part of the site is identified as Greenway, but there are no other policy constraints that would make the site unsuitable for housing. However, the site is adjacent to a landfill site, and has known contamination that has been partially remediated. The site may also contain disused mine shafts.</p>	
Availability	The site is likely to be available
<p>The necessary infrastructure is considered available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues.</p>	
Achievability	The site is likely to be achievable
<p>The closest EVA typology indicates that there is potential for financial viability issues in bringing this typology of site forwards for development, due to known contamination issues and the potential addition of disused mine shafts.</p>	
Comments	The site is considered Developable
<p>This vacant industrial site has restricted access via a low bridge, which may hinder development coming forward. Due to known contamination issues and potential presence of disused mineshafts additional funding maybe required to help facilitate the site coming forward for development. The developable area has also been reduced as a result of the protected trees.</p>	

Site ref: SHLAA015

Site Name	BT Depot, Sutton Road
Post code	WA9 3DZ
Ward	Sutton North West
Land type	Brownfield
Size	1.02 hectares
Potential Yield	36
Affordable Housing Zone	Zone 1
Development trajectory	11-15 years
Description	BT Depot and Willowbrook Hospice donation centre



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>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 physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 11-15 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, although the existing buildings and active uses on site would need to cease prior to the redevelopment for housing.</p>	
Achievability	The site is likely to be achievable
<p>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.</p>	
Comments	The site is considered Developable
<p>BT depot and donation centre for Willowbrook Hospice. This site was originally intended to form part of the Moss Nook Watery Lane development, however, it is not currently integrated with such, although will be surrounded by new residential development and may therefore come forward.</p>	

Site ref: **SHLAA016**

Site Name	Former Pumping Station, Sutton Road
Post code	WA9 3EW
Ward	Sutton North West
Land type	Brownfield
Size	0.27 hectares
Potential Yield	10
Affordable Housing Zone	Zone 1
Development trajectory	11-15 years
Description	Cleared former Pumping Station



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
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.	
Availability	The site is considered to become available in 11-15 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, the existing buildings will need to be demolished prior to redevelopment.	
Achievability	The site is likely to be achievable
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.	
Comments	The site is considered Developable
This site is currently used for storage. This site was originally intended to form part of the Moss Nook Watery Lane development; however, it is not currently integrated with such, although will be surrounded by new residential development and therefore come forward.	

Site ref: SHLAA017

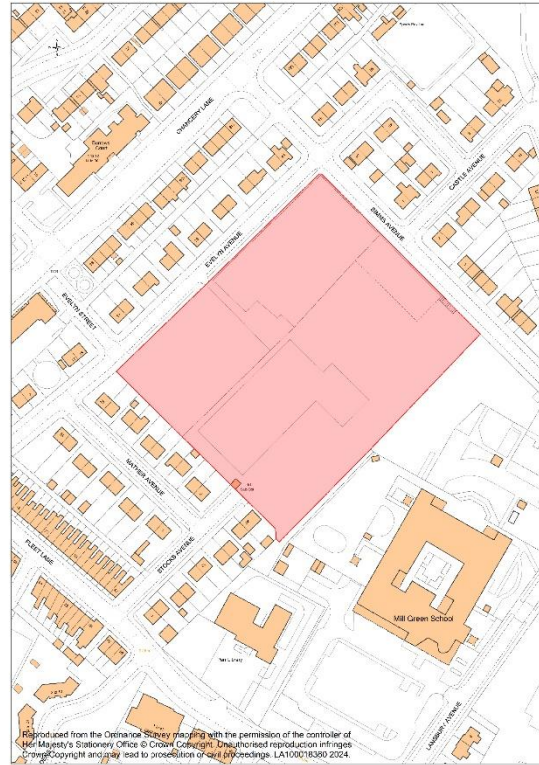
Site Name	Land off Wargrave Road
Post code	WA12 8RW
Ward	Newton-le-Willows East
Land type	Brownfield / Greenfield
Size	0.30 hectares
Potential Yield	7
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	Cleared former housing site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>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 that may reduce the developable area, but there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 6-10 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is considered achievable
<p>No known constraints to achievability.</p>	
Comments	The site is considered Developable
<p>Cleared former housing site with a number of protected trees present. This site is subject to developer interest and is suitable for housing, and likely to deliver dwellings over the medium term.</p>	

Site ref: SHLAA018

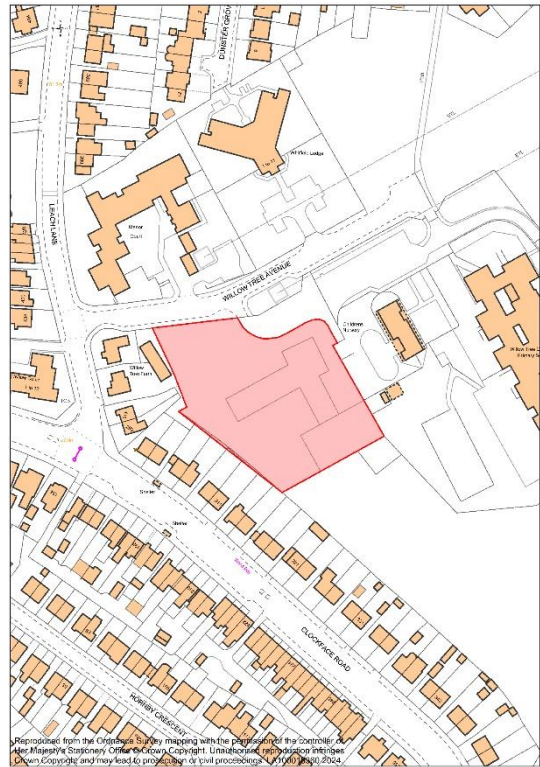
Site Name	Site of former Parr Community High School, Fleet Lane
Post code	WA9 1ST
Ward	Parr
Land type	Brownfield
Size	1.83 hectares
Potential Yield	54
Affordable Housing Zone	Zone 1
Development trajectory	0-5 years
Description	Cleared former school



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site has lay vacant for a number of years and has since become overgrown with scrub and self seeded tree groups. There are no policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is considered to be achievable
<p>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.</p>	
Comments	The site is considered Deliverable
<p>The site is in the Council's ownership and is surplus land, which has been included in a bid for Brownfield Land Release Fund funding in 2024. Would merit a higher density development, in keeping with development brief that has been prepared for the site.</p>	

Site ref: **SHLAA019**

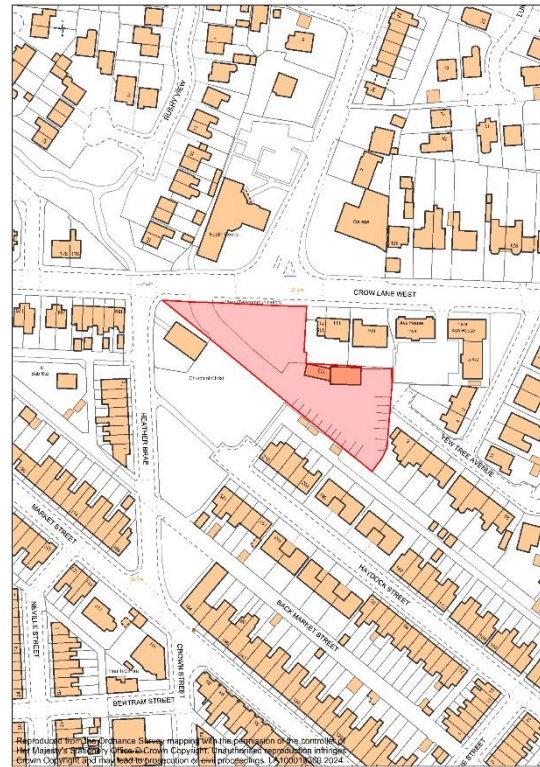
Site Name	Site of former St Marks Primary School, Willow Tree Avenue
Post code	WA9 4LZ
Ward	Sutton South East
Land type	Brownfield
Size	0.51 hectares
Potential Yield	18
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	Cleared former school



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station 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.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
There has previously been developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is considered Developable
This is a cleared former school site that has become somewhat overgrown and is close to pylons.	

