



St.Helens
Council

St Helens Council

Strategic Housing Land Availability Assessment 2017 Update

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1 Introduction

- 1.1 This report is St Helens Council's 2017 Strategic Housing Land Availability Assessment (SHLAA) and has been prepared with a base date of 1st April 2017. This is the sixth SHLAA to be prepared for St Helens, and updates the previous 2016 SHLAA which comprehensively reviewed all conclusions previously reached for sites already within the SHLAA process and assessed new sites. All new sites submitted to the Council by 31st March 2017 have been considered in this update and conclusions updated on existing sites where new information has come to light.
- 1.2 This report also provides a summary of the five year housing land supply position, please see section 5.
- 1.3 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) 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.
- 1.4 In line with the Planning Practice Guidance (PPG), the following information has been prepared and is presented within this document:
- A list of all sites assessed, cross-referenced to their locations on maps;
 - An assessment of each site, in terms of its suitability for development, availability and achievability including viability to determine whether a site is realistically expected to be developed and when;
 - Detail on those sites which are considered to be realistic candidates for development, and the reasons why others have been discounted;
 - The potential type and quantity of development that could be delivered on each site, 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 and consideration of associated risks.

Disclaimer

- 1.5 The SHLAA is published to provide part of the evidence supporting the Local Plan. The inclusion of any site in this assessment 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 SHLAA is based on information available regarding each site at the time of the original assessment (July 2017).

2 Policy Background

National Policy and Guidance

- 2.1 The National Planning Policy Framework (NPPF) requires local planning authorities to ensure that their Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of their area. Paragraph 159 of the NPPF states that authorities should prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. 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 housing market area (HMA).
- 2.2 The PPG provides further detail 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) which identifies the key stages of work that should be carried out by the Local Planning Authority.

Sub-Regional Context

- 2.3 St.Helens, Halton and Warrington are located in the Mid Mersey (or "Eastern") Housing Market Area (HMA), as originally identified by the 2007 Liverpool City Region Housing Strategy. Between July 2008 and March 2011, the three authorities were part of the Mid-Mersey Growth Point which aimed to increase the delivery of housing in the subregion. The authorities developed a joint agreed approach to their housing evidence base including each authority's SHLAA. The three authorities have agreed to continue joint working to provide a Growth Point legacy to be reflected in their respective Local Plans.
- 2.4 The Council, in partnership with Halton and Warrington Councils, commissioned GL Hearn to prepare a Mid-Mersey Strategic Housing Market Assessment (SHMA) which was published in January 2016. The SHMA identifies the OAN for housing as well as considering the need for different types of housing and the housing needs of different groups within the community. Prior to this a SHMA was published in October 2011, providing a full SHMA for St. Helens and Halton, and linking to the results from the Warrington SHMA (undertaken in 2007 and updated in 2009) to provide an overarching picture of housing need across the sub-region.
- 2.5 The 2016 SHMA concluded that the OAN for housing across the HMA is 1,756 homes per annum up to 2037, split across the HMA as follows
 - St Helens - 451 homes per annum;
 - Halton - 466 homes per annum; and
 - Warrington - 839 homes per annum.

