



St Helens Borough Council

Strategic Housing Land Availability Assessment

2026 Update

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1 Introduction

- 1.1 This document is St Helens Borough Council's 2026 Strategic Housing Land Availability Assessment (2026 SHLAA) and has been prepared with a base date of 1 July 2026. This is the ninth 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 in December 2010, May 2013, June 2016 and July 2017, with updated proformas produced in 2021 as part of the examination of the St Helens Borough Local Plan up to 2037 (the Local Plan). The most recent SHLAAs were published in September 2024 and December 2025.
- 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 Planning Practice Guidance (PPG) (Section: housing and economic land availability assessment, July 2019), the following information has been prepared and is presented within this 2026 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 2026 SHLAA also provides a summary of the five-year housing land supply position at Section 5.

The 2026 SHLAA

- 1.5 The 2026 SHLAA does not take account of any changes since 1 July 2026 but does take account of changes since the previous SHLAA (2025), 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 2026 'Call for Sites' exercise and which are assessed as being suitable for housing. The 2026 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 29 May 2026 have been considered in this update and assumptions updated on existing sites where new information has come to light.
- 1.7 Sites with permission for, or potential for provision of, communal accommodation are now included in the SHLAA and the housing supply. The capacity of these sites is calculated using current national adjustments, as set out in the Housing Delivery Test measurement rule book (updated December 2024)¹.
- 1.8 Potential yield figures for some sites in the 2026 SHLAA have been updated to round up / down as appropriate. Potential yields have also been updated to reflect the most up to date information that is available to the Council, including yields within 'live' planning application submissions and those within expired applications, as well as indicative aspirations of applicants.

Call for Sites Exercise

- 1.9 From Tuesday 12 May 2026 until 5pm on Friday 29 May 2026, 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 2026 assessment.
- 1.10 A total of 18 sites were received as part of the exercise. Of these 18 sites, 13 are considered unsuitable due to the national or local importance of the sites' designation, and the protection afforded by the Local Plan, e.g., sites within the Green Belt, or identified safeguarded sites in the Local Plan, or sites below the 0.25 hectare (ha) size threshold; they have therefore not been included within this 2026 SHLAA. Two of the sites have been included in previous versions of the SHLAA and have been carried forward to the 2026 version. A further 2 sites have not been included as they

¹ Paragraphs 10 and 11 of the Housing Delivery Test measurement rule book ([Housing Delivery Test measurement rule book - GOV.UK](https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book) - <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>)

are identified as public open space in the Local Plan Policies Map. One site submitted as part of the call for sites exercise has been considered for inclusion in the 2026 version of the SHLAA.

Disclaimer

- 1.11 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 2026 SHLAA is based on information available for each site at the time of the original assessment (June 2026).

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 72 of the National Planning Policy Framework (NPPF) (December 2024), 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.
- 2.3 The PPG also includes guidance on 5-year housing land supply and the Housing Delivery Test (Section: Housing supply and delivery), in particular, advice in respect of counting other forms of accommodation including student housing and housing provided for older people.
- 2.4 Paragraph 025 of the PPG states “*All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority’s housing land supply based on the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.*”
- 2.5 Paragraph 026 of the PPG states “*Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply.*” The Town and Country Planning (Use Classes) Order 1987 (as amended) defines Use Class C2 (Residential Institutions) as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- 2.6 The Housing Delivery Test measurement rule book explains how the net homes delivered is calculated, with adjustments for net student accommodation and net

other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.4 and 1.9 respectively) for the Housing Delivery Test results.

Sub-Regional Context

- 2.7 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 sub-region.

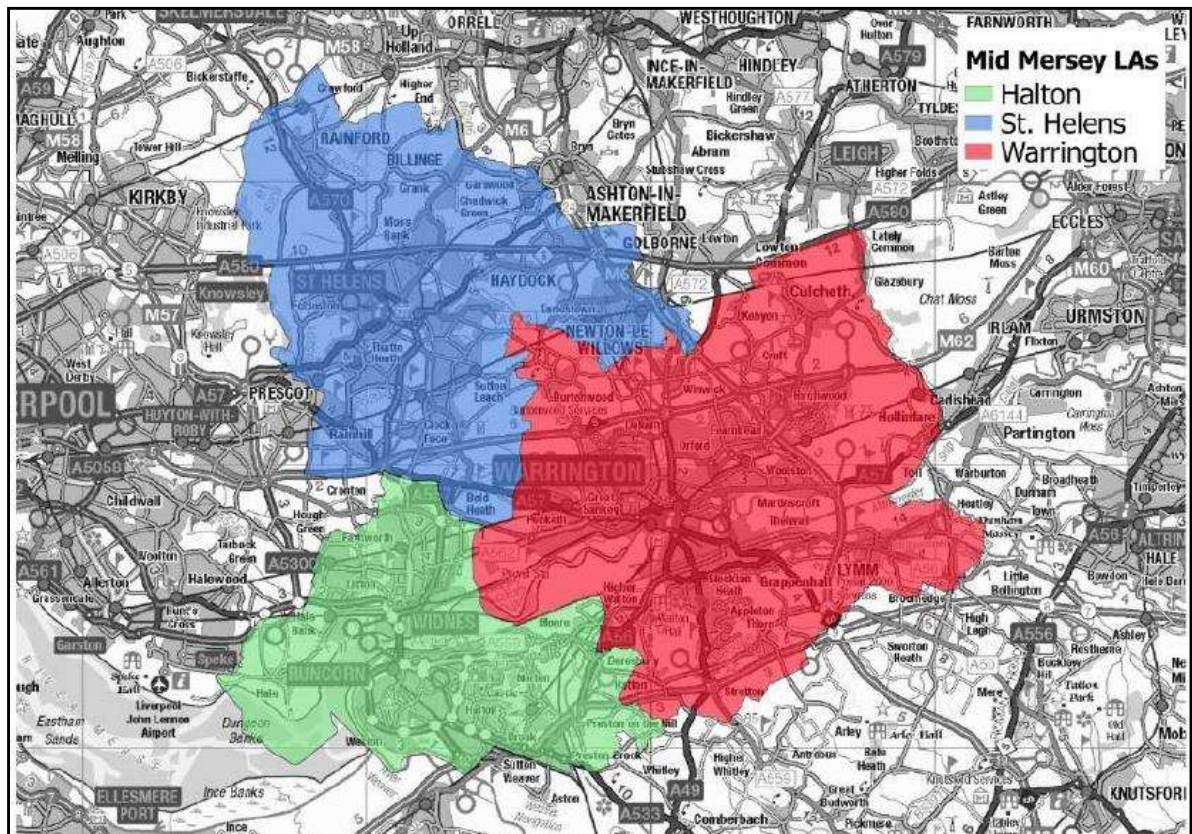


Figure 2.1: The Mid-Mersey Housing Market Area

- 2.8 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 in the adopted 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.
- 2.9 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.

Local Policy Context

- 2.10 The 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) and sets down the key stages of work required to produce a SHLAA.

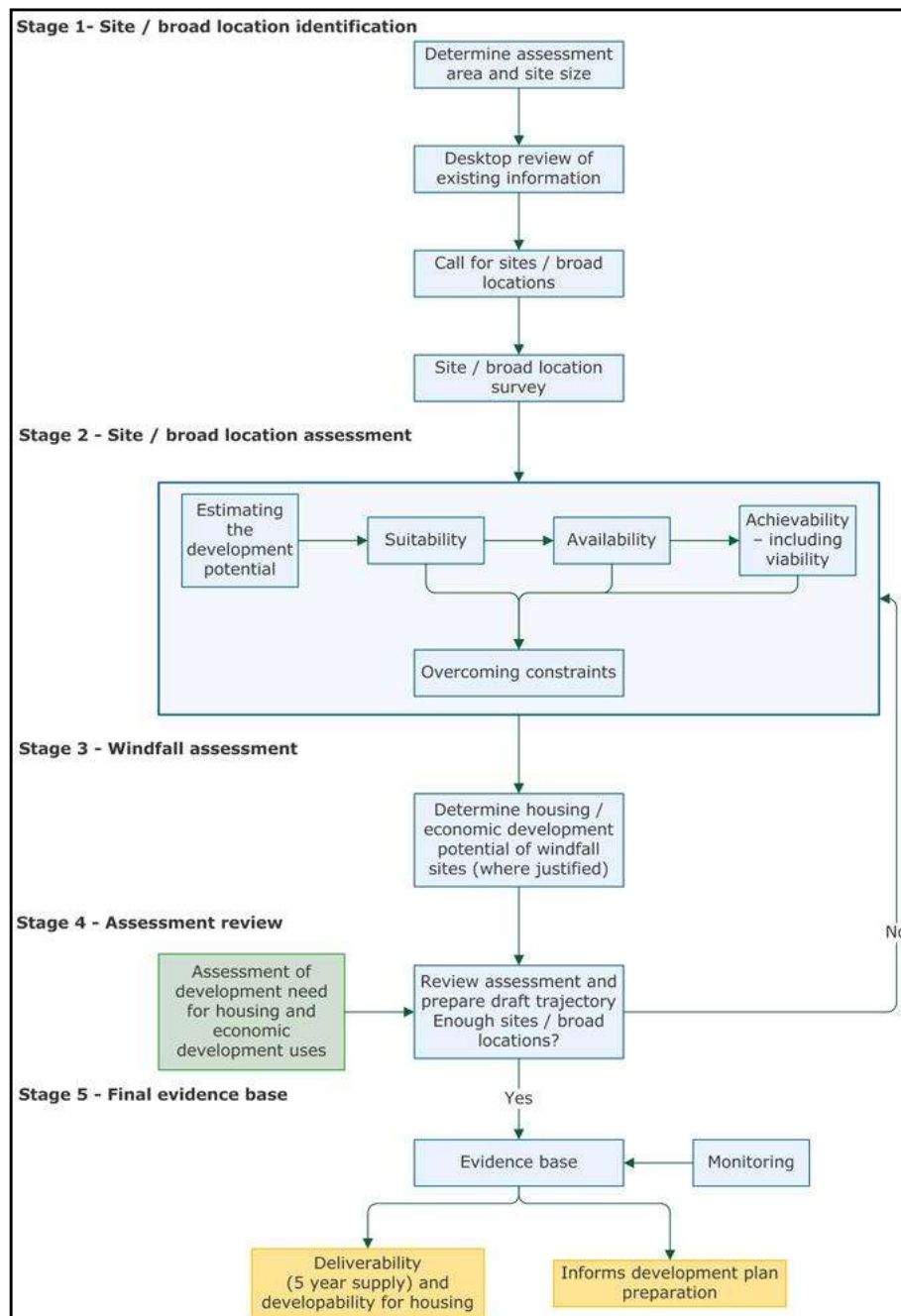


Figure 3.1: Extract from the PPG (Paragraph: 005 Reference ID: 3-005-20190722, July 2019) showing suggested SHLAA methodology

- 3.2 The PPG sets out five stages of work that have been followed during the preparation of this 2026 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 recommends that SHLAAs are produced to cover the plan-making area. This 2026 SHLAA therefore covers the whole of the Borough of St Helens, but no areas external to the borough boundary.

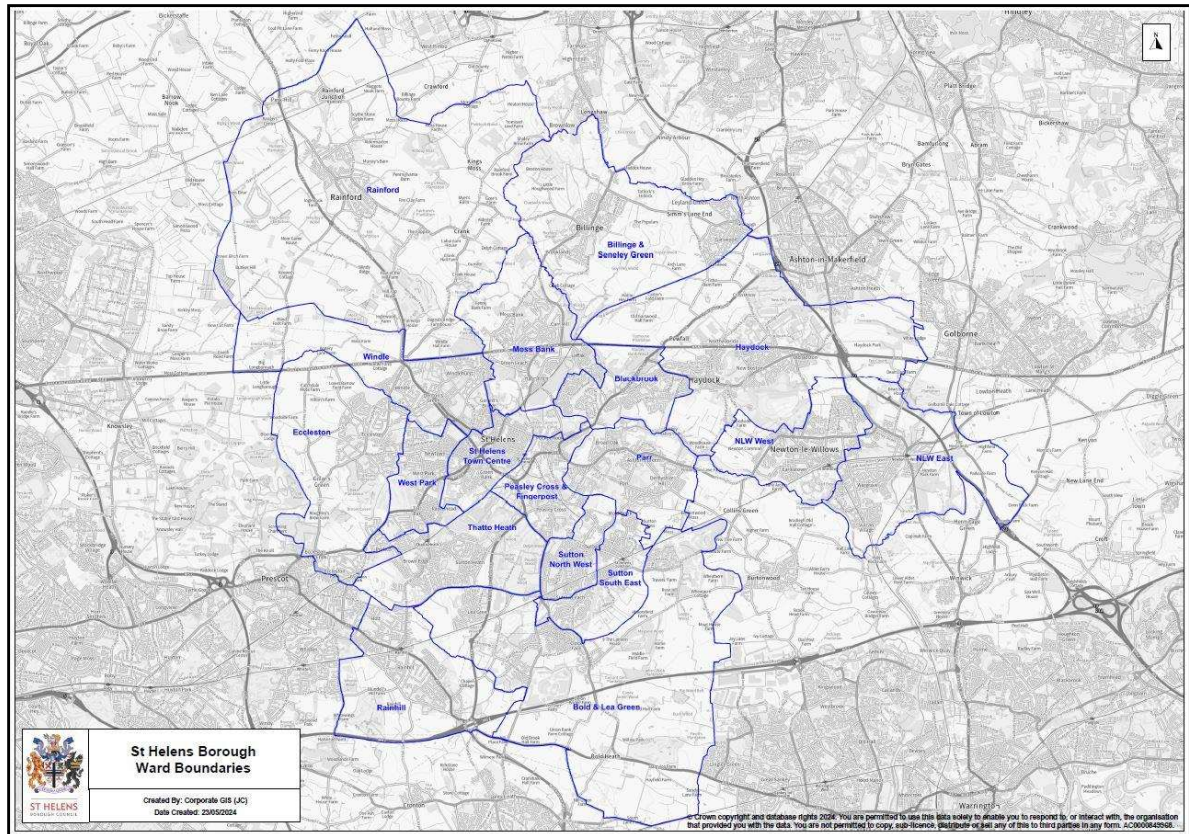


Figure 3.2: Map of Borough boundary and wards of St Helens

Site Size

- 3.5 The PPG recommends that all sites and broad locations capable of delivering five or more dwellings should be considered, and that where appropriate alternative size thresholds can be considered. For this update of the 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)² and previous SHLAAs.