Site ref: SHLAA020

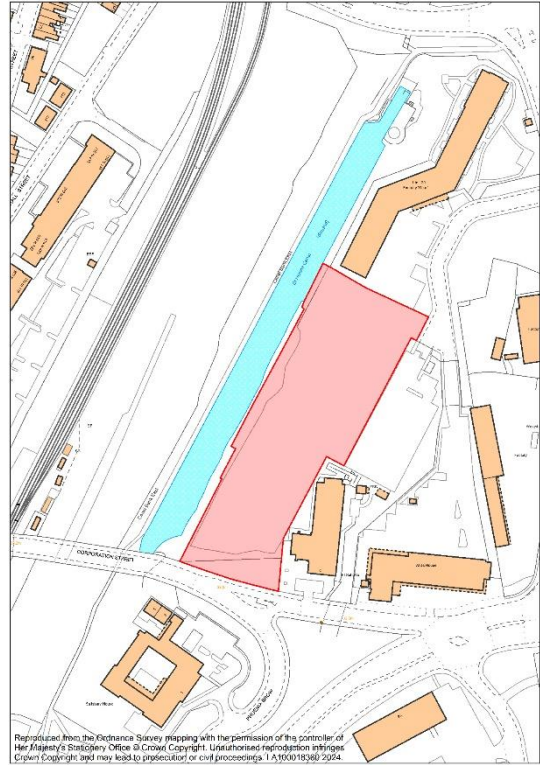
Site Name	Site of former 119-133 Crow Lane West
Post code	WA12 9YN
Ward	Newton-le-Willows West
Land type	Brownfield
Size	0.30 hectares
Potential Yield	9
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	
Former Builders Merchants and cleared housing site	



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. The site is no-longer in use, but was a former builders merchants, there are no policy or other known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 6-10 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site is not in active use and is thought to be in mixed ownership, with the Council owning the cleared housing area to the north of the site. It is likely that the land will need decontaminating prior to development.	
Achievability	The site is likely to be achievable
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.	
Comments	The site is considered Developable
Part of this site was previously used as a builders merchants, which now appears to have ceased. The site could come forward as part of a larger scheme with adjacent site SHLAA023.	

Site ref: SHLAA021

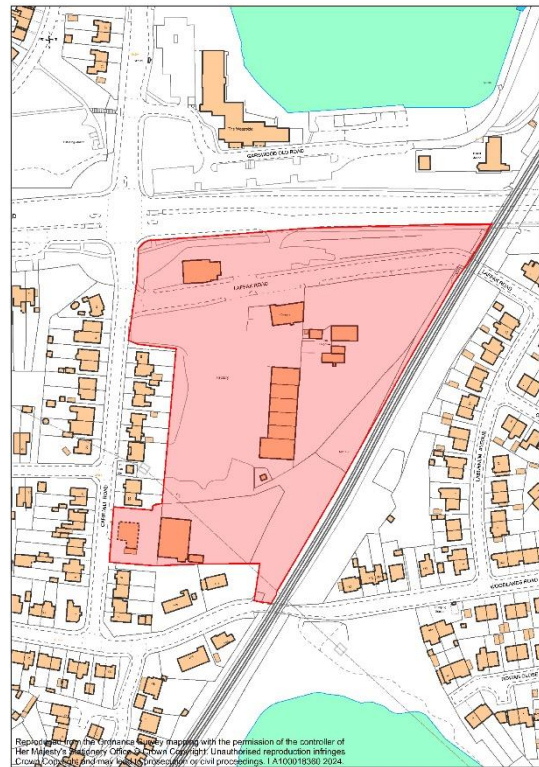
Site Name	Land at Atlas Street (former St Helens Glass site)
Post code	WA9 1BY
Ward	Peasley Cross & Fingerpost
Land type	Brownfield
Size	0.98 hectares
Potential Yield	66 (as consented)
Affordable Housing Zone	Zone 1
Development trajectory	0-5 years
Description	
Cleared former industrial land	



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available.
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is considered to be achievable
A higher density housing development has been approved on this site to enable development on this site to be financially viable.	
Comments	The site is considered Deliverable
Cleared former industrial land within a central, urban location. A planning application was granted in 2024 (Ref: P/2023/0246/FUL) for the erection of 42 houses, 24 apartments and sub-station together with associated landscaping, car parking and highway works. As of March 2024, site enabling works were taking place.	

Site ref: SHLAA022

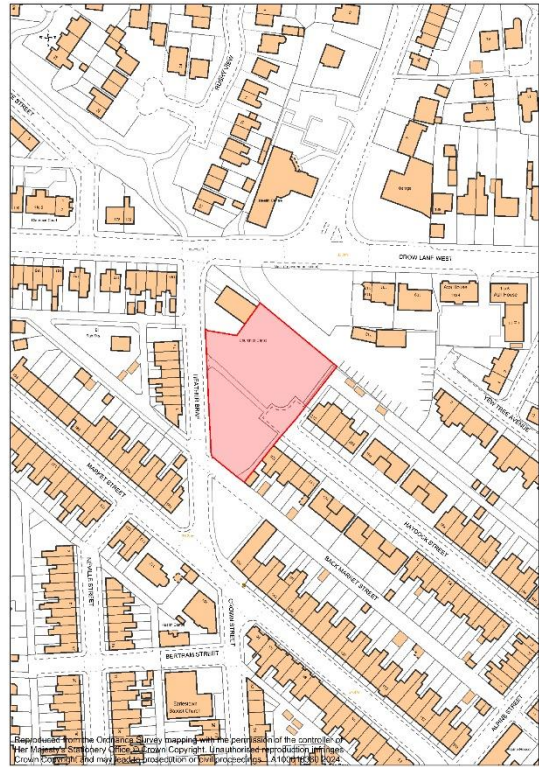
Site Name	Land adjacent Laffak Road and Carr Mill Road
Post code	WA11 9LG
Ward	Moss Bank
Land type	Brownfield
Size	3.31 hectares
Potential Yield	99
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	Mixed use of motor auctions, agricultural holding and former pub/cafe



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to an existing train station but is otherwise accessible and located in a sustainable location. The site has been the subject of a development brief that includes the provision of a new rail station and road infrastructure changes; a pylon crosses the site; and the land may need decontaminating prior to use. There are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. 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.</p>	
Achievability	The site is considered to be achievable
<p>There is active developer interest in this scheme; although the closest typology of modelled scheme indicates strong viability, this may be affected by land assembly, infrastructure and decontamination costs.</p>	
Comments	The site is considered Deliverable
<p>This site has some active uses on site, but is subject to a development brief to redevelop the site.</p>	

Site ref: SHLAA023

Site Name	Land adjacent Church of Christ, Heather Brae
Post code	WA12 9DH
Ward	Newton-le-Willows West
Land type	Greenfield
Size	0.30 hectares
Potential Yield	9
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	Informal Greenspace



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no other policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 6-10 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site is thought to be in mixed ownership which will need to be resolved prior to development.	
Achievability	The site is considered to be achievable
No known constraints to achievability.	
Comments	The site is considered Developable
This site is used as informal greenspace. See also the adjacent site (SHLAA020) that is in mixed use as vacant commercial land and grassed area.	

Site ref: SHLAA024

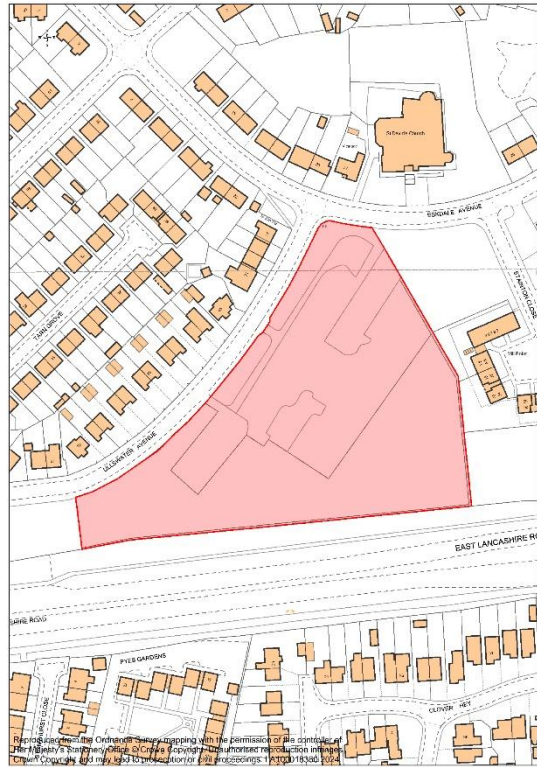
Site Name	Milton Street
Post code	WA9 4BQ
Ward	Bold & Lea Green
Land type	Greenfield
Size	0.65 hectares
Potential Yield	18
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	Allotments, former school playing field



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>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 to establish whether the site can be developed for housing, as a quarter of this site is in flood zone 3. There are allotments on the site that should be protected. There are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 6-10 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site is thought to be in mixed ownership which will need to be resolved prior to development.</p>	
Achievability	The site is likely to be achievable
<p>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.</p>	
Comments	The site is considered Developable
<p>This site is in Council ownership and comprises allotments and former school playing field. Part of the site is located within Flood Zone 3. The estimated yield has been reduced to reflect these factors and to protect the allotments.</p>	

Site ref: SHLAA025

Site Name	Site of former Carr Mill Infants School, Ullswater Ave
Post code	WA11 7PT
Ward	Moss Bank
Land type	Brownfield / Greenfield
Size	1.49 hectares
Potential Yield	53
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	Cleared former school site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. The former school playing fields on the site are designated as open space (Outdoor Sports Facilities) in the Local Plan, however, these are no longer in use as the school has been demolished. There are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is considered to be achievable
<p>There has previously been developer interest in this site and it is likely to be financially viable to develop.</p>	
Comments	The site is considered Deliverable
<p>This is a cleared former school site in Council ownership that benefits from a recent development brief</p>	

Site ref: SHLAA026

Site Name	Land rear of 350 Warrington Road
Post code	L35 9JL
Ward	Rainhill
Land type	Greenfield
Size	0.39 hectares
Potential Yield	11
Affordable Housing Zone	Zone 3
Development trajectory	11-15 years
Description	Residential / agricultural small-holding



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station 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.	
Availability	The site is considered to become available in 11-15 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site is thought to be in mixed ownership which will need to be resolved prior to development.	
Achievability	The site is likely to be achievable
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.	
Comments	The site is considered Developable
Small site with a difficult access that could potentially be resolved to provide a limited number of dwellings over the longer term.	