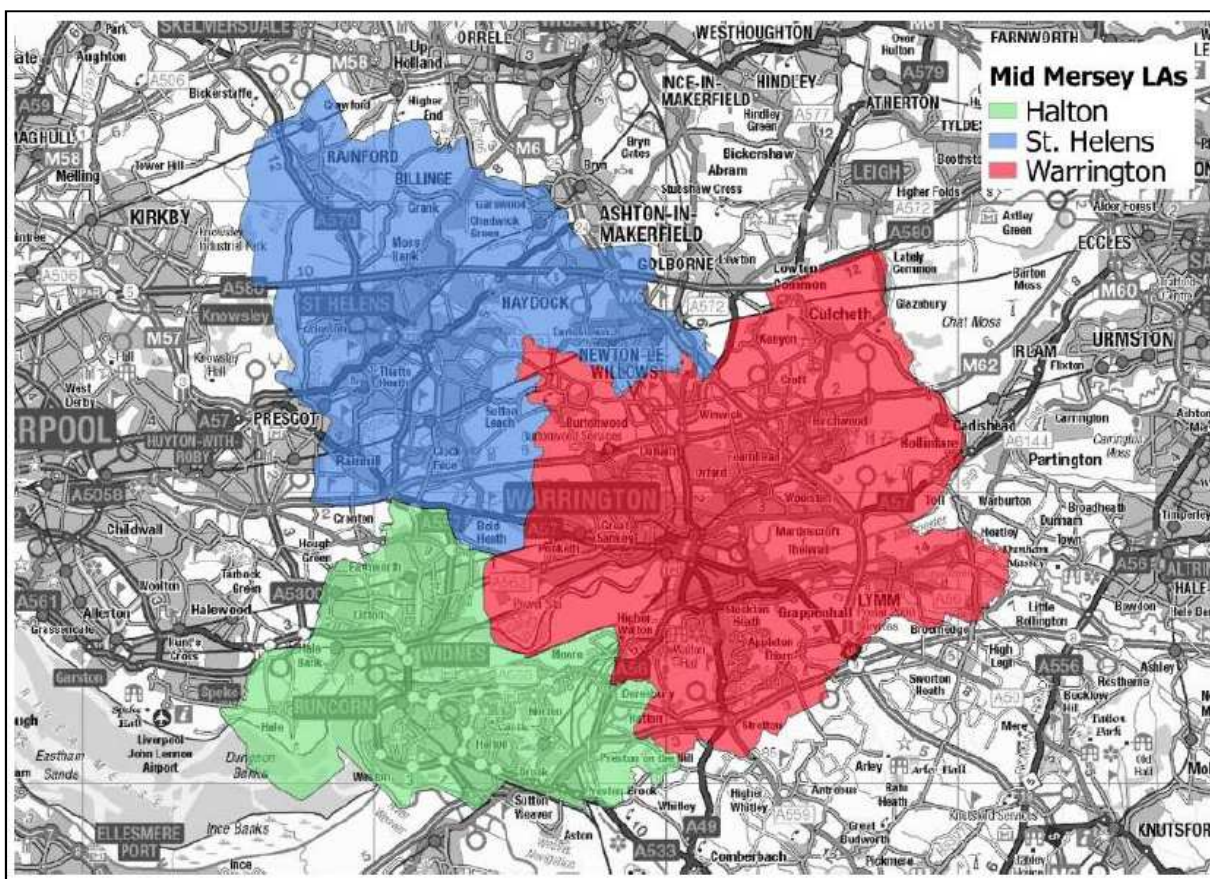


Figure 2.1: The Mid-Mersey Housing Market Area

Local Policy Context

- 2.6 The St Helens Local Plan Core Strategy was adopted in October 2012, requiring 570 net new dwellings to be delivered per year up to 2027. The Core Strategy recognises that developments can be built at a range of densities, setting down targets for minimum densities of 30, 40 or 50 dwellings per hectare (dph), depending on a site's location. In addition, for private development sites that deliver 5 or more units, there is a requirement for 30% of the dwellings to be affordable.
- 2.7 Following on from the adoption of the Core Strategy, the Council intended to produce an Allocations Local Plan that would identify land for development to deliver the Core Strategy policies, and a Sustainable Development Local Plan which would set out detailed planning policies, but the Council has since decided to consolidate the Core Strategy and proposed plans into a single, new, Local Plan. This new Local Plan will replace the Core Strategy whilst also identifying sites and providing the policies for assessing planning applications. A Preferred Options Local Plan consultation took place between December and January 2017, together with the publication of the 2016 SHLAA.
- 2.8 This 2017 SHLAA updates the Council's housing supply evidence to a base date of 1st April 2017, and will provide 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 November 2009, December 2010, May 2013 and June 2016.