² The Town and Country Planning (Brownfield Land Register) Regulations 2017

- 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 2026 SHLAA.

Consultation and Call for Sites Exercise

- 3.7 As previously stated, between 12 May 2026 and 29 May 2026, the Council invited the submission of sites to be considered for housing in the SHLAA 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.
- 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 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 2026 site assessment exercise.
- 3.11 The below sources were also used to identify further sites for consideration within the 2026 SHLAA:
- Sites put forward through the 'call for sites' in 2013, 2016, 2017, 2024, 2025 and 2026;
 - Sites that have previously benefited from a planning permission;
 - Sites currently subject to, or with a known history of, interest 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, 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 2026 SHLAA has been individually mapped and assigned a reference number³ and can be found in Appendix 1.

Stage 2: Site Assessments

- 3.14 The purpose of Stage 2 of a SHLAA is to establish whether the identified sites are 'deliverable' and 'developable'. The NPPF (December 2024)⁴ explains what each of these terms mean:

"Deliverable: *To be considered deliverable, sites for housing 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:*

- a) 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 because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

³ New reference numbers were given to previous SHLAA sites in the 2024 SHLAA. Sites within the 2024 SHLAA and which were assigned new reference numbers, and which have now been developed, have been outlined in Appendix 2.

⁴ Annex 2: Glossary

- b) *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.”*

“Developable: *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’ and ‘developable’ are set down below.

Suitability

- 3.16 In line with the PPG, 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 at this time. Where an employment site is known to have been vacant for some time and is being marketed for alternative uses, or there is information made available to the Council regarding the immediate clearance of a site

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). 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.

Availability

- 3.20 In line with the PPG, 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.

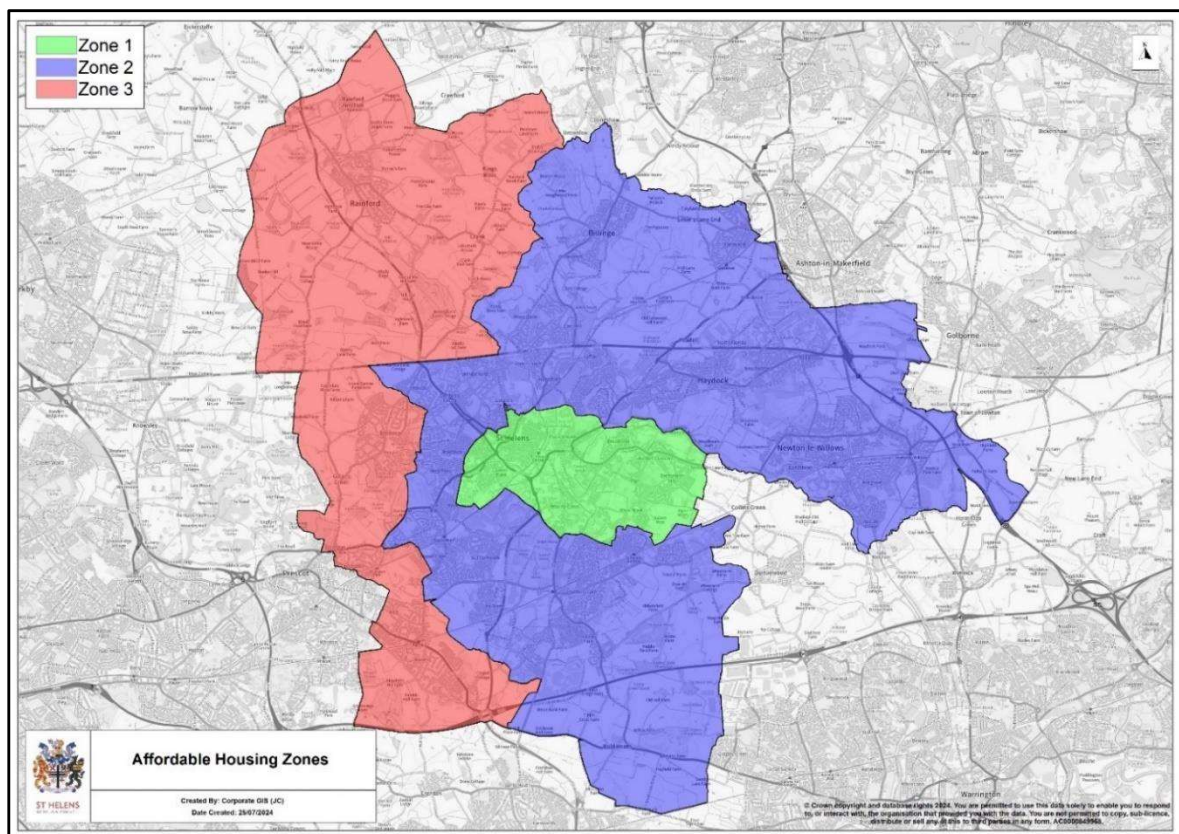


Figure 3.3: Affordable Housing Zones as established in the EVA, 2018

- 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 3.1 below

and have been used to guide the assessment of achievability of sites within the 2026 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 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 considered as ‘not developable’ and are not included within the SHLAA.
- 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 Section 106 Agreements where appropriate, in line with Local Plan Policy LPA07 (Infrastructure Delivery and Funding) and the Developer Contributions Supplementary Planning Document (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’ and ‘developable’.
- 3.30 The PPG 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 considered as ‘not developable’ due to the specified constraint.

- 3.31 Sites have typically been considered as being not developable and constrained, and therefore not included in the SHLAA, 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.

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 2026 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 below.
- 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. Where there has been recent

discussions with applicants / developers relating to the residential development of sites or there are current 'live' applications under consideration by the Council, this has been considered when estimating the potential yield.

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 2026 SHLAA are in accordance with 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. In some instances higher yields have been assigned to sites, where, for instance, sites are close to train stations, town and district centres or it is known that there is developer interest for higher density development through a planning application. Additionally, in some instances potential yields have been rounded up / down from those shown in the 2024 and 2025 SHLAAs, as appropriate.

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 2026 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
	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 development⁵

- 3.40 As set out in the Local Plan, a build out rate assumption of 60 units per annum has been used for the Bold Forest Garden Village site (Local Plan allocation 4HA).

Stage 3: Windfall Assessment & ‘Small Sites’ Allowance

- 3.41 The NPPF (Paragraph 75) 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.”
- 3.42 Windfall sites are those sites that have not been specifically identified in the development plan. These developments are normally sites that have been previously

⁵ 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.

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 2026 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 2026 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);

- **An indicative trajectory** (of anticipated development based on the evidence available).

4 Assessment Results

‘Deliverable’ and ‘Developable’ SHLAA Sites

- 4.1 A total of 53 sites were identified and included within the initial 2026 SHLAA assessment process. Of these, 53 were rolled forward from the 2025 SHLAA. Three wholly new sites have been added. Two sites have been removed completely from the SHLAA process, as they have been ‘built out’. Therefore, there are a total of 54 sites within the 2026 SHLAA.
- 4.2 Contained within Appendix 1 are the proformas setting out specific information on each 2026 SHLAA site that has been assessed as being ‘deliverable’ or ‘developable’. Appendix 2 contains a list of those sites identified in the 2024 and 2025 versions of the SHLAA but removed from the 2026 SHLAA process as they have been ‘built out.’

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 23 deliverable sites, with a combined outstanding capacity of 662 units and just over 33ha 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 364 units, and as of 1 July 2026 having a combined outstanding capacity of 75 units. 7 of the sites have planning permission but have not yet started, providing a capacity of 147 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 below, which is based on a combined total of 72 sites, broken down as follows:

- 54 deliverable and developable SHLAA sites;
- 9 Local Plan Allocations (including sites with and without planning permission);
- 8 sites with planning permission not captured in the SHLAA or Local Plan;
- 1 historically stalled (but technically implemented) site with planning permission;
- Small sites allowance of 93 units per annum.

Supply		Number of dwellings
Deliverable 0-5 years	Sites with planning permission (including SHLAA sites and Local Plan allocations)	1,506
	Sites without planning permission (including SHLAA sites and Local Plan allocations)	948
	Small sites - allowance (93 x 5)	465
	Sub total	2,919
Developable 6-10 years	Sites with planning permission (including SHLAA sites and Local Plan allocations)	729
	Sites without planning permission (including SHLAA sites and Local Plan allocations)	1,965
	Small sites - allowance (93 x 5)	465
	Historically implemented but stalled sites	12
	Sub total	3,171
Developable 11-15 years	Sites with planning permission (including SHLAA sites and Local Plan allocations)	329
	Sites without planning permission (including SHLAA sites and Local Plan allocations)	1,012
	Small sites - allowance (93 x 5)	465

	Sub total	1,806
	TOTAL	7,896

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

- 4.8 All sites identified in the 2026 SHLAA are expected to deliver dwellings over the next 15 years.

5 Five Year Supply

Method

- 5.1 This section of the 2026 SHLAA pulls together various sources of information to present the Borough's housing supply position as of 1st July 2026 and assesses whether there is five years' worth of land that can deliver housing for the period 1st July 2026 – 31st May 2031.
- 5.2 Changes to the NPPF were introduced by the Government in December 2024 in order to help their pro-growth objectives. As part of the planning reforms the Government has introduced a new mandatory standard method for all Council's to use when calculating their housing need.
- 5.3 Paragraph 78 of the NPPF (December 2024) states that local planning authorities *"...should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*
- a) 5% to ensure choice and competition in the market for land; or*
 - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
 - c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance."*
- 5.4 Paragraph 79 of the NPPF sets out that *"To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:*
- a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;*
 - b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific*

deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;

- c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.”*

- 5.5 As the Council's Local Plan was adopted in July 2022, point c) of paragraph 78 of the NPPF applies for decision making purposes only. This requires the Council to provide an additional 20% on top of the adopted housing figure of 486 as this is 80% or less of the most up to date local housing need figure calculated using the standard method.
- 5.6 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 forward. 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 'stalled' sites and reasons for why they are not considered to be deliverable is included within Appendix 5.

Demolitions Allowance

- 5.7 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

- 5.8 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

- 5.9 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 (dpa), as set out in Table 5.1 below. When including a 20% buffer, as per paragraph 78 of the NPPF, and when taking into account oversupply in the net completions for years 2016 to 2026, the annualised housing requirement has been re-adjusted to **533dpa**.

Local Plan (5 Year Supply Position 01.07.2026)	
Local Plan Annual Housing Target	486
Plus 20% Buffer	583
Local Plan Housing Requirement 2016 - 2037 (486 x 21)	10,206
Net Completions 2016-2026	5,318
Local Plan Residual Housing Requirement 2021 - 2037 (10,206 – 5,318)	4,888
Local Plan Residual Annual Housing Requirement 2026 - 2037 (4,888/11)	444
Local Plan Housing Requirement 2026 - 2037 (444 x 5)	2,222
Annualised Housing Requirement (2,222/5)	444
Plus 20% Buffer	533

NB: Figures are rounded to the nearest whole number

Table 5.1: Local Plan Housing Requirement

Housing Supply

- 5.10 For the period 1st July 2026 to the 31st May 2031, the deliverable sites can yield an estimated 2,919 dwellings within St Helens, as demonstrated in Table 5.2 below. For the full housing trajectory of all sites across the next 15 years, see Appendix 5.

	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Sites with planning permission (including SHLAA sites and Local Plan allocations)	295	310	350	234	317	1,506
Sites without planning permission (including SHLAA sites and Local Plan allocations)	0	0	231	357	360	948
Small sites - allowance	93	93	93	93	93	465
Total	388	403	674	684	770	2,919

Table 5.2: Housing supply over the next 5 years

- 5.11 Table 5.2 demonstrates that there is **5.48*** years supply of housing land ($2919 / 533 = 5.48^*$) when assessed against the Local Plan housing requirement. In accordance with the requirements of the current NPPF (December 2024), the Council has identified a supply of specific deliverable sites sufficient to provide **5.48*** years' worth of housing against the latest assessment of housing need in the borough, which includes a 20% buffer as required by paragraph 79 of the NPPF.