Site ref: SHLAA027

Site Name	Industrial Estate, Station Road and Peckers Hill Road
Post code	WA9 3JG
Ward	Sutton South East
Land type	Brownfield
Size	0.51 hectares
Potential Yield	14
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	Former Industrial Estate



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site comprises a vacant industrial unit in a vacant dilapidated state.	
Availability	The site is considered available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
There has previously been developed interest in this scheme. Although the closest typology of modelled scheme indicates strong viability, this may be affected by costs of demolition along with potential decontamination costs.	
Comments	The site is considered Developable
This site is no longer in active industrial use and could potentially come forward as part of a bigger scheme along with the vacant site to the north. Justification for its change of use to housing from a previous employment use would be required.	

Site ref: SHLAA028

Site Name	Land rear of 39-67 Valentine Road
Post code	WA12 9LF
Ward	Newton-le-Willows West
Land type	Brownfield / Greenfield
Size	0.46 hectares
Potential Yield	10
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	Cleared former garage site, presently used as informal greenspace



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no known physical constraints that would make the site unsuitable for housing. Part of the site is allocated as part of a Greenway Network and another small part is designated as open space (Amenity Greenspace) in the Local Plan, which may impact on the potential yield of the site.</p>	
Availability	The site is considered available in 6-10 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site is thought to be in mixed ownership, which will need to be resolved prior to development.</p>	
Achievability	The site is likely to be achievable
<p>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.</p>	
Comments	The site is considered Developable
<p>This site comprises of cleared former garages and some open space. It has a slightly awkward shape that may reduce the number of dwellings that can be accommodated on the site.</p>	

Site ref: **SHLAA029**

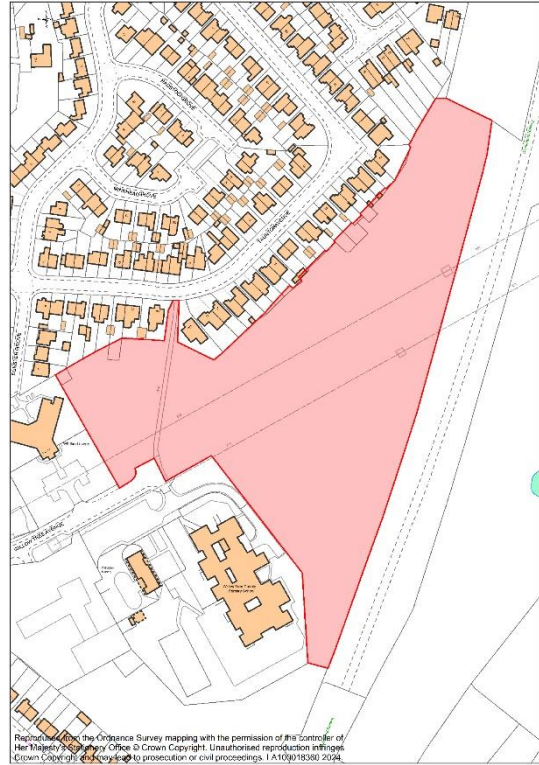
Site Name	Land adjacent Piele Road
Post code	WA11 0PE
Ward	Haydock
Land type	Brownfield / Greenfield
Size	0.61 hectares
Potential Yield	13
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	
Former railway	



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
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 the former use as a railway line, there are no other known physical constraints.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is considered achievable
The site is likely to be financially viable to develop.	
Comments	The site is considered Developable
The site is owned by the Council and is partly a former railway line. The residential capacity has been reduced due to proximity to the roundabout.	

Site ref: SHLAA030

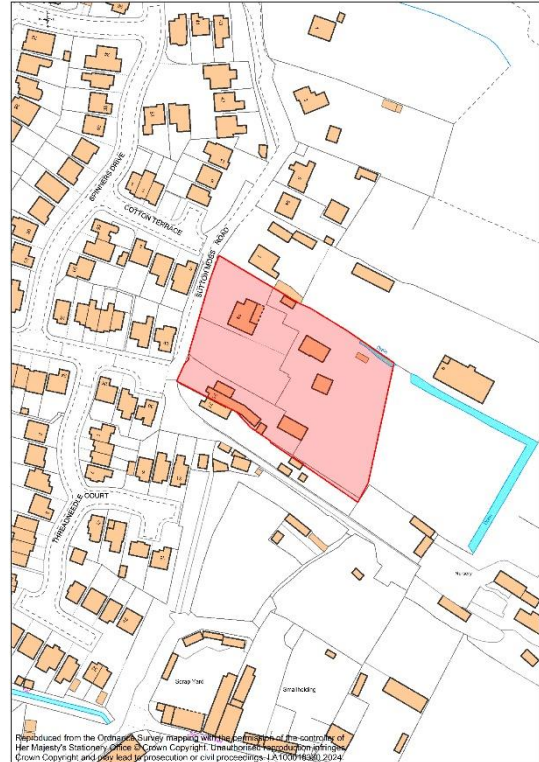
Site Name	Land at Willow Tree Avenue
Post code	WA9 4NU
Ward	Sutton South East
Land type	Greenfield
Size	3.45 hectares
Potential Yield	50
Affordable Housing Zone	Zone 2
Development trajectory	11-15 years
Description	Unmaintained non-designated open space



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are two pylons running across the site which will reduce the developable area, but there are no policy or other known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 11-15 years.
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p>	
Achievability	The site is likely to be achievable
<p>Electricity Pylons pass immediately over the site, a Green Corridor could be provided at 20m either side of the pylons, but values will be adversely impacted by the presence of the power cables. Assuming an urban mix, a development of 50 dwellings provides a surplus, so it is considered that the development of the site is viable.</p>	
Comments	The site is considered Developable
<p>There are two pylons running across this site that will reduce the number of units that can be accommodated on site, this has been reflected in the capacity figures. The site could come forward as part of the development of Local Plan allocation site reference 4HA.</p>	

Site ref: **SHLAA031**

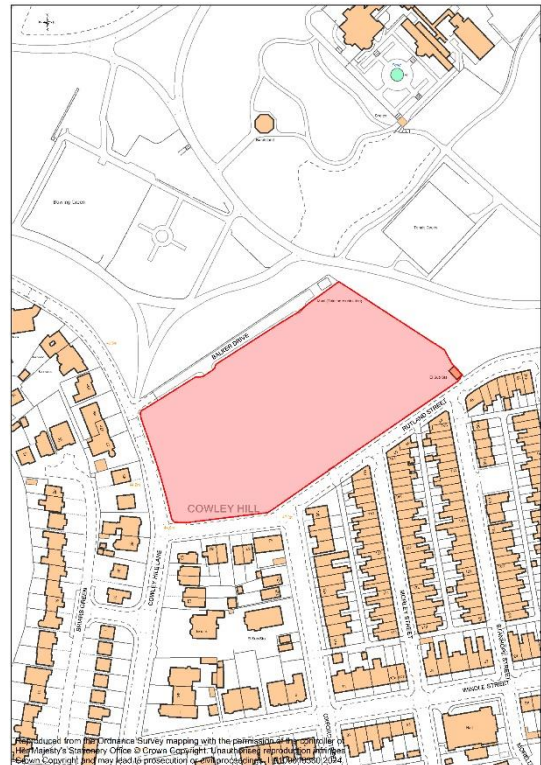
Site Name	Land at 19 and 25 Sutton Moss Road
Post code	WA9 3HJ
Ward	Sutton South East
Land type	Brownfield / Greenfield
Size	0.54 hectares
Potential Yield	14
Affordable Housing Zone	Zone 1
Development trajectory	11-15 years
Description	Residential / agricultural small-holding



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site is not well served by public transport, and there is a public right of way along the western boundary of the site. There are no other policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 11-15 years.
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site is thought to be in mixed ownership which will need to be resolved prior to development.	
Achievability	The site is likely to be achievable
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.	
Comments	The site is considered Developable
Backland development site.	