Emerging Policy Implications

- 2.9 The Council is in the process of preparing a new Local Plan, and new evidence is emerging on the levels of housing needed within the Borough. The most up-to-date OAN for St Helens was identified as 451 per annum between 2014-2037 in the Mid-Mersey SHMA (2015), this differs from the currently adopted housing requirement in the Core Strategy of 570 net new dwellings per annum from 2003-2027. It is important to note however that the OAN is not a figure that can be automatically incorporated into a housing target in the new Local Plan. In accordance with national policy and guidance, the OAN figure of 451 will be tested against land supply, infrastructure capacity, environmental constraints, the Council's economic growth aspirations, and subject to sustainability appraisal in order to arrive at a housing target within the Local Plan, which may be higher or lower than the OAN identified in the SHMA.
- 2.10 For more information on the identified supply of housing land and delivery of residential units in St Helens, please see section five of this document, which sets down the supply position based on both the Core Strategy target and the latest OAN.

3 Methodology

- 3.1 The figure below is taken from the PPG and sets down the key stages of work required to produce a SHLAA. Although this guidance is presented in a slightly different manner from that utilised in previous SHLAAs, the fundamental principles remain the same.

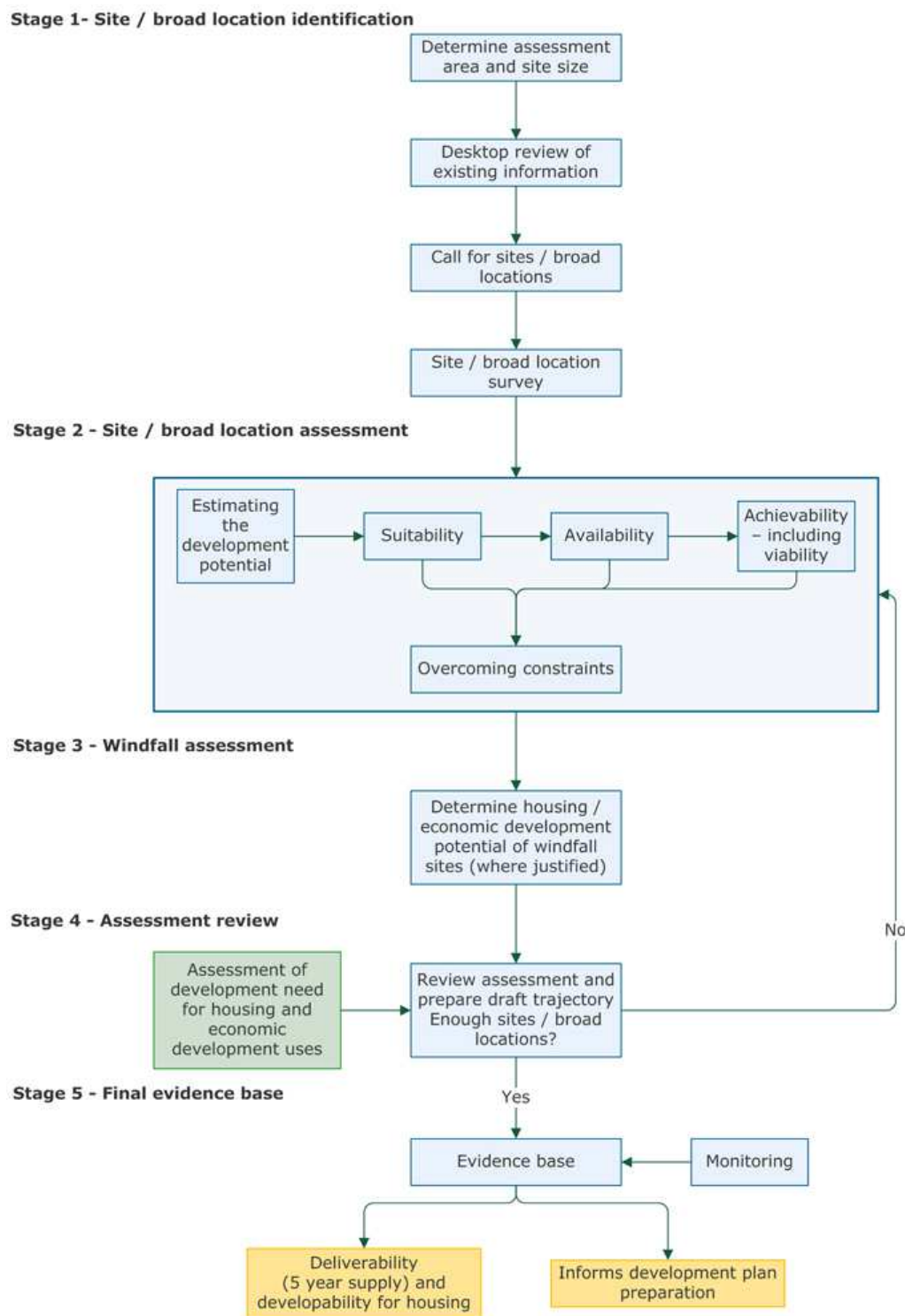


Figure 3.1: Extract from the PPG showing suggested SHLAA methodology