NB:* rounded to the nearest whole number

6 Conclusions

Implications for Current Policy

- 6.1 The 2026 SHLAA has been undertaken in the context of the NPPF (December 2024), which requires Local Planning Authorities to meet OAN, as far as is consistent with other policy considerations set out within the NPPF, such as the Housing Delivery Test. The Council is able to identify a supply of specific deliverable sites sufficient to provide 5.48 years' worth of housing against the latest assessment of housing need in the Borough.

Monitoring and Review

- 6.2 The 2026 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 2026 SHLAA or to ask any questions, please contact a member of the Planning Policy Team using the details below:

Development Plans
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

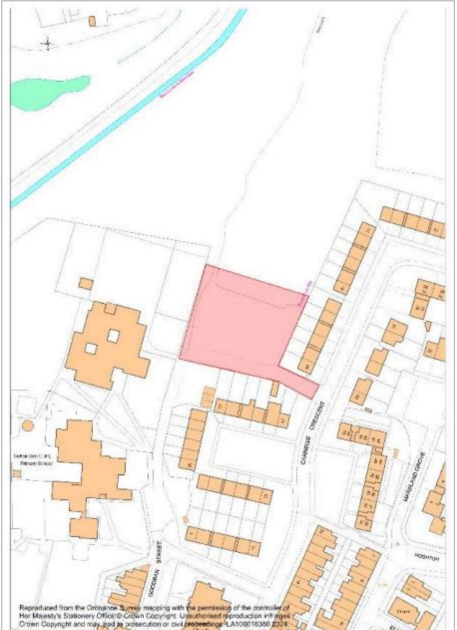
Site Name	Land rear of 1-79 Station Road
Post code	WA11 0JJ
Ward	Haydock
Land type	Greenfield
Size	0.40 hectares
Potential Yield	10 (as consented)
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	
Former allotments	



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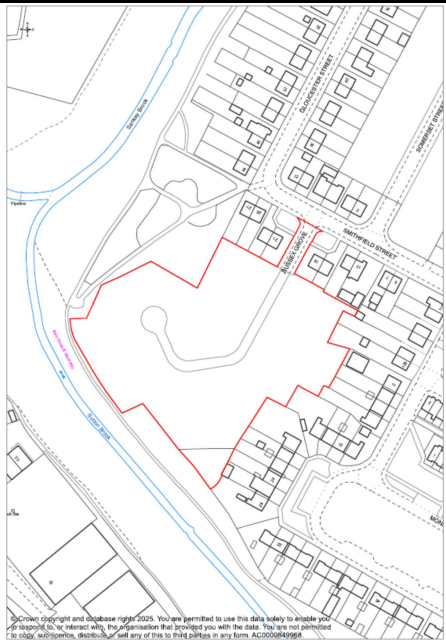
ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary 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
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, granted August 2023). Planning conditions have been discharged. Site clearance has been undertaken however construction has not yet commenced.	

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	8	
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 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 owned by the Council.	
Achievability	The site is considered to be 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 forward for development.	
Comments	The site is considered Developable
The site benefitted from outline planning consent for 8no. dwellings (ref: P/2006/0298, granted April 2006), although this has now expired.	

Site ref: SHLAA003b

Site Name	Land at Somerset Street and Sussex Grove (Phase 2)	
Post code	WA9 1QN	
Ward	Parr	
Land type	Brownfield	
Size	1.04 hectares	
Potential Yield	35	
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 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
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 part of a wider site within the ownership of the Council, and is identified in Torus's (Housing Association) Area Action Plan for Parr. The site has Brownfield Land Release Fund funding. There is currently an undetermined planning application (ref: P/2026/0262/FUL, submitted May 2026) for the construction of 35no. dwellings. The potential yield has been updated to reflect the proposals that are subject of the current application.	

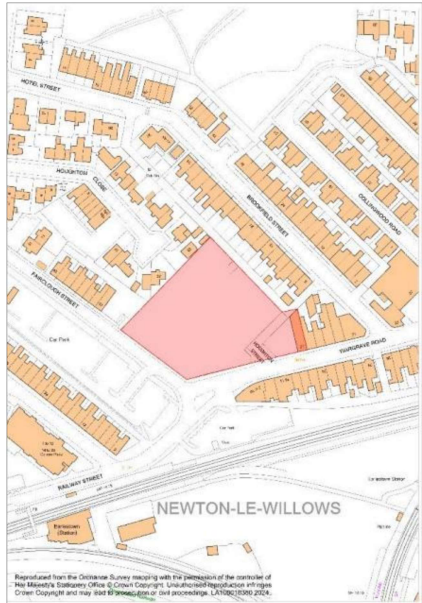
Site ref: SHLAA004

Site Name	Leyland Green Road	 Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. LA100016000 2024
Post code	WN4 0QJ	
Ward	Billinge & Seneley Green	
Land type	Greenfield	
Size	0.51 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
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.	
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
There is developer interest in this site, evidenced by the recently approved planning application, and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
The site slopes away from the road becoming very steep, thereby reducing the developable area. Planning permission was granted in June 2026 for the construction of 8no. dwellings (ref: P/2024/0493/FUL).	

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	53
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	
Cleared former industrial and housing	



Map of Newton-le-Willows showing the site at the corner of Fairclough Street and Wargrave Road highlighted in pink. The map includes surrounding streets such as Wargrave Road, Fairclough Street, Newton Street, and Wargrave Road. The site is located in the center of the map, adjacent to the railway line. The map also shows other residential areas and industrial zones.

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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, evidenced by the current planning application. 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 has previously benefitted from planning consent for 61no. apartments (ref: P/2004/0996, granted February 2008), although this has now expired. There is currently an undetermined planning application (ref: P/2025/0137/FUL, submitted March 2025) for 53no. apartments. The potential yield for the site was updated in the 2025 SHLAA to reflect the current application.	

Site ref: SHLAA006

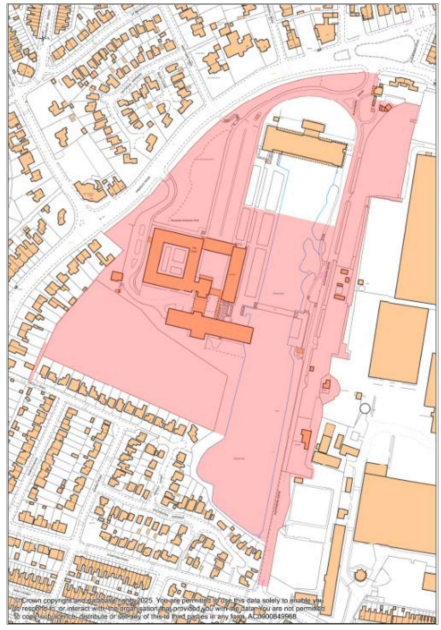
Site Name	Liverpool Arms and Former Sacred Heart RC Church and School, Borough Road
Post code	WA10 3SX
Ward	St Helens Town Centre
Land type	Brownfield
Size	0.83 hectares
Potential Yield	30
Affordable Housing Zone	Zone 1
Development trajectory	0-5 years
Description	
Former nursery, presbytery and Liverpool Arms public house site	



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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 and has previously benefitted from planning consent for 130no. apartments (ref: P/2005/1033, granted January 2008) on the western parcel of the wider site area, although this has now expired. It is 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. The potential yield is based on a density of 40dph which is reflective of the character of the area and given its location close to St Helens town centre.	

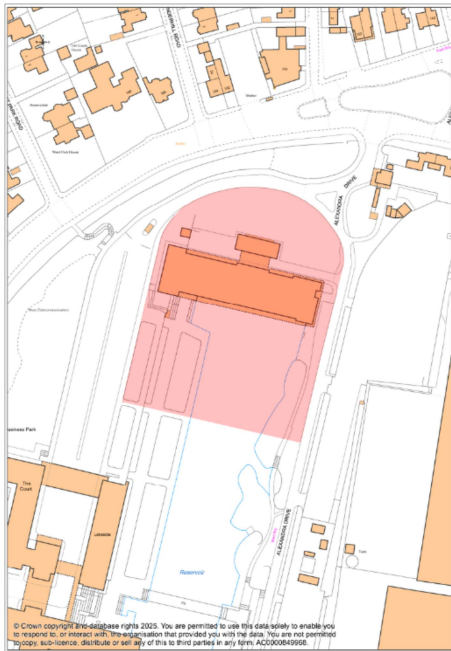
Site ref: SHLAA007a

Site Name	Alexandra Park - Former Pilkington HQ	
Post code	WA10 3TP	
Ward	West Park	
Land type	Brownfield / Greenfield	
Size	9.56 hectares	
Potential Yield	131	
Affordable Housing Zone	Zone 2	
Development trajectory	6-10 years	
Description		
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. Development would include the 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 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. 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
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, with part of the associated landscape being a Registered Park and Garden. Redeveloping the site would help restore and protect the future of the building and landscape. An application for the development of the wider site area for 64no. new-build residential units (36no. dwellinghouses and 28no. apartments) was refused in 2023 (reference: P/2022/0313/FUL) and subsequently an appeal was dismissed in May 2024. Given that future proposals for the site would include the conversion of the headquarters building as well new build development, it is anticipated that a higher number of units than previously sought, and a higher density of development would likely come forward. The potential yield reflects a previous yield of 162no. units identified for the wider site area in previous versions of the SHLAA, when taking into account the potential yield for the canteen building to the north (see SHLAA007b, 31no. units).	

Site ref: SHLAA007b

Site Name	Alexandra Park - Former Pilkington HQ (Canteen Building)
Post code	WA10 3TP
Ward	West Park
Land type	Brownfield / Greenfield
Size	1.32 hectares
Potential Yield	31
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	Vacant employment site, includes two former playing fields



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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. Development would include the conversion of the grade II listed canteen 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 considered 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 Deliverable
Part of the site contains the grade II listed former Pilkington Headquarters complex, with part of the associated landscape being a Registered Park and Garden. Redeveloping the site would help restore and protect the future of the building and landscape. Planning permission was granted in 2008 for the conversion of the canteen building to 31no. apartments (ref: P/2008/0926, granted December 2008), although this has now expired. The potential yield reflects the previous permission for the site.	

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	11
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	
Former bowling green	

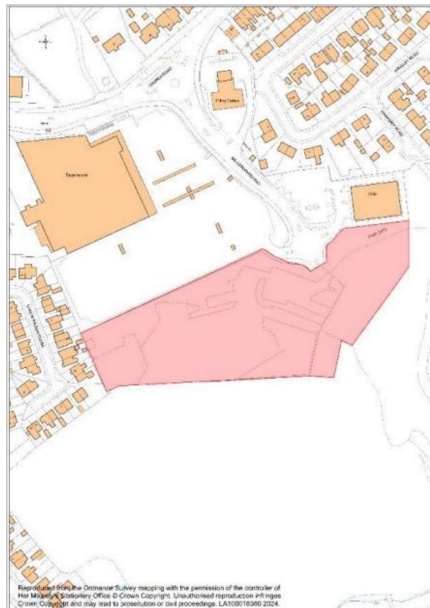


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ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. There are no known physical constraints that would make the site unsuitable for housing. The site is not designated in the Local Plan as Open Space and is no longer in use as a bowling green, having been cleared some time ago.	
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
There has previously been developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
Former bowling green which has previously benefitted from planning consent for 16no. affordable dwellings (ref: P/2010/0638, granted October 2010), although this has now expired. There are potential Biodiversity Net Gain issues with the site as it is overgrown. There is developer interest in the site for a development in excess of 40dph and therefore the potential yield is based on a density of 40dph.	

Site ref: SHLAA010

Site Name	Former Central Works, Church Road
Post code	WA11 0GT
Ward	Haydock
Land type	Brownfield
Size	1.83 hectares
Potential Yield	81 (as shown at outline stage)
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	
Vacant cleared site	

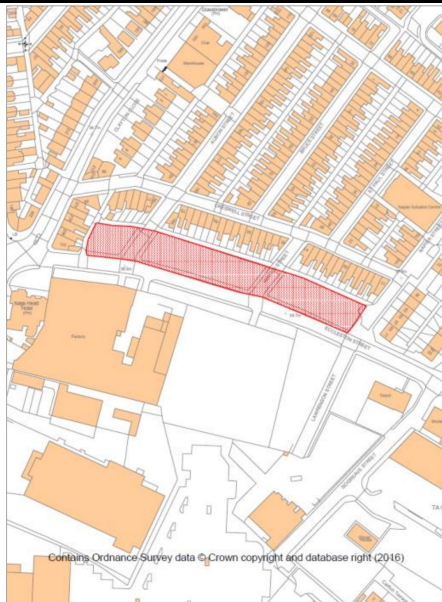


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ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for 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. 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
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
The site is a cleared former industrial site that has previously benefitted from planning permission for residential development as part of a larger scheme (ref: P/2005/1012, granted October 2005). The potential yield is based on an indicative layout plan submitted with the approved outline planning permission, which showed 81no. dwellings on the southern parcel of the wider site area.	