Site ref: **SHLAA032**

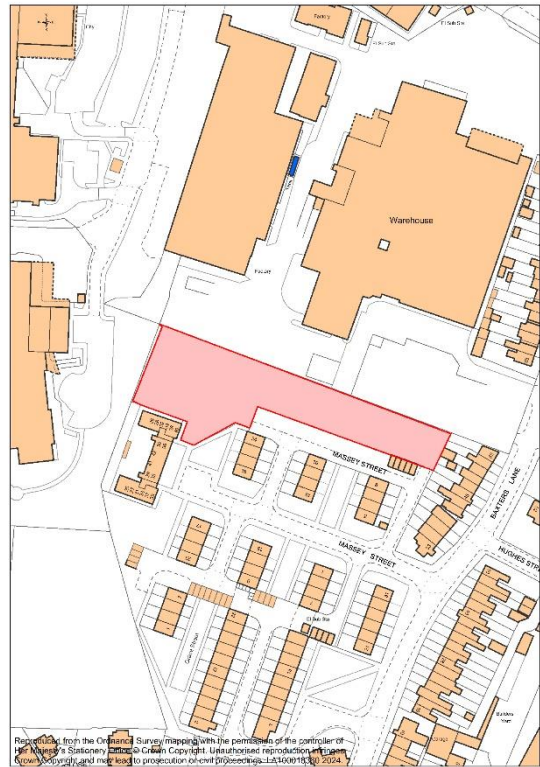
Site Name	Former Halton and St. Helens PCT HQ, Cowley Hill
Post code	WA10 2UE
Ward	Windle
Land type	Brownfield
Size	1.17 hectares
Potential Yield	77 (as consented)
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	Former PCT Headquarters



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station 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.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.	
Achievability	The site is considered to be achievable
The closest typology of EVA modelled schemes indicates strong viability for this site and there is a live planning consent for the erection of dwellings.	
Comments	The site is considered Deliverable
Former PCT Headquarters no longer in use. Planning permission was granted in November 2022 for 23no. C3 dwellings and retirement apartment scheme comprising of 54no C3 flats. As of March 2024, site enabling works were taking place.	

Site ref: **SHLAA033**

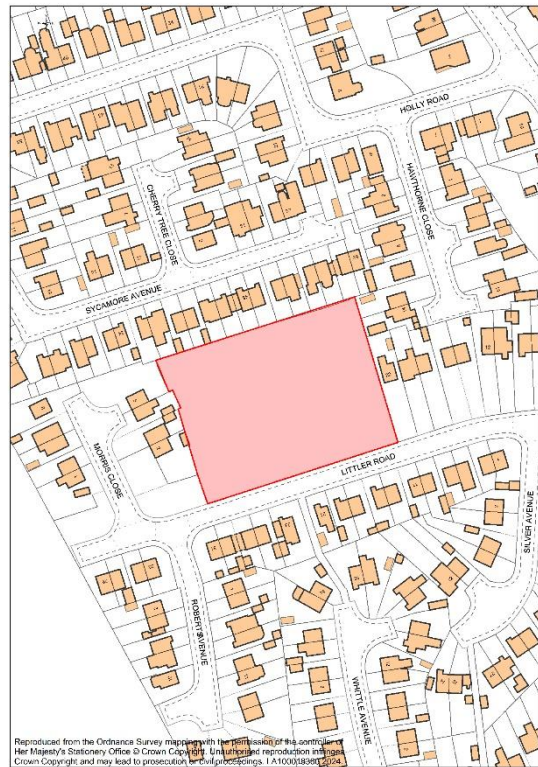
Site Name	Land rear of 2-24 Massey Street
Post code	WA9 3NL
Ward	Peasley Cross and Finerpost
Land type	Greenfield
Size	0.35 hectares
Potential Yield	14
Affordable Housing Zone	Zone 1
Development trajectory	6-10 years
Description	Cleared former garages and allotments



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station 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.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
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, the surrounding land uses may present some issues which reduce the potential viability.	
Comments	The site is considered Developable
The site is owned by Torus (Housing Association) who are keen to bring the site forward as part of their small schemes work. It is unlikely that the site will be developed on its own, however, it is being considered as part of a wider regeneration for the area, with some clearance of existing stock.	

Site ref: **SHLAA034**

Site Name	Land at Littler Road
Post code	WA11 0JP
Ward	Blackbrook
Land type	Greenfield
Size	0.52 hectares
Potential Yield	11
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	Overgrown, unmaintained land



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>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 side, following the same frontages as adjacent plots. There are no policy or other known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is considered achievable
<p>No known constraints to achievability.</p>	
Comments	The site is considered Developable
<p>The site is owned by the Council. With pipelines running along the southern boundary, the estimated yield has been reduced to reflect this.</p>	

Site ref: SHLAA035

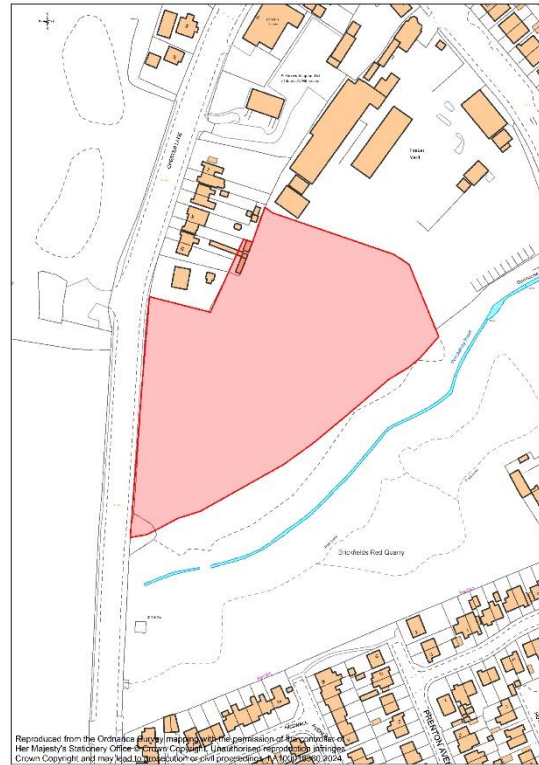
Site Name	Abbey House Hostel, Abbey Road
Post code	WA10 6JU
Ward	Windle
Land type	Brownfield
Size	0.32 hectares
Potential Yield	10
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	
Former Hostel building	



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station 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.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
The EVA suggests that development of this site would be viable at densities of 35 dph or more. However, the site is situated within an area characterised by executive style dwellings of relatively low density.	
Comments	The site is considered Developable
Former hostel building currently vacant and derelict.	

Site ref: SHLAA036

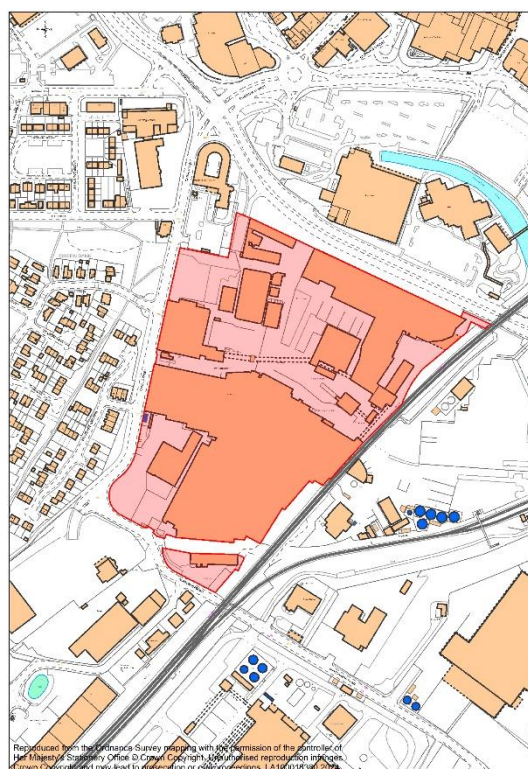
Site Name	Former Red Quarry, Chester Lane
Post code	WA9 4DA
Ward	Sutton South East
Land type	Brownfield
Size	1.92 hectares
Potential Yield	57
Affordable Housing Zone	Zone 2
Development trajectory	11–15 years
Description	Former landfill site / refuse tip



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>The site is located in a sustainable location close to a train station and high frequency bus service. There are no policy constraints that would make the site unsuitable for housing. However, recent ground investigation work indicates that the site contains PFAS, which is a persistent organic pollutant that is engineered to not break down. Pendlebury Brook runs to the south of the site, so appropriate ecological mitigation and easement from brook would be required.</p>	
Availability	The site is likely to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable.
<p>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 overall site deliverability, and would probably require some kind of brownfield land grant funding.</p>	
Comments	The site is considered Developable
<p>Former landfill site suitable for housing. There is developer interest in the site and an application (ref: P/2021/0196/FUL) for the construction of 76 affordable dwellings is still pending determination due to contamination issues, which will need to be mitigated.</p>	