- 3.2 The PPG sets out 5 stages of work which have been followed during the preparation of this SHLAA, 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 HMAs. St Helens forms part of the Mid-Mersey HMA along with Halton and Warrington Borough Councils, and joint working takes place between the three authorities.
- 3.5 Prior to commencing the SHLAA, officers from Warrington, Halton and St. Helens met to discuss how best to proceed in preparing such an assessment. Whilst it was agreed that each authority would produce an independent SHLAA report, they agreed a number of key principles for the production of each SHLAA. It was accepted that variations would occur in the detail to which each authority would work, each made a commitment to ensure close liaison on evolving work programmes to ensure continuity. Each authority has also committed to ensuring that the results of their individual assessment are capable of aggregation to the sub-regional 'Mid Mersey' level. This SHLAA therefore covers the whole of the Borough of St Helens, but no areas external to the Borough boundary.
- 3.6 A stakeholder meeting was then held on the 14 August 2014 to consider the potential assumptions to be applied as part of site assessments, these common assumptions have been used for undertaking the site assessments.

Further information on the Halton SHLAA is available here:

<https://www3.halton.gov.uk/Pages/planning/policyguidance/PolicyBackgroundDocuments.aspx>

Further information on the Warrington SHLAA is available here:

https://www.warrington.gov.uk/info/200564/planning_policy/1905/evidence_base

Further information on the Mid-Mersey SHMA is available here:

<https://www.sthelens.gov.uk/planning-building-control/planning-policy/research-evidence-and-monitoring/>