Site ref: SHLAA011

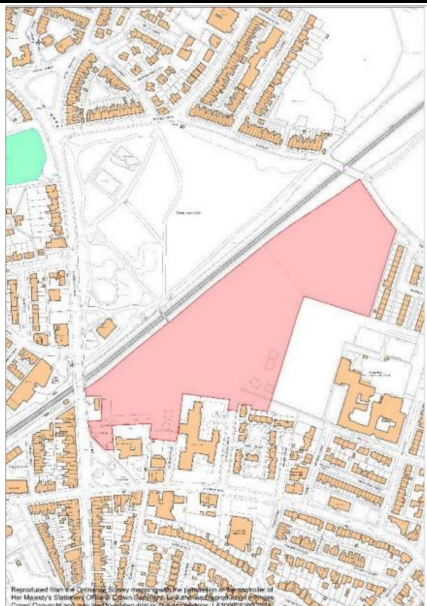
Site Name	Site of former 56-120 Eccleston Street
Post code	WA10 2PN
Ward	St Helens Town Centre
Land type	Brownfield
Size	0.33 hectares
Potential Yield	13
Affordable Housing Zone	Zone 1
Development trajectory	6-10 years
Description	
Former cleared housing site	



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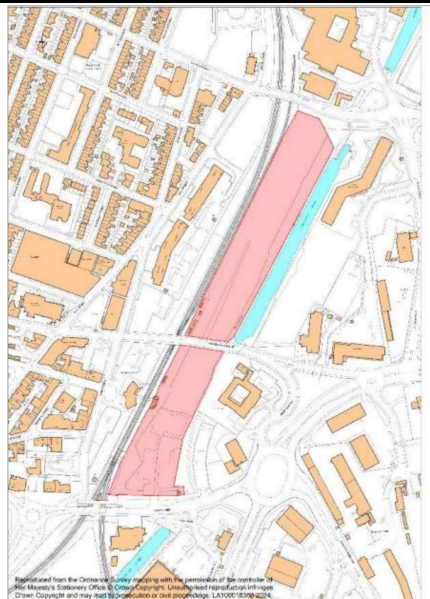
ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become 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. 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
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. The potential yield is based on a density of 40dph given that the surrounding area is characterised by high density development.	

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	5.18 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 164no. dwellings (ref: P/2022/0480/FUL, granted November 2022). The site is currently under construction and nearing completion.	

Site ref: SHLAA013

Site Name	Land north and south of Corporation Street	
Post code	WA9 1JU	
Ward	Peasley Cross & Fingerpost	
Land type	Brownfield	
Size	3.24 hectares	
Potential Yield	200	
Affordable Housing Zone	Zone 1	
Development trajectory	6-10 years	
Description		
Cleared former industrial site		

ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There are no known policy constraints that would make the site unsuitable for housing, however pipelines run through the southern part of the site and along the eastern edge 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.	
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.	
Achievability	The site is considered to be achievable
Since the 2017 SHLAA, further assessments have been carried out and there are now known land constraints on the site that may hinder viability.	
Comments	The site is considered Developable
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. The potential yield for the site was updated in the 2025 SHLAA given that a high-density development, at least 3-storey in height, is anticipated on this site due to its location close to St Helens town centre and St Helens Central railway station.	

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	23
Affordable Housing Zone	Zone 1
Development trajectory	11-15 years
Description	
Vacant industrial use	



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ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is located in a sustainable location, but suitable access may delay development coming forward (access via a low bridge). There are potential biodiversity net gain issues with the site as the northern parcel contains a number of trees, 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.	
Availability	The site is considered to become available in 11-15 years
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.	
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, due to known contamination issues and the potential addition of disused mine shafts.	
Comments	The site is considered Developable
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 tree coverage to the north-eastern parcel of land, with the potential yield based on a density of 40dph given that a high-density development is likely to come forward on the remaining site area.	

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	37	
Affordable Housing Zone	Zone 1	
Development trajectory	11-15 years	
Description		
BT depot and Willowbrook Hospice donation centre		

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 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, although the existing buildings and active uses on site would need to cease prior to the redevelopment for housing.	
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
BT depot and donation centre for Willowbrook Hospice. This site was originally intended to form part of the Moss Nook Watery Lane development (Local Plan Allocation 10HA), however, it is not currently integrated with such, although will be surrounded by new residential development and may therefore come forward. The potential yield is based on a density of 40dph given that the adjacent Moss Nook Watery Lane site allocation has a minimum density of 40dph as detailed in Table 4.5 of the Local Plan.	

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	11
Affordable Housing Zone	Zone 1
Development trajectory	11-15 years
Description	
Cleared former pumping station	

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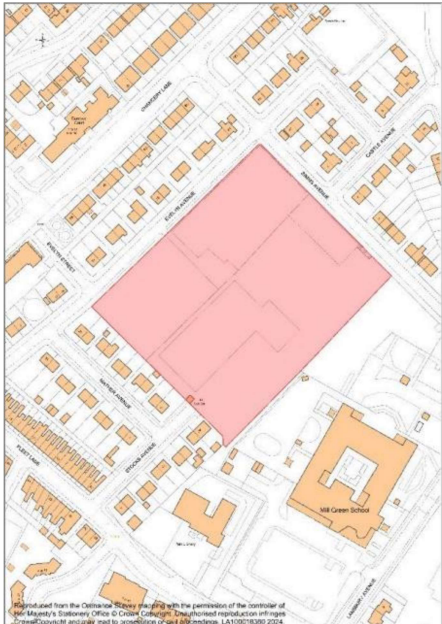
ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	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 (Local Plan Allocation 10HA), however, it is not currently integrated with such, although will be surrounded by new residential development and may therefore come forward. The potential yield is based on a density of 40dph given that the adjacent Moss Nook Watery Lane site allocation has a minimum density of 40dph as detailed in Table 4.5 of the Local Plan.	

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
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.	
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. 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
No known constraints to achievability.	
Comments	The site is considered Developable
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. The developable area has also been reduced as a result of the protected trees. The potential yield is based on a density of 40dph given that the surrounding area is characterised by high density development.	

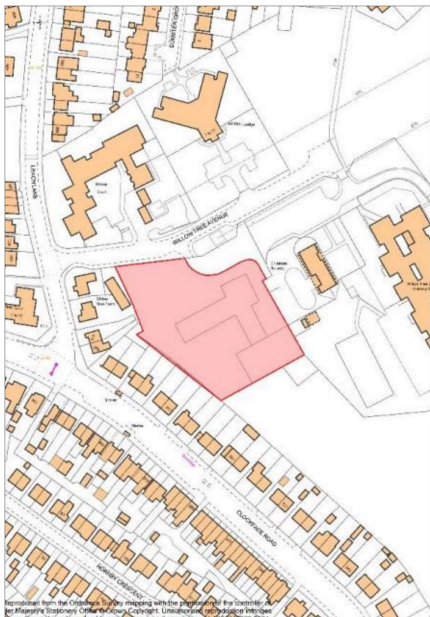
Site ref: SHLAA018

Site Name	Site of former Parr Community High School, Fleet Lane	
Post code	WA9 1ST	
Ward	Parr	
Land type	Brownfield	
Size	1.84 hectares	
Potential Yield	66	
Affordable Housing Zone	Zone 1	
Development trajectory	0-5 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. 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.	
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
There has previously been developer interest in this site. The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forward for development.	
Comments	The site is considered Deliverable
The site was agreed for disposal by Cabinet in April 2025 and has been granted One Public Estate Fund brownfield funding. The site would merit a higher density development, in keeping with a development brief that has been prepared for the site. The disposal is for a high-density development and therefore the potential yield is based on a density of 40dph.	

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	14
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 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. 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
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. Part of the site is within Council ownership.	

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	0.31 hectares	
Potential Yield	9	
Affordable Housing Zone	Zone 2	
Development trajectory	6-10 years	
Description		
Former builder's 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 formerly a 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 considered 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 forward for development.	
Comments	The site is considered Developable
Part of this site was previously used as a builder's merchants, which now appears to have ceased. There has been recent developer interest in continuing to use the site for commercial purposes however the site could come forward in the future as part of a larger scheme with the adjacent site (ref: SHLAA023). Part of the site is within Council ownership.	

Site ref: SHLAA022

Site Name	Land adjacent Laffak Road and Carr Mill Road	
Post code	WA11 9LG	
Ward	Moss Bank	
Land type	Brownfield	
Size	3.32 hectares	
Potential Yield	38	
Affordable Housing Zone	Zone 2	
Development trajectory	0-5 years	
Description	Mixed use of motor auctions, agricultural holding and former public house / cafe	

ASSESSMENT	SUMMARY
Suitability	Suitable for housing
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.	
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 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.	
Achievability	The site is considered to be achievable
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.	
Comments	The site is considered Deliverable
This site has some active uses on site but is subject to a development brief to redevelop the site. Planning permission was granted in October 2025 for the redevelopment of the site (ref: P/2025/0194/FUL) comprising a mixed-use development of retail, care home, drive-through restaurant, drive-through coffee shop and commercial unit/s. The potential yield reflects the approved scheme (72no. bedroom care home, at a ratio of 1.9 as per the Housing Delivery Test measurement rule book).	

Site ref: **SHLAA023**

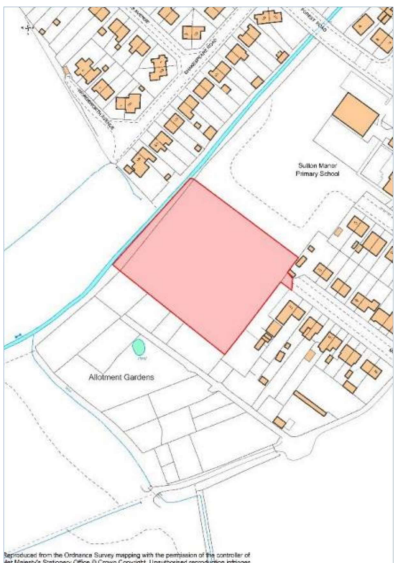
Site Name	Land adjacent Church of Christ, Heather Brae
Post code	WA12 9DH
Ward	Newton-le-Willows West
Land type	Greenfield
Size	0.30 hectares
Potential Yield	9
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	
Informal greenspace	



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 (ref: SHLAA020) that is in mixed use as commercial land and grassed area. Both sites could come forward in the future as part of a larger scheme.	

Site ref: SHLAA024

Site Name	Milton Street
Post code	WA9 4BQ
Ward	Bold & Lea Green
Land type	Greenfield
Size	0.65 hectares
Potential Yield	12
Affordable Housing Zone	Zone 2
Development trajectory	6-10 years
Description	
Former school playing fields	



Map showing the site location (highlighted in red) within the Bold & Lea Green ward. The site is situated near Milton Street and is adjacent to Sutton Manor Primary School and Allotment Gardens. The map is sourced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes the Copyright in the map data.

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. A flood risk assessment would be required to establish whether the site can be developed for housing, as approximately a quarter of the site is in flood zone 3 and further areas are within flood zone 2. 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
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.	
Comments	The site is considered Developable
This site is in Council ownership and comprises former school playing fields. Parts of the site are located within flood zones 2 and 3 and therefore the estimated potential yield has been reduced to reflect this.	

Site ref: SHLAA025

Site Name	Site of former Carr Mill Infants School, Ullswater Avenue	
Post code	WA11 7PT	
Ward	Moss Bank	
Land type	Brownfield / Greenfield	
Size	1.5 hectares	
Potential Yield	54	
Affordable Housing Zone	Zone 2	
Development trajectory	0-5 years	
Description	Cleared former school 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. 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.	
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
There has previously been developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
This is a cleared former school site agreed for disposal by Cabinet in April 2025 that benefits from a recent development brief. The potential yield is based on a density of 40dph given the location of the site within walking distance of a future railway station at Laffak Road / Carr Mill.	

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	12
Affordable Housing Zone	Zone 3
Development trajectory	11-15 years
Description	
Residential / agricultural small holding	



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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 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	0.52 hectares	
Potential Yield	14	
Affordable Housing Zone	Zone 2	
Development trajectory	6-10 years	
Description		
Former industrial estate		

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. The site comprises a vacant industrial unit in a vacant dilapidated state.	
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. 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
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		

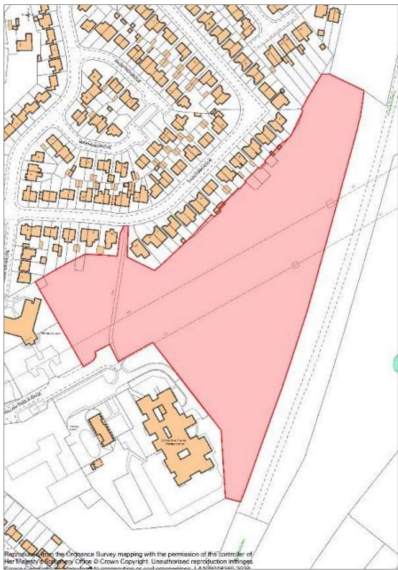
ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a rail station but is otherwise accessible and located in a sustainable location. There are no known physical constraints that would make the site unsuitable for housing. Part of the site is allocated as part of a Greenway 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.	
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
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
This site comprises 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. Whilst the potential yield for the site is based on a density of 40dph to reflect the general character of the area, it also takes in account potential site constraints (Greenway Network and designated open space).	

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	16	
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 however there are no other known physical constraints.	
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. 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
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.	