Site ref: SHLAA037

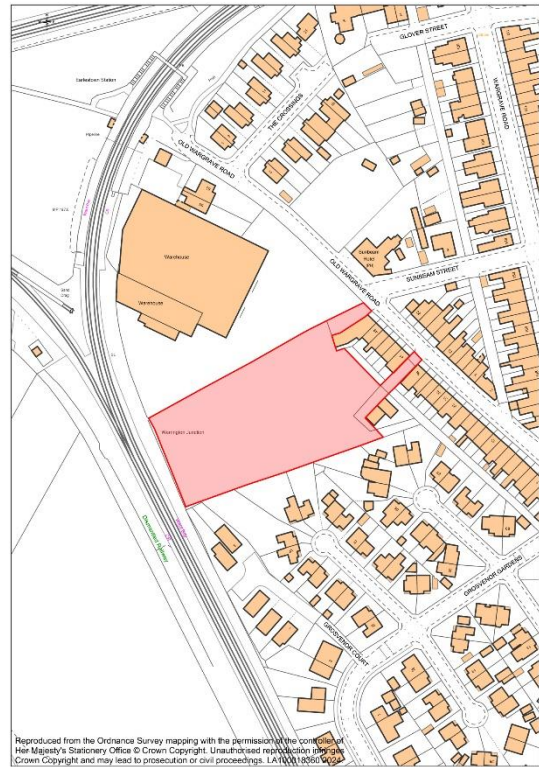
Site Name	Former Watson Street Glassworks
Post code	WA10 3JY
Ward	St Helens Town Centre
Land type	Brownfield
Size	8.12 hectares
Potential Yield	390
Affordable Housing Zone	Zone 1
Development trajectory	6-10 years
Description	
Former glassworks, now vacant	



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>The site is not close to a train station but is otherwise accessible and located in a sustainable location. There are two heritage assets close to the northern boundary of the site (Reflection Court Grade-II listed building and Tank House Grade-II* listed building / Scheduled Monument). Two gas pipelines cross the site close to its eastern boundary, and the site lies partially within a 200m buffer zone for a Nitrogen / NHX BOC pipeline.</p>	
Availability	The site is likely to be available
<p>Remaining buildings on site will need to be demolished and the site will need to be cleared prior to redevelopment for residential units. Furthermore, as the site was previously for employment use, in order to be policy compliant, applicants will need to address Local Plan Policy LPA03: A Strong and Sustainable Economy, and demonstrate that the site is no-longer suitable or viable for employment use, or that the new planning use outweighs the benefits of retaining the site in its existing form.</p>	
Achievability	The site is likely to be achievable
<p>There is current developer interest in this site, which forms part of the LCR Life Sciences Investment Zone. 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 high-density development.</p>	
Comments	The site is considered Developable
<p>Vacant former glassworks site suitable for housing, subject to compliance with Local Plan Policy LPA03. Demolition of existing industrial units required prior to construction.</p>	

Site ref: **SHLAA038**

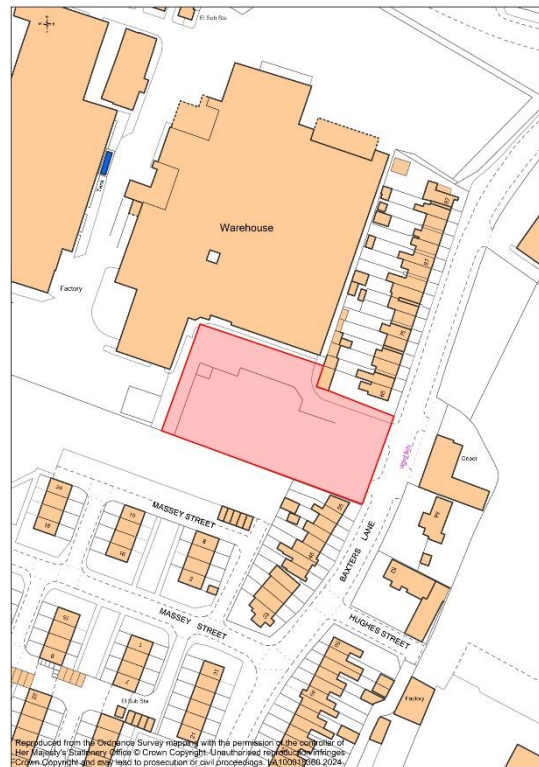
Site Name	Land to the side and rear of 41-49 Old Wargrave Rd
Post code	WA12 8NG
Ward	Newton-le-Willows East
Land type	Brownfield
Size	0.56 hectares
Potential Yield	15
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	Derelict, underused back land urban site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>The site lies close to Earlestown railway station and has good public transport links, therefore located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing, however, further investigation is required regarding potential site contamination.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately use.</p>	
Achievability	The site is considered to be achievable
<p>There is currently developer interest in this site, and it is likely to be financially viable to develop.</p>	
Comments	The site is considered Developable
<p>Planning permission for residential development has been granted several times on the site, the latest consent was for 60 apartment dwellings (now expired).</p>	

Site ref: **SHLAA039**

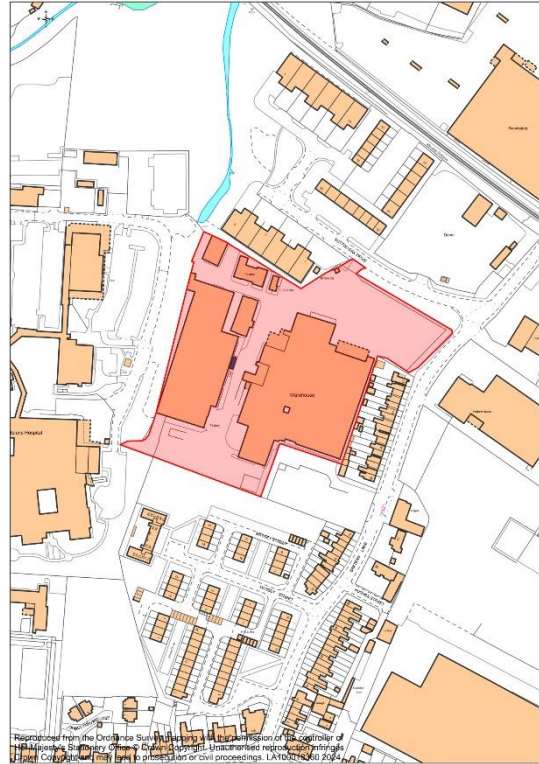
Site Name	Fishwicks Industrial Estate, land adjacent to 55 Baxters Lane
Post code	WA9 3NA
Ward	Peaseley Cross & Fingerpost
Land type	Brownfield
Size	0.33 hectares
Potential Yield	28 (as consented)
Affordable Housing Zone	Zone 1
Development trajectory	0-5 years
Description	Former Industrial Estate



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site is accessible and located in a sustainable location. Planning permission for 28 affordable dwellings was approved in September 2022 (Ref: P/2022/0756/FUL). The site is cleared, and development is anticipated to start shortly.	
Availability	The site is likely to be available
The necessary infrastructure is considered available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, active industrial and commercial uses have ceased on the site and have since been cleared.	
Achievability	The site is likely to be achievable
The closest EVA typology indicates that there is potential for financial viability issues in bringing this typology of site forwards for development, however, given the current developer interest and planning approval it is likely to be achievable.	
Comments	The site is considered Deliverable
Formally part of the adjacent industrial estate, however, the site is now cleared and benefits from planning consent for 28 1-bed units with enabling works underway.	

Site ref: SHLAA040

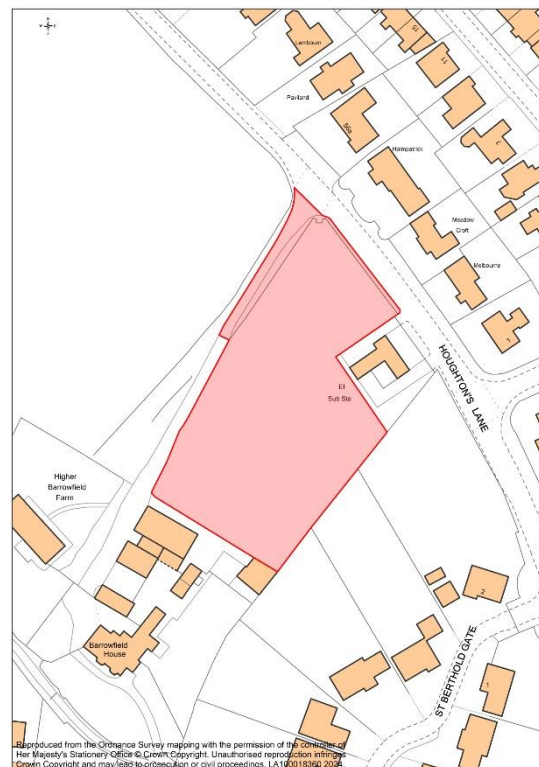
Site Name	Fishwicks Industrial Estate, Baxters Lane
Post code	WA9 3NA
Ward	Peasley Cross & Fingerpost
Land type	Brownfield
Size	2.51 hectares
Potential Yield	56
Affordable Housing Zone	Zone 1
Development trajectory	11-15 years
Description	Industrial Estate, parts still in active use