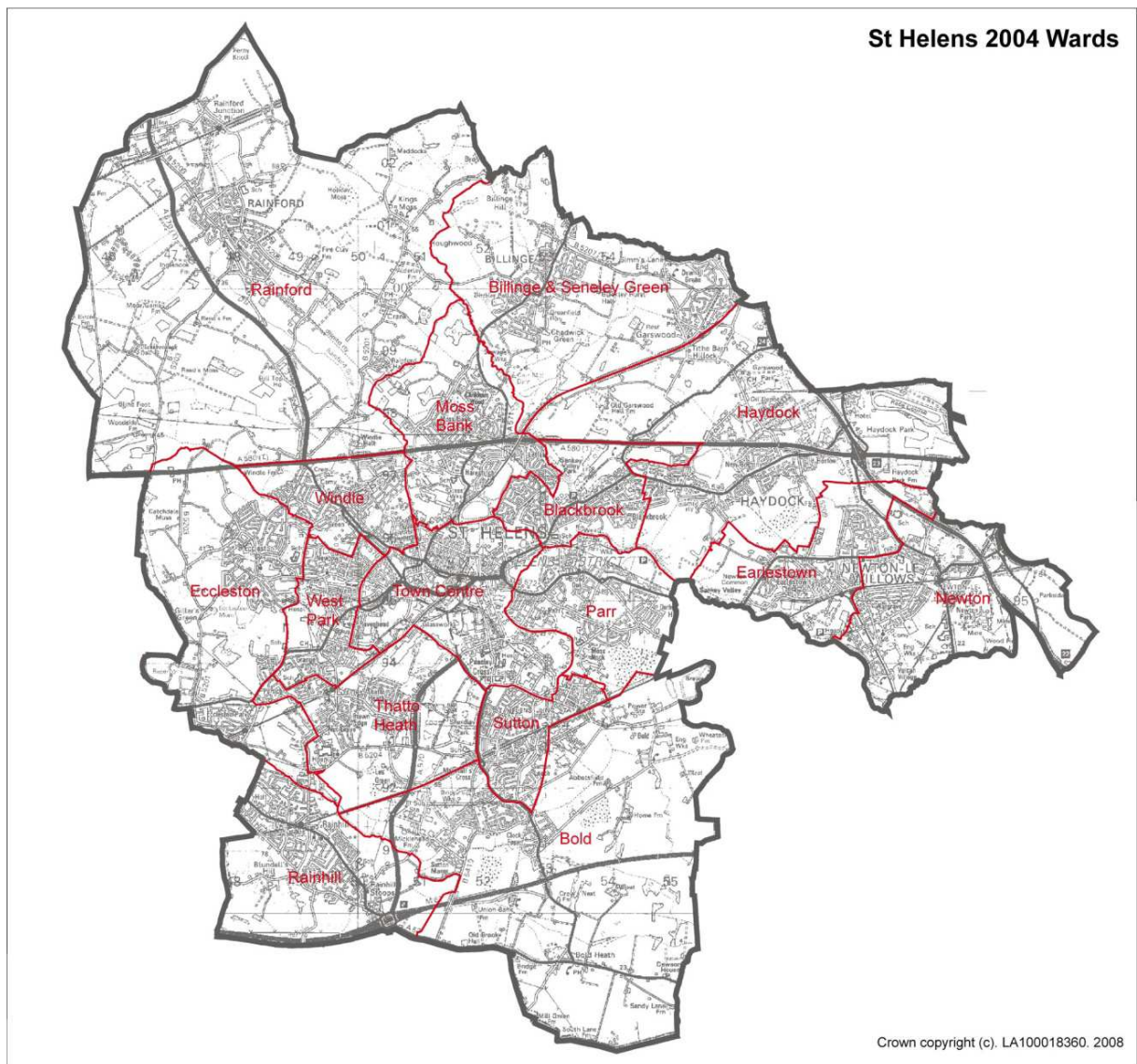


Figure 3.2: Map of Borough boundary and wards of St Helens

Site Size

- 3.7 The PPG recommends that all sites and broad locations capable of delivering five or more dwellings should be considered; where appropriate alternative size thresholds can be considered. For this update of the SHLAA, St Helens has applied a physical site size threshold of 0.25 hectares 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).
- 3.8 Following on from this, an allowance has been made for residential units delivered on small sites below the threshold of 0.25ha, more detail on this is included later in this report.

Consultation and Call for Sites

3.9 Between 20th January and 2nd March 2016, the Council invited the submission of sites to be considered for housing in the SHLAA as well as for allocation in the new Local Plan for a wide range of uses, such as:

- jobs and employment;
- housing;
- community facilities;
- leisure and sports uses;
- minerals and waste;
- gypsy, traveller and travelling showpeople; and
- retail.

3.10 Developers and land owners were contacted via letter or email, and this period of public consultation was publicised on the Council's website. In 2013, suggestions for other uses such as employment, retail, leisure and other significant development, including sites in the Green Belt, and suggestions for sites that should be protected from development, were accepted as part of the process to prepare the Allocations and Sustainable Development Local Plan (ASD LP) and Green Belt Review.

3.11 During the Local Plan Preferred Options consultation which ran between 5th December 2016 until 30th January 2017, call for site submissions were also invited. 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.

3.12 Sites put forward for residential purposes from all of these 'call for sites' exercises have been considered for inclusion within this version of the SHLAA.

Identification of Sites

3.13 Sites contained in previous versions of the SHLAA that have not been developed have been included within this year's site assessment exercise, applying the new site size threshold of 0.25 ha as detailed above, to sift out these 'small sites'.