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	54	
Affordable Housing Zone	Zone 2	
Development trajectory	11-15 years	
Description		
Unmaintained non-designated open space		

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 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.	
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.	
Achievability	The site is likely to be achievable
Electricity pylons pass immediately over the site, a Green Corridor could be provided at 20m either side of the pylons, but the potential yield will be adversely impacted by the presence of the power cables. Assuming an urban mix, a development of 54no. dwellings provides a surplus, so it is considered that the development of the site is viable.	
Comments	The site is considered Developable
There are two pylons running across this site that will reduce the number of units that can be accommodated on site and 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. The site is within Council ownership. The potential yield is based on a density of 40dph, taking into account the site constraints, as an urban mix is anticipated on this site.	

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	15
Affordable Housing Zone	Zone 1
Development trajectory	11-15 years
Description	
Residential / agricultural small holding	

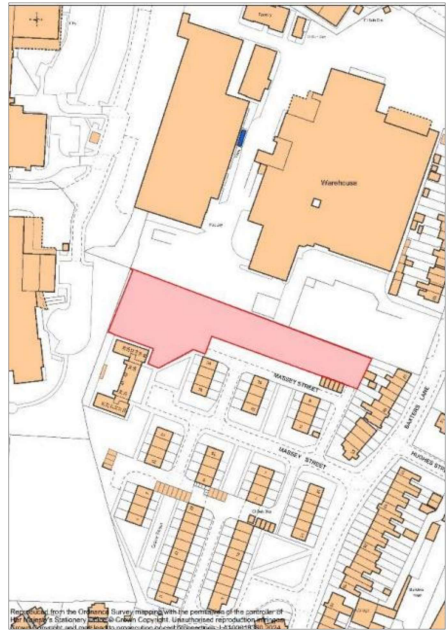


Extracted from the Ordnance Survey mapping database. The map shows the site location at 19 and 25 Sutton Moss Road, highlighted in red. The map also shows surrounding residential areas and roads.

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
Back land development site.	

Site ref: SHLAA033

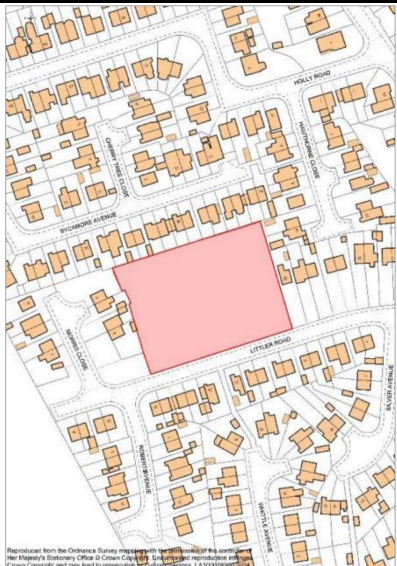
Site Name	Land rear of 2-24 Massey Street
Post code	WA9 3NL
Ward	Peasley Cross and Fingerpost
Land type	Greenfield
Size	0.35 hectares
Potential Yield	14
Affordable Housing Zone	Zone 1
Development trajectory	6-10 years
Description	Cleared former garages and allotments



This is an aerial map of a residential area in St Helens. A large, irregularly shaped plot of land is highlighted in pink, located behind a row of orange-colored buildings. The pink plot is situated between Massey Street to the north and a row of residential plots to the south. The map shows various streets, including Peasley Cross, Fingerpost, and Massey Street. The surrounding area is filled with residential buildings and plots, some of which are also highlighted in orange. The map is a detailed aerial view, showing the layout of the streets and the positions of the buildings and plots.

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 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. 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
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. The potential yield for the site is based on a density of 40dph to reflect the general character of the area.	

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
This site is not close to a train station but is otherwise accessible and located in a sustainable location. Major pipelines run along the southern edge of the site, but investigations could be made about developing the northern part of the site, following the same frontages as adjacent plots. 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. 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
No known constraints to achievability.	
Comments	The site is considered Developable
The site is owned by the Council. With pipelines running along the southern boundary, the estimated yield has been reduced to reflect this.	

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 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. 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
The EVA suggests that development of this site would be viable at densities of 35dph 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. There is currently an undetermined planning application (ref: P/2025/0661/FUL, submitted December 2025) for the demolition of the building and the construction of 4no. dwellings.	

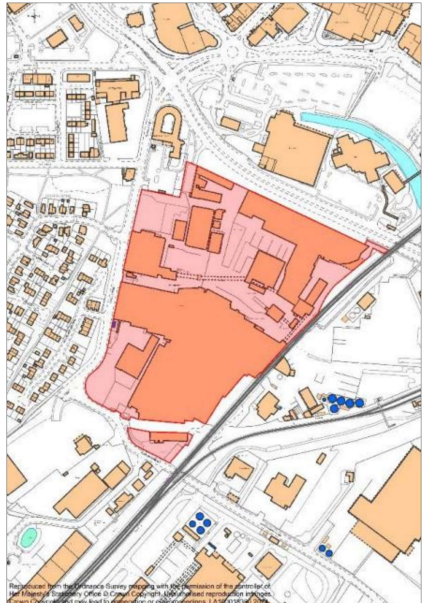
Site ref: SHLAA036

Site Name	Former Red Quarry, Chester Lane	
Post code	WA9 4DA	
Ward	Sutton South East	
Land type	Brownfield	
Size	1.93 hectares	
Potential Yield	52	
Affordable Housing Zone	Zone 2	
Development trajectory	11-15 years	
Description		
Former landfill site / refuse tip		

ASSESSMENT	SUMMARY
Suitability	Suitable for housing
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 the brook would be required.	
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 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 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.	
Comments	The site is considered Developable
Former landfill site suitable for housing. There is developer interest in the site and an application (ref: P/2021/0196/FUL, submitted March 2021) for the construction of 76no. affordable dwellings is still pending determination due to contamination issues, which will need to be mitigated. The potential yield is based on a density of 30dph; however, as evidenced by the current application, the site is likely to come forward for a higher-density development.	

Site ref: SHLAA037

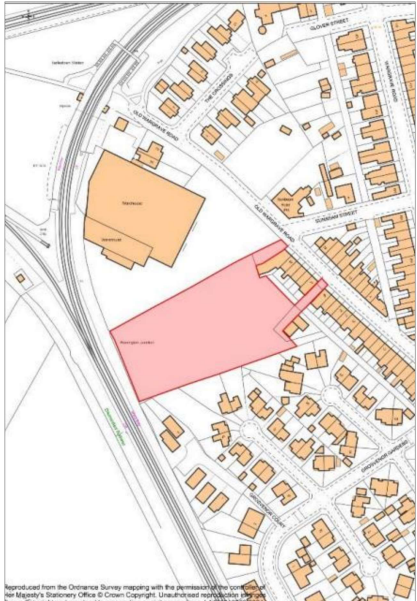
Site Name	Former Watson Street Glassworks
Post code	WA10 3JY
Ward	St Helens Town Centre
Land type	Brownfield
Size	8.12 hectares
Potential Yield	764
Affordable Housing Zone	Zone 1
Development trajectory	6-10 years
Description	
Former glassworks, now vacant	



Information from the Planning Consultation meeting with 100% permission of the number of the Planning Consultation Office to City Council's Urban Regeneration Project. The information is provided for information only and is not intended to be used for any other purpose.

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 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.	
Availability	The site is considered to become available in 6-10 years
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.	
Achievability	The site is considered to be achievable
There is current developer interest in this site, which forms part of the Liverpool City Region 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.	
Comments	The site is considered Developable
Vacant former glassworks site suitable for housing, subject to compliance with Local Plan Policy LPA03 (A Strong and Sustainable Economy). Demolition of existing industrial units required prior to construction. A masterplan for the wider site area, including land to the east of the railway line, was agreed by Cabinet in March 2025. This includes circa 764no. dwellings on the site, with employment development on the parcel of land to the east. The potential yield is based on the number of dwellings as set out in the masterplan.	

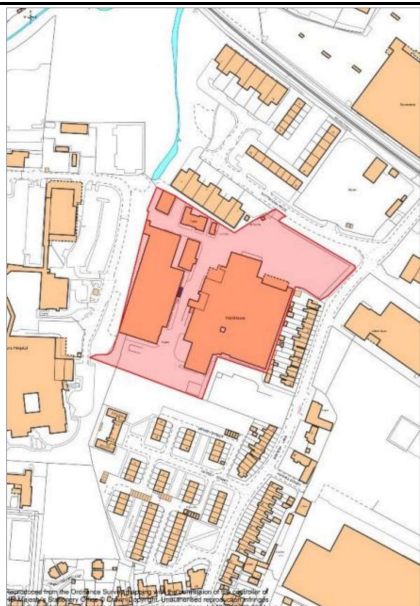
Site ref: SHLAA038

Site Name	Land to the side and rear of 41-49 Old Wargrave Road	
Post code	WA12 8NG	
Ward	Newton-le-Willows East	
Land type	Brownfield	
Size	0.56 hectares	
Potential Yield	60	
Affordable Housing Zone	Zone 2	
Development trajectory	6-10 years	
Description	Derelict, underused back land urban site	

ASSESSMENT	SUMMARY
Suitability	Suitable for housing
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.	
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. There are no known legal or ownership issues and the site is considered to be available immediately. use.	
Achievability	The site is considered to be achievable
There is currently developer interest in this site, and it is likely to be financially viable to develop.	
Comments	The site is considered Developable
Planning permission for residential development has been granted several times on the site. The most recent was permission was for 60no. apartments (ref: P/2016/0412/FUL, granted September 2016), however this has now expired. There has been recent developer interest in the site for the construction of a high-density scheme. The potential yield has been updated in the 2025 SHLAA to reflect permissions previously granted for the site.	

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	

An aerial photograph of an industrial estate. A large, irregularly shaped area in the center is highlighted in a light red color. This area is surrounded by various industrial buildings, some of which are colored in shades of orange and yellow. There are roads and parking areas visible throughout the site. The overall layout suggests a complex industrial development.

ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site is accessible and located in a sustainable location. An expired outline planning permission for 92no. dwellings was granted in November 2016 (ref: P/2016/0299/OUP) including this site and SHLAA site ref: SHLAA039 to the immediate south. The site to the south is now built out (ref: P/2022/0756/FUL, 28no. apartments). The site is in active industrial and commercial use, which would need to cease prior to redevelopment for housing.	
Availability	The site is considered to become available in 11-15 years
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, however the site is in active industrial and commercial uses, these would need to cease prior to redevelopment for housing.	
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 forward for development, however, there has previously been developer interest in this site as evidenced by the history of planning applications.	
Comments	The site is considered Developable
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).	

Site ref: SHLAA041

Site Name	Land north of Houghtons Lane	
Post code	WA10 5LD	
Ward	Eccleston	
Land type	Greenfield	
Size	0.48 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.	
Achievability	The site is considered 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 forward 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, granted July 2023) and reserved matters approval (ref: P/2025/0155/RES, granted November 2025) for the construction of 6no. dwellings.	

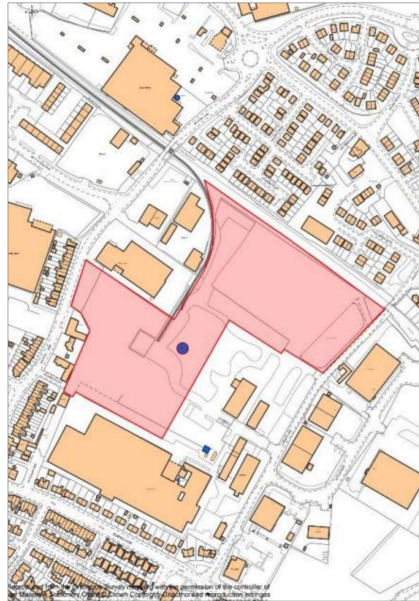
Site ref: SHLAA042

Site Name	Alfred Knight Ltd, Prescott Road
Post code	WA10 3BQ
Ward	West Park
Land type	Brownfield
Size	1.44 hectares
Potential Yield	38 (as consented)
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.	
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 forward for medium-density development.	
Comments	The site is considered Deliverable
Former commercial site suitable for housing. Planning permission was granted for 38no. dwellings in May 2025 (ref: P/2023/0656/FUL). A variation of condition application was granted in March 2026 (ref: P/2025/0540/S73) to amend the house types and for minor location changes.	

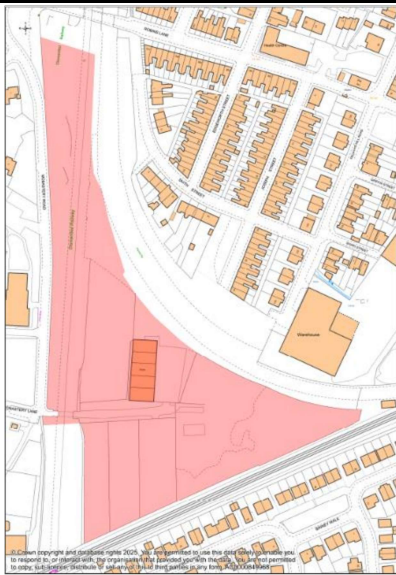
Site ref: SHLAA043

Site Name	Land at Lancots Lane (Phase 1)	
Post code	WA9 3NP	
Ward	Sutton North West	
Land type	Brownfield	
Size	4.82 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 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 EVA typology of modelled schemes indicates that there is the potential for financial viability issues in bringing this typology of site forward for residential development; however, Brownfield Land Fund Grant has been secured and the site benefits from planning permission for 168no. units.	
Comments	The site is considered Deliverable
Former industrial site. Consolidation of former SHLAA site references 115 and 116 (pre-2024 SHLAA) following the granting of planning permission for 168no. units (ref: P/2023/0231/FUL, granted December 2023). Brownfield Land Fund Grant provided to enable development. Construction works are underway and nearing completion.	