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>The site is accessible and located in a sustainable location. An expired outline planning permission for 92 dwellings, across this site and Site Ref: SHLAA039. The site is in active industrial and commercial use, which would need to cease prior to redevelopment for housing.</p>	
Availability	The site is considered to be available in 11-15 years
<p>The necessary infrastructure is considered available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, however the site is in active industrial and commercial uses, these would need to cease prior to redevelopment for housing.</p>	
Achievability	The site is likely to be achievable
<p>The closest EVA typology indicates that there is potential for financial viability issues in bringing this typology of site forwards for development, however, there has previously been developer interest in this site as evidenced by the history of planning applications.</p>	
Comments	The site is considered Developable
<p>An industrial estate still predominantly in active use that will need to cease prior to housing development coming forward. Justification of the loss of employment land would also need to be addressed in line with Local Plan Policy LPA03: A Strong and Sustainable Economy</p>	

Site ref: **SHLAA041**

Site Name	Land north of Houghtons Lane, Eccleston
Post code	WA10 5LD
Ward	Eccleston
Land type	Greenfield
Size	0.49 hectares
Potential Yield	6 (as consented)
Affordable Housing Zone	Zone 3
Development trajectory	0-5 years
Description	
	Agricultural land



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or physical constraints which would make the site unsuitable for housing, however further investigation is required regarding potential site contamination.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site benefits from outline planning permission for the erection of up to 6no. dwellings.	
Achievability	The site is considered achievable
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 high-density development.	
Comments	The site is considered Deliverable
Agricultural parcel removed from the Green Belt during the Local Plan process to ensure a more defined Green Belt boundary. The site benefits from outline planning permission (Ref: P/2022/0598/OUP) for the erection of up to 6no. dwellings.	

Site ref: SHLAA042

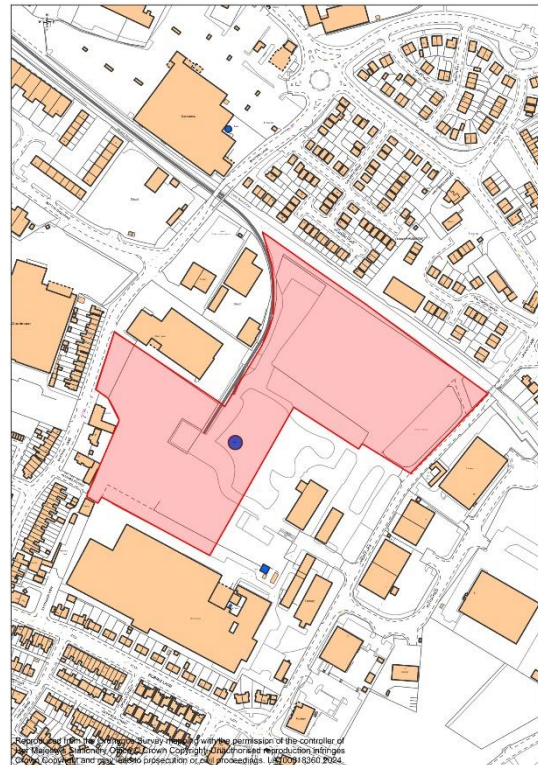
Site Name	Alfred Knight Ltd, Prescot Road
Post code	WA10 3BQ
Ward	West Park
Land type	Brownfield
Size	1.44 hectares
Potential Yield	38
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	Vacant commercial building



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or physical constraints which would make the site unsuitable for housing, however further investigation is required regarding potential site contamination.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. At the time of writing there is a pending planning application on the site for the erection of up to 38no dwellings.	
Achievability	The site is considered to be achievable.
The closest EVA typology of modelled schemes indicates that there is the potential for financial viability issues in bringing this typology of site forwards for medium-density development; however, there is active developer interest in the site as evidenced by the pending planning application (ref: P/2023/0656/FUL) on the site for the erection of up to 38no dwellings.	
Comments	The site is considered Deliverable
Former commercial site suitable for housing, subject to a live planning application for 38 dwellings (ref: P/2023/0656/FUL).	

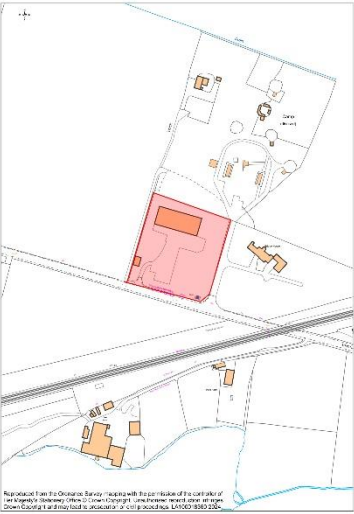

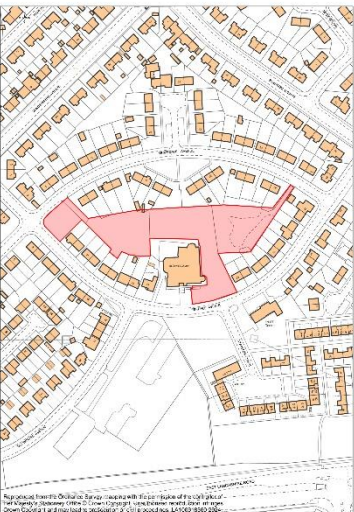
Site ref: SHLAA043

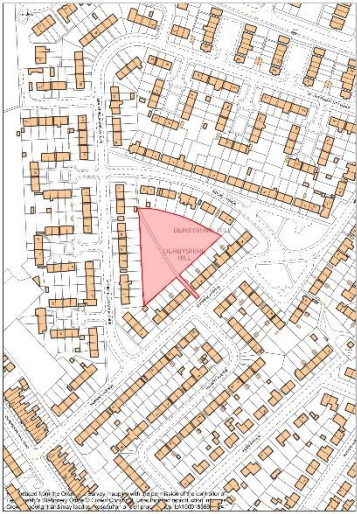
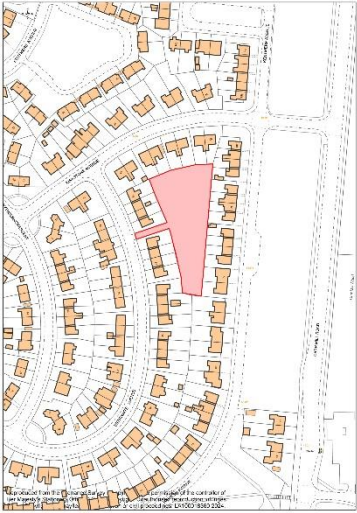

Site Name	Land at Lancots Lane
Post code	WA9 3NP
Ward	Sutton North West
Land type	Brownfield
Size	4.49 hectares
Potential Yield	168 (as consented)
Affordable Housing Zone	Zone 1
Development trajectory	0-5 years
Description	Former chemical distribution plant



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. This site benefits from full planning permission for the erection of 168 no. dwellings (ref. P/2023/0231/FUL).	
Achievability	The site is considered to be achievable
The closest EVA typology of modelled schemes indicates that there is the potential for financial viability issues in bringing this typology of site forwards for residential development; however, Brownfield Land Fund Grant has been secured and there is active developer interest in the site as evidenced by the extant planning permission, for which initial groundworks are underway at the time of writing.	
Comments	This site is considered Deliverable
Former industrial site, consolidation of former SHLAA sites (ref. 115 and 116) following the granting of planning permission (ref. P/2023/0231/FUL) following Brownfield Land Fund Grant to enable development. As of March 2024, site enabling works were taking place.	