3.14 The below sources were also used to identify further sites for consideration within the SHLAA:

- Sites put forward through the 'call for sites' in 2013. 2016 and 2017;
- Sites that have previously benefited from a planning permission but which has since expired;
- Those sites currently subject to, or with a known history of, pre-application discussions for residential development;
- Land allocated for employment or other land uses which are no longer required or considered suitable for those uses;
- 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 HCA);
- Vacant buildings suitable for conversion;
- Land in non-residential use which may have redevelopment potential;
- Under used garage blocks in residential areas;
- Large scale redevelopment opportunities arising from the Council's Regeneration Framework associated masterplans; and
- Sites identified from visual surveys / site visits and local knowledge.

3.15 All sites submitted to the Council have been included within the assessment, apart from those sites within the Green Belt. St Helens has an extensive area of Green Belt covering 136 sq.km or 65% of the Borough, the PPG makes it clear that in decision making:

“unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the ‘very special circumstances’ justifying inappropriate development on a site within the Green Belt”.

3.16 As the Green Belt represents a significant policy constraint to development, sites located within the Green Belt have restricted development potential and have therefore been sifted out of the process, prior to the assessment stage of work.

3.17 A Draft Green Belt Review was published for consultation in December 2016 which considers the development potential of sites located within the Green Belt of St Helens.

Site surveys

3.18 Prior to the site surveys, an initial assessment of suitability against the national policy designation of “Sites of Special Scientific Interest” (SSSI) was undertaken to establish which sites which have reasonable potential for development; no sites were found to be located within a SSSI.

3.19 The site survey process was carried out in line with the advice provided in the PPG, checking 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.

- 3.20 Sites that were contained within previous iterations of the SHLAA have been checked, even when they were previously considered to be not developable and discounted from the housing land supply. The reassessment of sites previously considered not developable was identified as a mechanism within the Core Strategy (2012, page 109) for addressing future housing shortfall. The Core Strategy indicates that potentially suitable sites that have previously been discounted from the housing supply, such as open space, will be reassessed if a change in circumstance or in the evidence base indicates that a site may now be suitable for housing.
- 3.21 Each site identified within the assessment has been individually mapped and assigned a reference number, and can be found in appendices 1 and 2 of this report.

Stage 2: Site Assessments

- 3.22 The purpose of stage 2 of a SHLAA is to establish whether the identified sites are 'deliverable', 'developable' or 'not currently developable'. The NPPF explains what each of these terms mean:

"Deliverable sites: should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans."

Developable sites: should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged."

- 3.23 To inform conclusions on the deliverability and developability of sites, information has been gathered from a variety of sources and recorded within a spreadsheet, and then summarised in a standard proforma for each site, all of which are available in appendices 1 and 2 of this document.
- 3.24 The information within the site assessment has been used to establish the development potential of each site. The individual assumptions used for assessing whether a site is 'deliverable', 'developable' or 'not currently developable' are set down below.

Suitability

- 3.25 A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. 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 allotments, 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;
- 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 is 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.

3.26 Where a site is located within an area that is designated or currently being used for employment uses, the site is considered to be constrained by that use and therefore not suitable for housing and is recorded as being 'not developable'. Where an employment site is known to have been vacant for some time and is being marketed for alternative uses, then a judgement is made about its suitability for residential development where this would contribute to regeneration or other priorities.

3.27 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 development as housing. Areas of open space have been treated as constrained where they are noted as being of importance to the locality within the emerging 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.

3.28 When a site is considered to be 'suitable' for new residential development, it has been colour coded in the proforma as green, when it is 'not suitable' it has been shaded in red.

Availability

3.29 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 problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. 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.

3.30 If a site has been directly nominated by the land owner 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.

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

3.32 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 6-10 years it has been shaded in yellow/amber, and 11-15 years have been shaded red.

Achievability

3.33 The PPG advises that a site is considered achievable for development where there is a reasonable prospect that the particular type of 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 of time.