Site ref: SHLAA044

Site Name	Land off Monastery Lane
Post code	WA9 3SW
Ward	Sutton South East
Land type	Brownfield
Size	3.0 hectares
Potential Yield	69
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	
Former commercial / industrial estate	



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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 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 is currently developer interest in this site, evidenced by the current planning application.	
Achievability	The site is considered to be achievable
There is developer interest in this site, and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
Former commercial / industrial site suitable for housing, subject to a live planning application for 69no. dwellings (ref: P/2025/0263/FUL, submitted April 2025). There are demolished buildings on the site which are associated with the former use. The potential yield reflects the current application.	

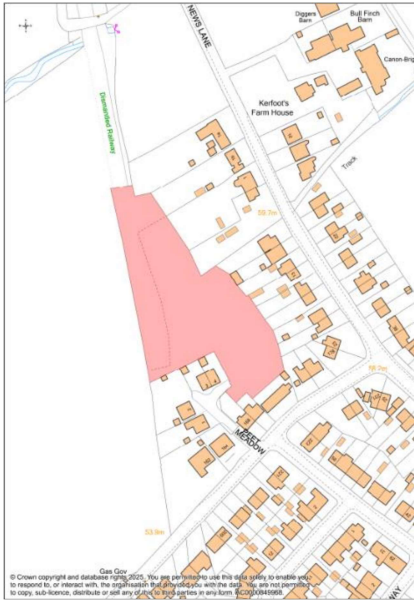
Site ref: SHLAA045

Site Name	Site of former St Peter and St Pauls RC Church, Woodlands Road	
Post code	WA11 9AQ	
Ward	Moss Bank	
Land type	Brownfield	
Size	0.49 hectares	
Potential Yield	13	
Affordable Housing Zone	Zone 2	
Development trajectory	0-5 years	
Description		
Site of former church, now overgrown		

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 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 has been recent developer interest in the site.	
Achievability	The site is considered to be achievable
There is currently developer interest in this site, and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
Prior approval was granted for the demolition of the church, presbytery and parish centre in November 2022 (ref: P/2021/0861/DEMPA), and the site was cleared in April 2023. There has been recent developer interest in the site.	

Site ref: SHLAA046

Site Name	Land adjacent to Peet Meadow
Post code	WA11 7AN
Ward	Rainford
Land type	Greenfield
Size	0.68 hectares
Potential Yield	6 (as consented)
Affordable Housing Zone	Zone 3
Development trajectory	0-5 years
Description	
Agricultural land, formerly within the Green Belt	

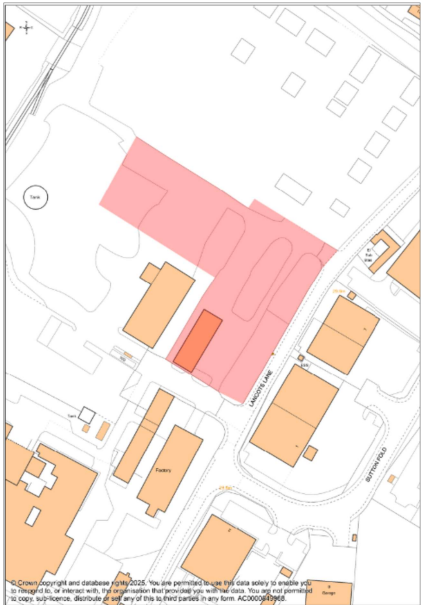


Map showing the site location adjacent to Peet Meadow, with surrounding residential areas and roads like Mersey Way and Rainford Lane. The site is highlighted in pink. The map includes labels for 'Peet Meadow', 'Mersey Way', 'Rainford Lane', 'Kerford's Farm House', 'Dugan', 'Bull Finch Farm', 'Cannon Bridge', '50m', and '50m'. A north arrow is present in the top left corner.

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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. On adoption of the Local Plan, the site was removed from the Green Belt as an anomaly change to the Green Belt boundary. The western and northern boundaries of the site are the subject of a Tree Preservation Order. There are no other policy or 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 is currently developer interest in this site, evidenced by the current planning application.	
Achievability	The site is considered to be achievable
There is currently developer interest in this site, and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
Outline planning permission was granted in July 2025 for the construction of 6no. dwellings (ref: P/2024/0091/OUP). The potential yield reflects the outline planning permission.	

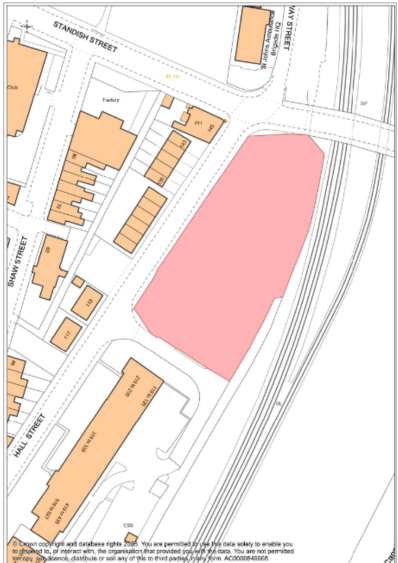
Site ref: **SHLAA047**

Site Name	Land at Lancots Lane (Phase 2)	
Post code	WA9 3NA	
Ward	Peasley Cross & Fingerpost	
Land type	Brownfield	
Size	0.84 hectares	
Potential Yield	32 (as consented)	
Affordable Housing Zone	Zone 1	
Development trajectory	0-5 years	
Description	Land associated with commercial / industrial use	

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 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 is currently developer interest in the site.	
Achievability	The site is considered to be achievable
There is currently developer interest in the site, as evidenced by the current application.	
Comments	The site is considered Deliverable
Planning permission was granted in August 2025 for the construction of 32no. dwellings (ref: P/2024/0592/FUL). The potential yield reflects the planning permission. Construction works are underway.	

Site ref: SHLAA048

Site Name	Land at Hall Street
Post code	WA10 1GD
Ward	Town Centre
Land type	Brownfield
Size	0.40 hectares
Potential Yield	64 (as consented)
Affordable Housing Zone	Zone 1
Development trajectory	6-10 years
Description	
Vacant land, formerly used as a trading estate	



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ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site is considered accessible as it is in a sustainable location. There are no policy or physical constraints that would make the site unsuitable for housing. The site has lay vacant for a number of years and has become overgrown.	
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.	
Achievability	The site is considered to be achievable
There has been recent developer interest in building out the remainder of the site.	
Comments	The site is considered Developable
Reserved matters approval was given in 2006 for 260no. apartments (reference: P/2006/1076), which was a wider consent including this land. Two of the three blocks of apartments have been built out however the northern area of the site remains undeveloped (64no. apartments). The site has been included in previous versions of the SHLAA as a 'Stalled Site' given the length of time that the northern area of the site has remained undeveloped. However, there has been recent developer interest in building out the remainder of the site. The potential yield reflects the remaining units on the consented scheme.	

Site ref: SHLAA049

Site Name	Earlestown Viaduct Sports Club
Post code	WA12 9NU
Ward	Newton-le-Willows West
Land type	Greenfield
Size	0.44 hectares
Potential Yield	18
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	
Bowling greens associated with Earlestown Viaduct Sports Club	

ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site is relatively close to a Earlestown railway station and the centre of Earlestown and located in a sustainable location. The site is designated as public open space. There are no other policy or physical constraints that would make the site unsuitable for housing. The site is designated as public open space.	
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. As the site is designated public open space, in order to be policy compliant, the applicant/developer will need to address Local Plan Policy LPC05 (Open Space) and demonstrate that the open space is surplus to requirements or would be replaced by new provision that is equivalent or better in terms of quantity and quality in a suitable location.	
Achievability	The site is considered to be achievable
There has been recent developer interest in this site, and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
There has been recent developer interest in the site for a high density development. The site is designated as open space (outside sports facilities), and this would need to be addressed in any future application submission. The potential yield for the site is based on a density of 40dph given the character of the area however the site is likely to come forward for a higher-density development.	

Site ref: SHLAA050

Site Name	Sutton Side Farm, Gartons Lane	
Post code	WA9 4RA	
Ward	Clock Face	
Land type	Brownfield	
Size	0.40 hectares	
Potential Yield	11	
Affordable Housing Zone	Zone 2	
Development trajectory	6-10 years	
Description	Formerly used for agricultural purposes and more recently used for commercial purposes	

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. On adoption of the Local Plan the site was removed from the Green Belt as a consequential change to the Green Belt boundary when strategic housing allocation (ref: 5HA) that surrounds the site to the north and west was removed from the Green Belt and allocated for residential development. The southern section of the site forms part of the strategic housing allocation. There are no policy or 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.	
Achievability	The site is considered to be achievable
The site is likely to be financially viable to develop.	
Comments	The site is considered Developable
The majority of the site comprises a former farmyard which has been used for general commercial purposes latterly. A public footpath runs through the site and close to the eastern boundary, providing connectivity with the proposed housing development to the south and to Sutton Manor Wood beyond. The land to the south and fronting Gartons Lane and Jubits Lane is subject to a planning application for 514no. dwellings (ref: P/2023/0075/FUL) and forms part of Local Plan housing allocation 5HA.	

Site ref: SHLAA051

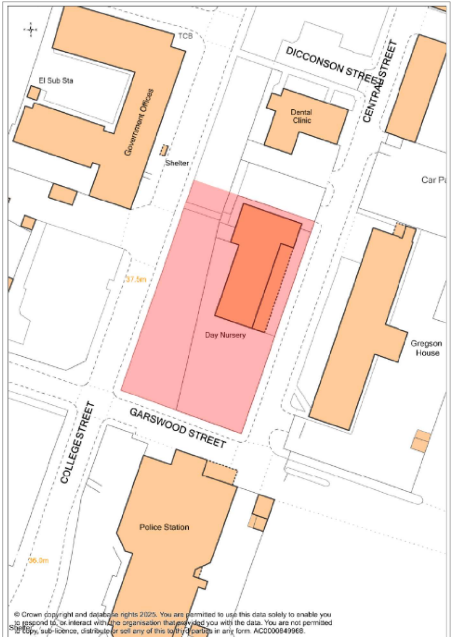
Site Name	Land to rear of Douglas Avenue
Post code	WA9 4SZ
Ward	Bold & Lea Green
Land type	Greenfield
Size	0.91 hectares
Potential Yield	9
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	Overgrown, unmaintained land



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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. On adoption of the Local Plan the site was removed from the Green Belt as a consequential change to the Green Belt boundary when strategic housing allocation (ref: 4HA) that surrounds the site to the north and west was removed from the Green Belt and allocated for residential development. There are no policy or 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 has been recent developer interest in this site, and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
There has been recent developer interest in this site for residential development. The land to the north and west forms part of Local Plan housing allocation 4HA (Bold Forst Garden Suburb). There are potential access issues which is reflected in the potential yield.	

Site ref: SHLAA052

Site Name	Registry Office, Central Street	
Post code	WA10 1UH	
Ward	Town Centre	
Land type	Brownfield / Greenfield	
Size	0.26 hectares	
Potential Yield	10	
Affordable Housing Zone	Zone 1	
Development trajectory	6-10 years	
Description		
Former Registry Office building, most recently used as a children's day nursery		

ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site is located in a sustainable location, close to St Helens town centre. There are no policy or physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered 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.	
Achievability	The site is considered to be achievable
The site is likely to be financially viable to develop.	
Comments	The site is considered Developable
The site is within the ownership of the Council. Given the town centre location, the site is likely to come forward for a high density development and therefore the potential yield is based on a density of 40dph, although it is likely that the density would be higher.	

Site ref: SHLAA053

Site Name	Land at Recreation Street
Post code	WA9 1BQ
Ward	Peasley Cross & Fingerpost
Land type	Brownfield
Size	0.70 hectares
Potential Yield	25
Affordable Housing Zone	Zone 1
Development trajectory	6-10 years
Description	
Disused swimming pool and car park	

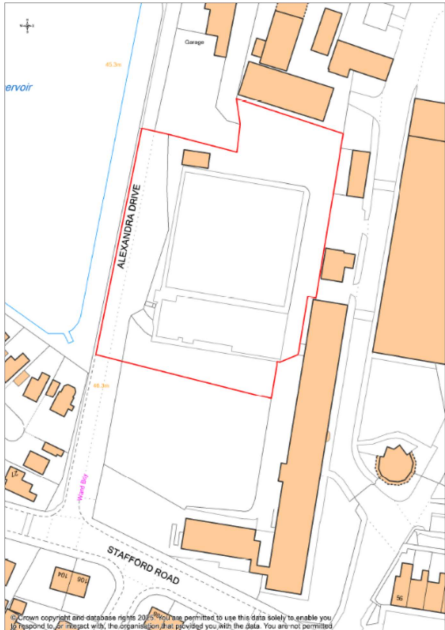


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ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site is located in a sustainable location, close to St Helens town centre. There are no policy or physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered 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.	
Achievability	The site is considered to be achievable
The site is likely to be financially viable to develop.	
Comments	The site is considered Developable
The site is within the ownership of the Council and has comprises the former 'Parr Swimming and Fitness Centre' and associated car park, along with an area of car parking accessed from Park Street. Given the town centre location, the site is likely to come forward for a high density development and therefore the potential yield is based on a density of 40dph, although it is likely that the density would be higher.	