Appendix 2: Site Assessments – ‘Not Developable’

Site Details	Map	Size (ha)	Comments
<p>Former Poultry Farm, South Lane, WA8 3RY</p> <p>Former poultry farm</p>	 <p>A site plan map showing a large rectangular area highlighted in pink, situated in a semi-rural area with some buildings and a road nearby.</p>	0.79	<p>Not suitable for housing.</p> <p>The site is in a semi-rural location and is not well served by public transport. The site is considered to be previously developed land in the Green Belt and should be treated as constrained due to the restricted development potential. National and local policy present limitations on the scale of development that can be accommodated on the site. There are the remains of a World War II anti-aircraft battery and prisoner of war camp within the site (Ref. SAM 33855).</p>
<p>Land at Waterdale Crescent, WA9 3PG</p> <p>Historically cleared housing site, part of the site is now allocated Amenity Greenspace in the Local Plan.</p>	 <p>A site plan map showing a residential area with a large rectangular area highlighted in pink, surrounded by other buildings and roads.</p>	0.26	<p>Not suitable for housing.</p> <p>This site is located in a sustainable location, however, part of the site is as identified as open space ‘amenity greenspace’ in the Local Plan. Once the identified open space is removed from the overall size of the site, the remainder of the site falls below the SHLAA site size threshold of 0.25ha.</p>
<p>Land adjacent St David's Church, Eskdale Avenue, WA11 7ER</p> <p>Cleared former garages/housing adjacent to an active Church.</p>	 <p>A site plan map showing a residential area with a large irregular area highlighted in pink, situated adjacent to a church and other buildings.</p>	0.71	<p>Not available for housing.</p> <p>The is in multiple ownership, with rights of access to the rear of properties that surround the site.</p> <p>The site is not being actively promoted as a whole, with the majority of land in the central section owned by the Church which is in active use. This leaves the two remaining sections either side below the SHLAA site size threshold of 0.25ha.</p>

Site Details	Map	Size (ha)	Comments
<p>Land rear of 17-41 McMinnis Avenue, WA9 2PP</p> <p>Informal Greenspace</p>		0.34	<p>Not suitable for housing.</p> <p>This is a landlocked greenfield site, which would involve the demolition of property to enable development. It is considered therefore that the site is undevelopable.</p>
<p>Land rear of 62-78 Esthwaite Avenue. WA11 7HQ</p> <p>Informal Greenspace</p>		0.25	<p>Not suitable for housing.</p> <p>As above, the site is landlocked as suitable highways access for residential development is not currently possible, therefore it is considered undevelopable.</p>
<p>Sherdley Park Driving Range, WA9 4GP</p> <p>Designated Open Space – former driving range</p>		3.7	<p>Not suitable for housing.</p> <p>The vacant golf driving range site is designated as an Open Space and Outdoor Sports & Recreation facility in the Local Plan. Therefore, any proposed development of the site would have to adhere to Local Plan Policy LPC05: Open Space, part 2.</p> <p>In addition, there are potential ownership constraints that will need to be overcome prior to redevelopment for residential purposes.</p>

Appendix 3: List of Sites with Planning Permission

Ref	Site Name	Post Code	Ward	Land Type	Size (hectares)	Site Capacity	Units Completed	Outstanding Capacity	Not started / Under construction	Planning Reference
HL496	Former Little Lea Green Farm	WA9 5AU	Thatto Heath	Brownfield	6.29ha	180	21	159	Under construction	P/2015/0309 P/2019/0216
PR12	Land adjacent to Bold Miners Site	WA9 2NH	Bold & Lea Green	Greenfield	1.17ha	50	42	8	Under construction	P/2020/0487
10HA	Moss Nook (Phase 1)	WA9 3EQ	Sutton North West	Brownfield	6.71ha	258	77	181	Under construction (Local Plan Allocation)	P/2003/1574 P/2021/0015
HL765	Former Newton Community Hospital	WA12 8RB	Newton-le-Willows	Brownfield	1.95ha	39	0	39	Under construction	P/2021/0541
HL776	Stork Inn	WN5 7HA	Billinge & Seneley Green	Brownfield	0.28ha	26	0	26	Under construction	P/2021/0716
HL785	St Helens Community Fire Station	WA9 1NU	Parr	Brownfield	0.94ha	40	27	13	Under construction	P/2021/0263
SHLAA012	Land north of Elephant Lane	WA9 5PR	Thatto Heath	Brownfield	4.34ha	164	0	164	Under construction	P/2022/0480
HL706	Former Haydock Catholic Club	WA11 0LT	Haydock	Brownfield	0.27ha	8	0	8	Under construction	P/2022/0518
9HA	Former Linkway Distribution Park	WA9 5GN	Thatto Heath	Brownfield	12.42ha	294	43	251	Under construction (Local Plan Allocation)	P/2018/0060 P/2021/0405
HL805	Land at Manor Street	WA9 3AX	Peasley Cross & Fingerpost	Brownfield	0.95ha	46	15	31	Under construction	P/2022/0031
SHLAA009	Former Sutton Arms	WA9 5HF	Thatto Heath	Brownfield	0.35ha	12	0	12	Under construction	P/2022/0458
HL739	Greenalls Sports & Social Club	WA10 4DN	West Park	Brownfield	0.25ha	8	0	8	Under construction	P/2020/0327 P/2022/0846
SHLAA003	Land at Sussex Grove / Somerset Street (Phase 1)	WA9 1QN	Parr	Brownfield	1.03ha	40	0	40	Under construction	P/2022/0531
SHLAA032	Former Halton and St Helens PCT HQ	WA10 2UE	Windle	Brownfield	1.18ha	77	0	77	Not started	P/2021/0829
HL483	Former Istock Brick Roughdales Ltd	WA9 4EN	Bold & Lea Green	Brownfield	8.4ha	239	0	239	Not started	P/2015/0599 P/2021/0585
SHLAA001	Land to rear of 1-79 Station Road	WA11 0JJ	Haydock	Brownfield	0.41ha	10	0	10	Not started	P/2022/0596
SHLAA039	Fishwicks Industrial Estate, land adjacent to 55 Baxters Lane	WA9 3NA	Peasley Cross & Fingerpost	Brownfield	0.33ha	28	0	28	Not started	P/2022/0756

Ref	Site Name	Post Code	Ward	Land Type	Size (hectares)	Site Capacity	Units Completed	Outstanding Capacity	Not started / Under construction	Planning Reference
HL837	Parr Mount Court	WA9 1AU	Peasley Cross & Fingerpost	Brownfield	0.75ha	32	0	32	Not started	P/2023/0394
SHLAA043	Land at Lancots Lane	WA9 3NP	Sutton North West	Brownfield	4.8ha	168	0	168	Not Started	P/2023/0231
SHLAA021	Land at Atlas Street (former St Helens Glass site)	WA9 1BY	Peasley Cross & Fingerpost	Brownfield	1.07ha	66	0	66	Not Started	P/2023/0246

Appendix 4: List of Stalled Sites

Site name	Post Code	Ward	Land Type	Size	Outstanding Capacity	Comments
HQ Apartments (former AC Complex Site), Shaw Street	WA10 1GF	Peasley Cross & Fingerpost	Brownfield	1.42ha	64	Stalled site - put into 11-15 year supply. 3 blocks in total, 2 developed, final one has never come forwards due to viability, leaving 64 units outstanding - see planning reference P/2006/1076.
Windlehurst Youth Centre, Gamble Avenue	WA10 6LJ	Windle	Brownfield	0.47ha	12	Stalled site - put into 11-15 year supply. Building demolished and site cleared, however, no further progress - see planning reference P/2016/0650.

Appendix 5: Development Trajectory

Ref	Site Name	Land Type	Size	Site Capacity	Units Completed	Outstanding Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
SHLAA002	Land rear of Carnegie Crescent and Goodban Street	Brownfield	0.26ha	7	0	7	0	0	0	0	0	0	7	0	SHLAA_2024
SHLAA003	Land at Somerset Street and Sussex Grove (Phase 2)	Brownfield	1.18ha	26	0	26	0	0	10	16	0	26	0	0	SHLAA_2024
SHLAA004	Leyland Green Road	Greenfield	0.53ha	8	0	8	0	0	8	0	0	8	0	0	SHLAA_2024
SHLAA005	Land at corner of Fairclough Street and Wargrave Road	Brownfield	0.41ha	14	0	14	0	0	10	4	0	14	0	0	SHLAA_2024
SHLAA006	Liverpool Arms and former Sacred Heart RC Church and School, Borough Road	Brownfield	0.83ha	29	0	29	0	0	10	19	0	29	0	0	SHLAA_2024
SHLAA007	Alexandra Park - Former Pilkington HQ	Brownfield	10.8ha	162	0	162	0	0	0	0	0	0	162	0	SHLAA_2024
SHLAA008	Former Bethell Mission Bowling Green, Marsden Avenue	Greenfield	0.27ha	10	0	10	0	0	10	0	0	10	0	0	SHLAA_2024
SHLAA010	Former Central Works, Church Road	Brownfield	1.35ha	48	0	48	0	0	0	0	0	0	48	0	SHLAA_2024
SHLAA011	Site of former 56-120 Eccleston Street	Brownfield	0.33ha	13	0	13	0	0	0	0	0	0	13	0	SHLAA_2024
SHLAA013	Land North and South of Corporation Street	Brownfield	3.23ha	169	0	169	0	0	0	0	0	0	169	0	SHLAA_2024
SHLAA014	Former British Lead Mill Works, Salisbury Street	Brownfield	1.01ha	19	0	19	0	0	0	0	0	0	0	19	SHLAA_2024
SHLAA015	BT Depot, Sutton Road	Brownfield	1.02ha	36	0	36	0	0	0	0	0	0	0	36	SHLAA_2024