3.34 Keppie Massie are preparing a Local Plan Economic Viability Assessment (EVA) in order to establish the economic viability of development across St Helens to inform the allocation of sites and to guide future policies in the new Local Plan. The assumptions and findings of initial advice received from Keppie Massie 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.

3.35 A number of development scenarios are being modelled and appraised within the EVA utilising a residual approach, these are replicated figures 3.3 – 3.6 below.

Scheme	No Dwellings	Density
1	5	30 and 40 dwellings per ha
2	10	30 and 40 dwellings per ha
3	25	30 and 40 dwellings per ha
4	50	30 and 40 dwellings per ha
5	100	30 and 40 dwellings per ha
6	200	30 and 40 dwellings per ha

Figure 3.3: Urban Residential Mix Testing Typologies – Brownfield and Greenfield Sites

Scheme	No Dwellings	Density
7	50	30 dwellings per ha
8	100	30 dwellings per ha
9	200	30 dwellings per ha

Figure 3.4: Greenfield Residential Mix Testing Typologies – Greenfield Sites

Scheme	No of Dwellings	Density
10	25	25 dwellings per ha
11	50	25 dwellings per ha

Figure 3.5: Executive Mix Testing Typologies

Scheme	No Dwellings	Comments
12	10	Standard scheme 2 floors and no lift
13	50	Standard Scheme 3 floors and lift

Figure 3.6: Apartment Testing Typologies

3.36 Keppie Massie have identified 4 value zones which have different levels of economic viability for residential development across St. Helens, these are replicated below and have been used to guide the assessment of achievability of sites within the study.

Zone	Locations
1	Parr, Town Centre
2	Blackbrook, Bold, Earlestown, Sutton, Sutton Manor
3	Haydock, Moss Bank, Western Newton-le-Willows, Thatto Heath, West Park, Windle
4	Billinge, Eccleston, Eastern Newton-le-Willows, Rainford, Rainhill

Figure 3.7: Value zones used in the EVA, derived from sales prices achieved

3.37 Each SHLAA site has been matched up to the most similar typology of development scenario being used by Keppie Massie in the EVA, and the resulting baseline

development surplus¹ has been used to provide an overview of whether a site is likely to be viable or not.

- 3.38 When a site is estimated to be strongly viable for new residential development, it has been colour coded in the same manner as the Keppie Massie work, being shaded green for strongly viable, and shaded in yellow/amber 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 shaded red.

Constraint resolution

- 3.39 Having assessed the suitability, availability, and achievability of each SHLAA site, a conclusion can be made on whether the site is 'deliverable', 'developable' or 'not developable'.
- 3.40 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 recorded as 'not developable' due to the specified constraint.
- 3.41 SHLAA sites have typically been noted as being not developable and constrained for one or more of the following reasons:
- Unsuitable due to loss of employment land;
 - High risk of flooding;
 - Unacceptable impacts/loss of open space, greenways, protected trees or areas of importance for wildlife;
 - Suitable and access cannot be provided; and
 - Steep topography.

- 3.42 The onus is on the landowner/developer to demonstrate that any documented site specific constraints can be overcome.

- 3.43 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/amber, and 'not developable' sites have been shaded red.

Estimating Potential Yield

- 3.44 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 SHLAA is a desk based assumption regarding the potential amount of development that can be

¹ The baseline development surplus is the residual sum that is left once the gross costs (inclusive of developer's profit and base input land cost) are deducted from gross revenues, without taking into account the provision of affordable housing or the impact of compliance with optional elements of the National Technical Standards.

accommodated on that site, however this is indicative and should not be taken to mean that this is a maximum or minimum figure.

- 3.45 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 being used by Keppie Massie within the EVA and are set down in figure 3.8.
- 3.46 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.

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

Figure 3.8: Gross / net developable area assumptions

- 3.47 The existing characteristics of the site, for example whether it is brownfield or greenfield, and the surrounding uses and density of development have been used to inform an assumption about the likely density of development that may be accommodated on the site. The densities applied in the SHLAA are in accordance with the Core Strategy's minimum density requirements of 30, 40 or 50 dph, depending on a site's location. On a site-by-site basis the SHLAA has considered if higher densities should be applied than the Core Strategy's minimum requirements. The consideration of increased densities was identified as a mechanism within the Core Strategy (2012, page 109) for addressing future housing shortfall.