Site ref: SHLAA054

Site Name	Former Ravenhead Social Club
Post code	WA10 3JS
Ward	Town Centre
Land type	Brownfield / Greenfield
Size	0.59 hectares
Potential Yield	41
Affordable Housing Zone	Zone 1
Development trajectory	0-5 years
Description	Vacant former social club with mini football pitches

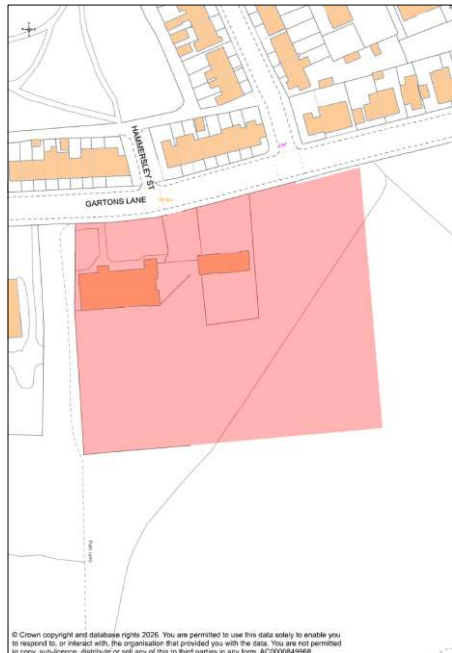


Map showing the site location in the Town Centre, bounded by Alexandra Drive and Stafford Road. The site is highlighted in orange. The map includes a north arrow, a scale bar (0 to 40m), and a legend (Environment, Buildings, Roads, etc.). The site is located on the east side of Alexandra Drive, south of Stafford Road. The site is bounded by Alexandra Drive to the north and east, and Stafford Road to the south. The site is highlighted in orange. The map includes a north arrow, a scale bar (0 to 40m), and a legend (Environment, Buildings, Roads, etc.).

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 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 has been recent developer interest in this site, as evidenced by the current planning application, and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
Former social club associated with Pilkington Group Head Offices. Planning permission was granted in April 2026 for the redevelopment of the site (ref: P/2023/0417/FUL) comprising the demolition of the social club building and the construction of a 78no. bed care home and associated parking and landscape gardens. The potential yield reflects the current application proposals (78no. bedroom care home, at a ratio of 1.9 as per the Housing Delivery Test measurement rule book).	

Site ref: SHLAA055

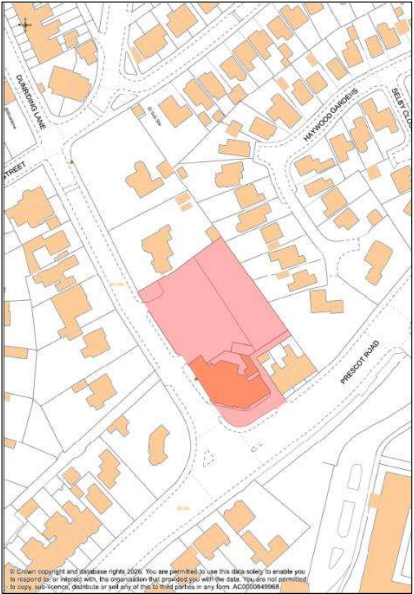
Site Name	St Michaels Church, Gartons Lane
Post code	WA9 4RB
Ward	Bold & Lea Green
Land type	Brownfield / Greenfield
Size	1.1 hectare
Potential Yield	40
Affordable Housing Zone	Zone 2
Development trajectory	0-5 years
Description	
Church and vicarage to the west with the southern and eastern sections of the site forming part of the strategic housing allocation 5HA	



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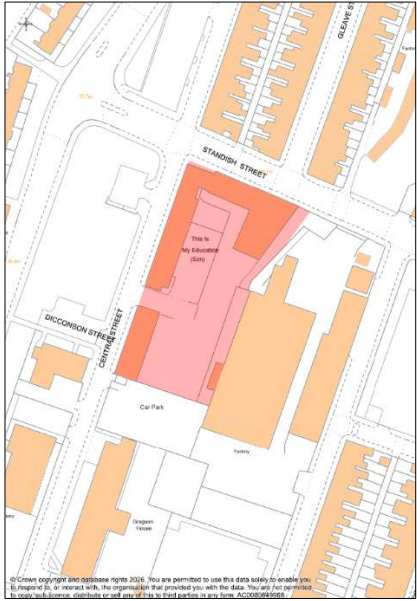
ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site is not close to a train station but is otherwise accessible and located in a sustainable location. On adoption of the Local Plan the site was removed from the Green Belt as a consequential change to the Green Belt boundary when strategic housing allocation (ref: 5HA) that surrounds the site to the south, east and west was removed from the Green Belt and allocated for residential development. The southern and eastern sections of the site forms part of the strategic housing allocation. There are no policy or 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 has been recent developer interest in this site, as evidenced by the current planning application, and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
The site comprises a church and vicarage to the west of the site, with the southern and eastern sections forming part of the strategic housing allocation 5HA, which is subject to planning permission for 514no. dwellings (ref: P/2023/0075/FUL). There is a current underdetermined planning application for the demolition of the church and vicarage, and the construction of 31no. two and three bed homes, 4no. maisonette flats, and an apartment block comprising 18no. apartments (ref: P/2026/0117/FUL, submitted March 2026). The potential yield is based on a density of 40dph, although it is likely that the density would be higher.	

Site ref: SHLAA056

Site Name	Bird l'th Hand	
Post code	WA10 3HE	
Ward	West Park	
Land type	Brownfield	
Size	0.30 hectares	
Potential Yield	11	
Affordable Housing Zone	Zone 2	
Development trajectory	0-5 years	
Description		
Public house building together with associated car park and external areas to the north		

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 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 has been recent developer interest in this site, as evidenced by the current planning application, and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
There is a current underdetermined planning application for the change of use of the existing public house into six apartments and the development of land to the rear for five town houses (ref: P/2025/0576/FUL, submitted October 2025). The potential yield is based on the application proposals.	

Site ref: SHLAA057

Site Name	Central Street	
Post code	WA10 1UD	
Ward	St Helens Town Centre	
Land type	Brownfield	
Size	0.44 hectares	
Potential Yield	16	
Affordable Housing Zone	Zone 1	
Development trajectory	6-10 years	
Description		
Mixed use site comprising leisure and educational uses		

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 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 has been recent developer interest in this site, as evidenced by the current planning application, and it is likely to be financially viable to develop.	
Comments	The site is considered Deliverable
A mixed-use site comprising leisure and educational uses still predominantly in active use that will need to cease prior to housing development coming forward. Justification of the loss of site would also need to be addressed in line with Local Plan policies LPA02 (Development Principles) and LPA07 (Infrastructure Delivery and Funding). The potential yield is based on a density of 40dph given that the surrounding area is characterised by high density development.	

Appendix 2: Sites Removed from SHLAA Supply

SHLAA Site Reference	Site Name	Rationale for Removing from SHLAA Supply
SHLAA003a	Land at Somerset Street and Sussex Grove (Phase 1)	Site complete. Removed from 2025 SHLAA.
SHLAA009	Former Sutton Arms PH, Elephant Lane	Site complete. Removed from 2025 SHLAA.
SHLAA021	Land at Atlas Street (former St Helens Glass site)	Site complete. Removed from 2026 SHLAA.
SHLAA032	Former Halton and St Helens PCT HQ	Site complete. Removed from 2026 SHLAA.
SHLAA039	Fishwicks Industrial Estate, land adjacent to 55 Baxters Lane	Site complete. Removed from 2026 SHLAA.

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	6.33	180	171	9	Under construction	P/2015/0309 P/2019/0216
10HA	Moss Nook (Phase 1)	WA9 3EQ	Sutton North West	Greenfield	6.45	258	240	18	Under construction (Local Plan Allocation)	P/2003/1574 P/2021/0015
HL776	Stork Inn	WN5 7HA	Billinge & Seneley Green	Brownfield	0.28	26	0	26	Under construction	P/2021/0716
SHLAA012	Land north of Elephant Lane	WA9 5RR	Thatto Heath	Brownfield	5.18	164	149	15	Under construction	P/2022/0480
9HA	Former Linkway Distribution Park	WA9 5GN	Thatto Heath	Brownfield	12.39	294	173	121	Under construction (Local Plan Allocation)	P/2018/0060 P/2021/0405
HL483	Former Ibstock Brick Roughdales Ltd	WA9 4EN	Bold & Lea Green	Brownfield	8.90	239	90	149	Under construction	P/2015/0599 P/2021/0585
SHLAA043	Land at Lancots Lane (Phase 1)	WA9 3NP	Sutton North West	Brownfield	4.82	168	136	32	Under construction	P/2023/0231
8HA	Land South of Higher Lane and East of Rookery Lane, Rainford	WA11 8LU	Rainford	Greenfield	12.61	307	155	152	Under construction (Local Plan Allocation)	P/2022/0461
10HA	Moss Nook (Phase 3)	WA9 3EN	Sutton North West	Brownfield	7.97	295	33	262	Under construction (Local Plan Allocation)	P/2003/1574 P/2023/0373
HL900	Rocklands House	L35 0LG	Rainhill	Brownfield	0.30	9	0	9	Under construction	P/2024/0319
2HA	Land South of Florida Farm (Phase 1)	WA11 0UZ	Haydock	Brownfield	22.65	445	0	445	Under construction (Local Plan Allocation)	P/2023/0512
SHLAA047	Land at Lancots Lane (Phase 2)	WA9 3NA	Sutton North West	Brownfield	2.54	32	4	28	Under construction	P/2024/0592
TBC	St Helens Town Centre (Phase 1)	WA10 1EB	St Helens Town Centre	Brownfield	9.87	64	0	64	Not started	P/2022/0212 P/2023/0685
SHLAA001	Land to rear of 1-79 Station Road	WA11 0JJ	Haydock	Brownfield	0.40	10	0	10	Not started	P/2022/0596

Ref	Site Name	Post Code	Ward	Land Type	Size (hectares)	Site Capacity	Units Completed	Outstanding Capacity	Not started / Under construction	Planning Reference
5HA	Land South of Gartons Lane and former St.Theresa's Social Club (Phase 1)	WA9 4RB	Bold & Lea Green	Greenfield	20.00	514	0	514	Not started (Local Plan Allocation)	P/2023/0075
HL934	Land West of Mill Lane	WA12 8DE	Newton-le-Willows East	Greenfield	5.03	92	0	92	Not started	P/2023/0619
SHLAA042	Alfred Knight Ltd, Prescott Road	WA10 3BQ	West Park	Brownfield	1.44	38	0	38	Not started	P/2023/0656
SHLAA046	Land adjacent to Peet Meadow	WA11 7AN	Rainford	Greenfield	0.68	6	0	6	Not started	P/2024/0091
HL910	Land at Lodge Lane	WA12 0JQ	Haydock	Greenfield	3.05	122	0	122	Not started	P/2022/0063 P/2025/0124
SHLAA041	Land north of Houghtons Lane, Eccleston	WA10 5LD	Eccleston	Greenfield	0.48	6	0	6	Not started	P/2022/0598 P/2025/0155
SHLAA022	Land adjacent to Laffak Road and Carr Mill Road	WA11 9LG	Moss Bank	Brownfield	3.32	38	0	38	Not started	P/2025/0194
SHLAA054	Former Ravenhead Social Club	WA9 1BQ	Peasley Cross & Fingerpost	Brownfield	0.59	41	0	41	Not started	P/2023/0417
SHLAA004	Leyland Green Road	WN4 0QJ	Billinge / Seneley Green	Greenfield	0.51	8	0	8	Not started	P/2024/0493

Appendix 4: List of Stalled Sites

Site name	Post Code	Ward	Land Type	Size	Outstanding Capacity	Comments
Windlehurst Youth Centre, Gamble Avenue	WA10 6LJ	Windle	Brownfield	0.48ha	12	Stalled site - put into 6-10 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	2026/27	2027/28	2028/29	2029/30	2030/31	0-5yrs	6-10yrs	11-15yrs	Type of site
SHLAA 002	Land rear of Carnegie Crescent and Goodban Street	Brownfield	0.26ha	8	0	8	0	0	0	0	0	0	8	0	SHLAA_2026
SHLAA 003b	Land at Somerset Street and Sussex Grove (Phase 2)	Brownfield	1.04ha	35	0	35	0	0	10	20	5	35	0	0	SHLAA_2026
SHLAA 005	Land at corner of Fairclough Street and Wargrave Road	Brownfield	0.41ha	53	0	53	0	0	0	0	53	53	0	0	SHLAA_2026
SHLAA 006	Liverpool Arms and Former Sacred Heart RC Church and School, Borough Road	Brownfield	0.83ha	30	0	30	0	0	10	20	0	30	0	0	SHLAA_2026
SHLAA 007a	Alexandra Park - Former Pilkington HQ	Brownfield / Greenfield	9.56ha	131	0	131	0	0	0	0	0	0	131	0	SHLAA_2026
SHLAA 007b	Alexandra Park - Former Pilkington HQ (Canteen Building)	Brownfield / Greenfield	1.32ha	31	0	31	0	0	0	0	31	31	0	0	SHLAA_2026
SHLAA 008	Former Bethell Mission Bowling Green, Marsden Avenue	Greenfield	0.27ha	11	0	11	0	0	10	1	0	11	0	0	SHLAA_2026
SHLAA 010	Former Central Works, Church Rd	Brownfield	1.83ha	81	0	81	0	0	0	0	0	0	81	0	SHLAA_2026
SHLAA 011	Site of former 56-120 Eccleston St	Brownfield	0.33ha	13	0	13	0	0	0	0	0	0	13	0	SHLAA_2026
SHLAA 013	Land north and south of Corporation Street	Brownfield	3.24ha	200	0	200	0	0	0	0	0	0	200	0	SHLAA_2026
SHLAA 014	Former British Lead Mill Works, Salisbury Street	Brownfield	1.01ha	23	0	23	0	0	0	0	0	0	0	23	SHLAA_2026