Ref	Site Name	Land Type	Size	Site Capacity	Units Completed	Outstanding Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
SHLAA016	Former Pumping Station, Sutton Road	Brownfield	0.27ha	10	0	10	0	0	0	0	0	0	0	10	SHLAA_2024
SHLAA017	Land off Wargrave Road	Brownfield/ Greenfield	0.30ha	7	0	7	0	0	0	0	0	0	7	0	SHLAA_2024
SHLAA018	Site of former Parr Community High School, Fleet Lane	Brownfield	1.52ha	54	0	54	0	0	15	30	9	54	0	0	SHLAA_2024
SHLAA019	Site of former St Marks Primary School, Willow Tree Avenue	Brownfield	0.51ha	18	0	18	0	0	0	0	0	0	18	0	SHLAA_2024
SHLAA020	Site of former 119-133 Crow Lane West	Brownfield	0.30ha	9	0	9	0	0	0	0	0	0	9	0	SHLAA_2024
SHLAA022	Land adjacent Laffak Road and Carr Mill Road	Brownfield /Greenfield	3.31ha	99	0	99	0	0	15	30	30	75	24	0	SHLAA_2024
SHLAA023	Land adjacent Church of Christ, Heather Brae	Greenfield	0.30ha	9	0	9	0	0	0	0	0	0	9	0	SHLAA_2024
SHLAA024	Milton Street	Greenfield	0.65ha	18	0	18	0	0	0	0	0	0	18	0	SHLAA_2024
SHLAA025	Site of former Carr Mill Infants School, Ullswater Ave	Brownfield/ Greenfield	1.49ha	53	0	53	0	0	15	30	8	53	0	0	SHLAA_2024
SHLAA026	Land rear of 350 Warrington Road	Greenfield	0.39ha	11	0	11	0	0	0	0	0	0	0	11	SHLAA_2024
SHLAA027	Industrial Estate, Station Road and Peckers Hill Road	Brownfield	0.51ha	14	0	14	0	0	0	0	0	0	14	0	SHLAA_2024
SHLAA028	Land rear of 39-67 Valentine Road	Brownfield/ Greenfield	0.46ha	10	0	10	0	0	0	0	0	0	10	0	SHLAA_2024
SHLAA029	Land adjacent Piele Road	Brownfield/ Greenfield	0.61ha	13	0	13	0	0	0	0	0	0	13	0	SHLAA_2024
SHLAA030	Land at Willow Tree Avenue	Greenfield	3.5ha	50	0	50	0	0	0	0	0	0	0	50	SHLAA_2024
SHLAA031	Land at 19 and 25 Sutton Moss Road	Brownfield/ Greenfield	0.54ha	14	0	14	0	0	0	0	0	0	0	14	SHLAA_2024
SHLAA033	Land rear of 2-24 Massey Street	Brownfield/ Greenfield	0.35ha	14	0	14	0	0	0	0	0	0	14	0	SHLAA_2024
SHLAA034	Land at Littler Road	Greenfield	0.52ha	11	0	11	0	0	0	0	0	0	11	0	SHLAA_2024

Ref	Site Name	Land Type	Size	Site Capacity	Units Completed	Outstanding Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
SHLAA035	Abbey House Hostel	Brownfield	0.32ha	10	0	10	0	0	0	0	0	0	10	0	SHLAA_2024
SHLAA036	Former Red Quarry, Chester Lane	Brownfield	1.92ha	57	0	57	0	0	0	0	0	0	0	57	SHLAA_2024
SHLAA037	Former Watson Street Glassworks	Brownfield	8.12ha	390	0	390	0	0	0	0	0	0	202	188	SHLAA_2024
SHLAA038	Land to side and rear of 41-49 Wargrave Road	Brownfield	0.56ha	15	0	15	0	0	0	0	0	0	15	0	SHLAA_2024
SHLAA040	Fishwicks Industrial Estate, Baxters Lane	Brownfield	2.84ha	56	0	56	0	0	0	0	0	0	0	56	SHLAA_2024
SHLAA041	Land North of Houghtons Lane	Greenfield	0.49ha	13	0	6	0	0	6	0	0	6	0	0	SHLAA_2024
SHLAA042	Alfred Knight Ltd	Brownfield	1.44ha	38	0	38	0	0	10	20	8	38	0	0	SHLAA_2024
HL496	Former Little Lea Green Farm	Greenfield	6.29ha	180	21	159	45	45	45	24	0	159	0	0	Planning permission: Under Construction
PR12	Land adjacent to Bold Miners Site	Greenfield	1.17ha	50	42	8	8	0	0	0	0	8	0	0	Planning permission: Under Construction
10HA	Moss Nook (Phase 1)	Brownfield	6.71ha	258	77	181	45	45	45	45	1	181	0	0	Planning permission: Under Construction (Local Plan Allocation)
HL765	Former Newton Community Hospital	Brownfield	1.95ha	39	0	39	20	19	0	0	0	39	0	0	Planning permission: Under Construction
HL776	Stork Inn	Brownfield	0.28ha	26	0	26	10	16	0	0	0	26	0	0	Planning permission: Under Construction
HL785	St Helens Community Fire Station	Brownfield	0.94ha	40	27	13	13	0	0	0	0	13	0	0	Planning permission: Under Construction

Ref	Site Name	Land Type	Size	Site Capacity	Units Completed	Outstanding Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
SHLAA012	Land north of Elephant Lane	Brownfield	4.34ha	164	0	164	45	45	45	29	0	164	0	0	Planning permission: Under Construction
HL706	Former Haydock Catholic Club	Brownfield	0.27ha	8	0	8	8	0	0	0	0	8	0	0	Planning permission: Under Construction
9HA	Former Linkway Distribution Park	Brownfield	12.42ha	294	43	251	45	45	45	45	45	225	26	0	Planning permission: Under Construction (Local Plan Allocation)
HL805	Land at Manor St	Brownfield	0.95ha	46	15	31	20	11	0	0	0	31	0	0	Planning permission: Under Construction
SHLAA009	Former Sutton Arms	Brownfield	0.35ha	12	0	12	12	0	0	0	0	12	0	0	Planning permission: Under Construction
HL739	Greenalls Sports & Social Club	Brownfield	0.25ha	8	0	8	8	0	0	0	0	8	0	0	Planning permission: Under Construction
SHLAA003	Land at Sussex Grove / Somerset Street (Phase 1)	Brownfield	1.13ha	40	0	40	20	20	0	0	0	40	0	0	Planning permission: Under Construction
SHLAA032	Former Halton and St Helens PCT HQ	Brownfield	1.18ha	77	0	77	15	30	30	2	0	77	0	0	Planning permission: Not started
HL483	Former Ibstock Brick Roughdales Ltd	Brownfield	8.4ha	239	0	239	22	45	45	45	45	202	37	0	Planning permission: Not started
SHLAA001	Land to rear of 1-79 Station Road	Greenfield	0.41ha	10	0	10	0	10	0	0	0	10	0	0	Planning permission: Not started
SHLAA039	Fishwicks Industrial Estate, land adjacent to 55 Baxters Lane	Brownfield	0.33ha	28	0	28	0	20	8	0	0	28	0	0	Planning permission: Not started

Ref	Site Name	Land Type	Size	Site Capacity	Units Completed	Outstanding Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
HL837	Parr Mount Court	Brownfield	0.75ha	32	0	32	0	10	20	2	0	32	0	0	Planning permission: Not started
SHLAA043	Land at Lancots Lane	Brownfield	4.8ha	168	0	168	0	22	45	45	45	157	11	0	Planning permission: Not started
SHLAA021	Land at Atlas Street (former St Helens Glass site)	Brownfield	1.07ha	66	0	66	0	15	30	21	0	66	0	0	Planning permission: Not started
1HA	Land at Smock Lane, Garswood	Greenfield	9.58ha	216	0	216	0	0	22	45	45	112	104	0	Local Plan Allocation
2HA	Land at Florida Farm, Blackbrook	Greenfield	23.19ha	522	0	522	0	0	22	45	45	112	225	185	Local Plan Allocation
4HA	Bold Forest Garden Village	Greenfield	132.86ha	2,988	0	2,988	0	0	0	0	0	0	270	300	Local Plan Allocation
5HA	Land at Gartons Lane, Bold	Greenfield	21.67ha	569	0	569	0	0	22	45	45	112	225	225	Local Plan Allocation
6HA	Land at City Road, Cowley Hill	Brownfield	31.09ha	1,100	0	1,100	0	0	22	45	45	112	225	225	Local Plan Allocation
7HA	Land at Mill Lane, Newton-le-Willows	Brownfield/ Greenfield	5.33ha	140	0	140	0	0	22	45	45	112	28	0	Local Plan Allocation
8HA	Land at Rookery Lane, Rainford	Greenfield	11.49ha	259	0	259	0	0	22	45	45	112	147	0	Local Plan Allocation
10HA	Moss Nook Urban Village (Phase 2)	Brownfield	26.74ha	544	0	544	0	0	22	45	45	112	225	207	Local Plan Allocation
TC43	HQ Apartments (former AC Complex Site), Shaw Street	Brownfield	0.42ha	260	196	64	0	0	0	0	0	0	0	64	Planning permission: Historically stalled
HL537	Windlehurst Youth Centre, Gamble Avenue	Greenfield	0.47ha	12	0	12	0	0	0	0	0	0	0	12	Planning permission: Historically stalled