Ref	Site Name	Land Type	Size	Site Capacity	Units Completed	Outstanding Capacity	2026/27	2027/28	2028/29	2029/30	2030/31	0-5yrs	6-10yrs	11-15yrs	Type of site
SHLAA 015	BT Depot, Sutton Road	Brownfield	1.02ha	37	0	37	0	0	0	0	0	0	0	37	SHLAA_2026
SHLAA 016	Former Pumping Station, Sutton Road	Brownfield	0.27ha	11	0	11	0	0	0	0	0	0	0	11	SHLAA_2026
SHLAA 017	Land off Wargrave Road	Brownfield / Greenfield	0.3ha	7	0	7	0	0	0	0	0	0	7	0	SHLAA_2026
SHLAA 018	Site of former Parr Community High School, Fleet Lane	Brownfield	1.84ha	66	0	66	0	0	15	30	21	66	0	0	SHLAA_2026
SHLAA 019	Site of former St Marks Primary School, Willow Tree Avenue	Brownfield	0.51ha	14	0	14	0	0	0	0	0	0	14	0	SHLAA_2026
SHLAA 020	Site of former 119-133 Crow Lane West	Brownfield	0.31ha	9	0	9	0	0	0	0	0	0	9	0	SHLAA_2026
SHLAA 023	Land adjacent to Church of Christ, Heather Brae	Greenfield	0.3ha	9	0	9	0	0	0	0	0	0	9	0	SHLAA_2026
SHLAA 024	Milton Street	Greenfield	0.65ha	12	0	12	0	0	0	0	0	0	12	0	SHLAA_2026
SHLAA 025	Site of former Carr Mill Infants School, Ullswater Ave	Brownfield / Greenfield	1.5ha	54	0	54	0	0	15	30	9	54	0	0	SHLAA_2026
SHLAA 026	Land rear of 350 Warrington Road	Greenfield	0.39ha	12	0	12	0	0	0	0	0	0	0	12	SHLAA_2026
SHLAA 027	Industrial Estate, Station Road and Peckers Hill Road	Brownfield	0.52ha	14	0	14	0	0	0	0	0	0	14	0	SHLAA_2026
SHLAA 028	Land rear of 39-67 Valentine Road	Brownfield / Greenfield	0.46ha	10	0	10	0	0	0	0	0	0	10	0	SHLAA_2026
SHLAA 029	Land adjacent to Piele Road	Brownfield / Greenfield	0.61ha	16	0	16	0	0	0	0	0	0	16	0	SHLAA_2026
SHLAA 030	Land at Willow Tree Avenue	Greenfield	3.45ha	54	0	54	0	0	0	0	0	0	0	54	SHLAA_2026

Ref	Site Name	Land Type	Size	Site Capacity	Units Completed	Outstanding Capacity	2026/27	2027/28	2028/29	2029/30	2030/31	0-5yrs	6-10yrs	11-15yrs	Type of site
SHLAA 031	Land at 19 and 25 Sutton Moss Road	Brownfield / Greenfield	0.54ha	15	0	15	0	0	0	0	0	0	0	15	SHLAA_2026
SHLAA 033	Land rear of 2-24 Massey St	Greenfield	0.35ha	14	0	14	0	0	0	0	0	0	14	0	SHLAA_2026
SHLAA 034	Land at Littler Road	Greenfield	0.52ha	11	0	11	0	0	0	0	0	0	11	0	SHLAA_2026
SHLAA 035	Abbey House Hostel	Brownfield	0.32ha	10	0	10	0	0	0	0	0	0	10	0	SHLAA_2026
SHLAA 036	Former Red Quarry, Chester Lane	Brownfield	1.93ha	52	0	52	0	0	0	0	0	0	0	52	SHLAA_2026
SHLAA 037	Former Watson Street Glassworks	Brownfield	8.12ha	764	0	764	0	0	0	0	0	0	202	225	SHLAA_2026
SHLAA 038	Land to side and rear of 41-49 Old Wargrave Road	Brownfield	0.56ha	60	0	60	0	0	0	0	0	0	60	0	SHLAA_2026
SHLAA 040	Fishwicks Industrial Estate, Baxters Lane	Brownfield	2.51ha	56	0	56	0	0	0	0	0	0	0	56	SHLAA_2026
SHLAA 044	Land off Monastery Lane	Brownfield	3.0ha	69	0	69	0	0	15	30	24	69	0	0	SHLAA_2026
SHLAA 045	Site of former St Peter and St Pauls RC Church, Woodlands Road	Brownfield	0.49ha	13	0	13	0	0	10	3	0	13	0	0	SHLAA_2026
SHLAA 048	Land at Hall Street	Brownfield	0.40ha	64	0	64	0	0	0	0	0	0	64	0	SHLAA_2026
SHLAA 049	Eccleston Viaduct Sports Club	Greenfield	0.44ha	18	0	18	0	0	10	8	0	18	0	0	SHLAA_2026
SHLAA 050	Sutton Side Farm, Gartons Lane	Brownfield	0.40ha	11	0	11	0	0	0	0	0	0	11	0	SHLAA_2026
SHLAA 051	Land to rear of Douglas Avenue	Greenfield	0.91ha	25	0	25	0	0	9	0	0	9	0	0	SHLAA_2026
SHLAA 052	Registry Office, Central Street	Brownfield / Greenfield	0.26ha	10	0	10	0	0	0	0	0	0	10	0	SHLAA_2026
SHLAA 053	Land at Recreation Street	Brownfield	0.70ha	25	0	25	0	0	0	0	0	0	25	0	SHLAA_2026

Ref	Site Name	Land Type	Size	Site Capacity	Units Completed	Outstanding Capacity	2026/27	2027/28	2028/29	2029/30	2030/31	0-5yrs	6-10yrs	11-15yrs	Type of site
SHLAA 055	St Michaels Church, Gartons Lane	Brownfield / Greenfield	1.1ha	40	0	40	0	0	20	20	0	40	0	0	SHLAA_2026
SHLAA 056	Bird l'th hand	Brownfield	0.3ha	11	0	11	0	0	11	0	0	11	0	0	SHLAA_2026
SHLAA 057	Central Street	Brownfield	0.44ha	16	0	16	0	0	0	0	0	0	16	0	SHLAA_2026
HL496	Former Little Lea Green Farm	Brownfield	6.33ha	180	171	9	9	0	0	0	0	9	0	0	Planning permission: Under Construction
10HA	Moss Nook (Phase 1)	Brownfield	6.45ha	258	240	18	18	0	0	0	0	18	0	0	Planning permission: Under Construction (Local Plan Allocation)
HL776	Stork Inn	Brownfield	0.28ha	26	0	26	10	16	0	0	0	26	0	0	Planning permission: Under Construction
SHLAA 012	Land north of Elephant Lane	Brownfield	5.18ha	164	149	15	15	0	0	0	0	15	0	0	Planning permission: Under Construction
9HA	Former Linkway Distribution Park	Brownfield	12.39ha	294	173	121	45	45	31	0	0	121	0	0	Planning permission: Under Construction (Local Plan Allocation)
HL483	Former lbstock Brick Roughdades Ltd	Brownfield	8.9ha	239	90	149	45	45	45	14	0	149	0	0	Planning permission: Under Construction
SHLAA 043	Land at Lancots Lane (Phase 1)	Brownfield	4.82ha	168	136	32	30	2	0	0	0	32	0	0	Planning permission: Under Construction

Ref	Site Name	Land Type	Size	Site Capacity	Units Completed	Outstanding Capacity	2026/27	2027/28	2028/29	2029/30	2030/31	0-5yrs	6-10yrs	11-15yrs	Type of site
8HA	Land South of Higher Lane and East of Rookery Lane, Rainford	Greenfield	12.61ha	307	155	152	45	45	45	17	0	152	0	0	Planning permission: Under Construction (Local Plan Allocation)
10HA	Moss Nook (Phase 3)	Brownfield	7.97ha	295	33	262	45	45	45	45	45	225	37	0	Planning permission: Under Construction (Local Plan Allocation)
HL900	Rocklands House	Brownfield	0.30ha	9	0	9	9	0	0	0	0	9	0	0	Planning permission: Under Construction
2HA	Land South of Florida Farm (Phase 1)	Brownfield	22.65ha	445	0	445	0	22	45	45	45	157	225	63	Planning permission: Under Construction (Local Plan Allocation)
SHLAA 047	Land at Lancots Lane (Phase 2)	Brownfield	2.54ha	32	4	28	24	4	0	0	0	28	0	0	Planning permission: Under Construction
TBC	St Helens Town Centre (excluding Phase 1)	Brownfield	9.87ha	359	0	359	0	8	0	0	56	64	225	134	Planning permission: Not Started
SHLAA 001	Land to rear of 1-79 Station Road	Brownfield	0.4ha	10	0	10	0	10	0	0	0	10	0	0	Planning permission: Not Started
5HA	Land South of Gartons Lane and former St.Theresa's Social Club (Phase 1)	Greenfield	20ha	514	0	514	0	22	45	45	45	157	225	132	Planning permission: Not Started (Local Plan Allocation)
N/A	Land West of Mill Lane	Greenfield	5.03ha	92	0	92	0	15	30	30	17	92	0	0	Planning permission: Not Started

Ref	Site Name	Land Type	Size	Site Capacity	Units Completed	Outstanding Capacity	2026/27	2027/28	2028/29	2029/30	2030/31	0-5yrs	6-10yrs	11-15yrs	Type of site
SHLAA 042	Alfred Knight Ltd, Prescott Road	Brownfield	1.44ha	38	0	38	0	10	20	8	0	38	0	0	Planning permission: Not Started
SHLAA 046	Land adjacent to Peet Meadow	Greenfield	0.68ha	6	0	6	0	0	6	0	0	6	0	0	Planning permission: Not Started
N/A	Land at Lodge Lane	Greenfield	3.05ha	122	0	122	0	15	30	30	30	105	17	0	Planning permission: Not Started
SHLAA 041	Land north of Houghtons Lane, Eccleston	Greenfield	0.48ha	6	0	6	0	6	0	0	0	6	0	0	Planning permission: Not Started
SHLAA 022	Land adjacent to Laffak Road and Carr Mill Road	Brownfield	3.32ha	38	0	38	0	0	0	0	38	38	0	0	Planning permission: Not Started
SHLAA 054	Former Ravenhead Social Club	Brownfield	0.59ha	41	0	41	0	0	0	0	41	41	0	0	Planning permission: Not Started
SHLAA 004	Leyland Green Road	Greenfield	0.51ha	8	0	8	0	0	8	0	0	8	0	0	Planning permission: Not Started
1HA	Land South of Billinge Road, East of Garswood Road and West of Smock Lane, Garswood	Greenfield	9.58ha	220	0	220	0	0	22	45	45	112	108	0	Local Plan Allocation
2HA	Land at Florida Farm (South of A580), Slag Lane, Blackbrook (Phase 2)	Greenfield	23.19ha	77	0	77	0	0	0	0	0	0	77	0	Local Plan Allocation
4HA	Land bounded by Reginald Road/Bold Road/Travers Entry/Gorse Lane/Crawford Street, Bold (Bold Forest Garden Suburb)	Greenfield	132.60ha	2,988	0	2,988	0	0	30	60	60	150	300	300	Local Plan Allocation

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5HA	Land South of Gartons Lane and former St Theresa's Social Club (Phase 2)	Greenfield	1.67ha	55	0	55	0	0	0	0	0	0	55	0	Local Plan Allocation
6HA	Land East of City Road, Cowley Hill, Town Centre	Brownfield	31.09ha	1,100	0	1,100	0	0	22	45	45	112	225	225	Local Plan Allocation
7HA	Land West of the A49 Mill Lane and to the East of the West Coast Mainline railway line, Newton-le-Willows	Brownfield / Greenfield	5.33ha	140	0	140	0	0	22	45	45	112	28	0	Local Plan Allocation
10HA	Moss Nook Urban Village, Watery Lane, Moss Nook (excluding Phases 1 and 3)	Brownfield	12.32ha	249	0	249	0	0	0	0	22	22	225	2	Local Plan Allocation
HL537	Windlehurst Youth Centre, Gamble Avenue	Greenfield	0.48ha	12	0	12	0	0	0	0	0	0	12	0	Planning permission: Historically stalled