Density Applied	Rationale
25 dph	Used for lower density "executive" style housing, particularly for the more rural parts of the Borough.
30 dph	Sites in established lower density areas, or where the site is likely to deliver mainly detached dwellings.
40 dph	Sites in sustainable locations well served by public transport, or where the site is mainly surrounded by terraced dwellings.
≥ 50 dph	For sites that would be most appropriate for apartment schemes

Figure 3.9: Density of residential development assumptions

3.48 Where there are known site specific characteristics or constraints, such as flood risk, that may affect the amount of development that can be accommodated on the site, these have been reflected in the estimate of the site's yield.

Estimating lead in times and completions

3.49 If a site has been assessed as being suitable, available and achievable, then a 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. This SHLAA has used the figures as consulted upon and agreed by the Mid-Mersey Housing Market Area Stakeholder group in August 2014.

3.50 This information is replicated in figures 3.10 and 3.11, and has been used as the basis for estimating how many units per year a site is likely to deliver, which has then been used to inform the five year land supply.

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

Figure 3.10: Lead in times for sites delivering dwellings

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

Figure 3.11: Typical build rates for different sizes of development

Stage 3: Windfall Assessment & 'Small Sites' Allowance

3.51 Windfall sites are those sites that have been developed for housing that were not previously identified as being available for residential development within the Local Plan process i.e. allocated or in the SHLAA. They are normally sites that have been previously developed for another use that unexpectedly become available for residential development, for example an industrial unit that is no longer fit for its intended use, or residential conversions from offices. The Core Strategy applied a windfall allowance of 85 dwellings per annum for large sites (greater than 10 dwellings) between years 11-15 of the Plan period.

3.52 The NPPF² states that local planning authorities may make an allowance for windfall sites in their five-year supply of housing land if there is compelling evidence that such sites have consistently become available in the local area, and will continue to provide a reliable source of supply. There is no published guidance on how a windfall

² See paragraph 48: http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/6-delivering-a-wide-choice-of-high-quality-homes/#paragraph_48

allowance should be made, so it is therefore at the discretion of the local planning authority on how it calculates this allowance.

- 3.53 A SHLAA is meant to be strategic in its nature, prior to the 2016 SHLAA previous SHLAAs did not utilise a physical size or capacity threshold for the identification of sites, resulting in 787 sites being presented within the final 2013 SHLAA report. A revised approach was applied within the 2016 SHLAA to streamline and simplify the analysis of potential sites. To this end, as with the 2016 SHLAA, a physical site size threshold of 0.25 ha has been adopted, and has only assessed sites that meet this threshold. For sites below this size, an allowance is made for the delivery of small sites within the housing land supply, based on historic completion information. Historic completion rates for sites below the threshold of 0.25 ha are depicted in figures 3.12 and 3.13.
- 3.54 Additional consideration has been given to applying a windfall allowance for 'large sites' above the threshold of 0.25ha, however data for the past five years has revealed that only around a dozen dwellings on three sites were delivered that were not previously identified within a SHLAA or as an allocation. For this reason, a separate windfall allowance for 'large sites' above the threshold of 0.25ha has not been included within this SHLAA.
- 3.55 This approach to 'large' windfall sites should be reviewed at the next update of the SHLAA to ensure that any changes in the delivery of windfall sites is captured and reported.

Year	Total number of gross completions	Gross completions on sites below 0.25ha	Expressed as a Percentage
2007 / 08	496	65	13%
2008 / 09	441	113	26%
2009 / 10	401	67	17%
2010 / 11	183	59	32%
2011 / 12	431	141	33%
2012 / 13	320	52	16%
2013 / 14	509	104	20%
2014 / 15	635	150	24%
2015 / 16	583	81	14%
2016/17	489	99	20%
Small sites average completions		93	22%

Figure 3.12: Small sites annual residential completion rates

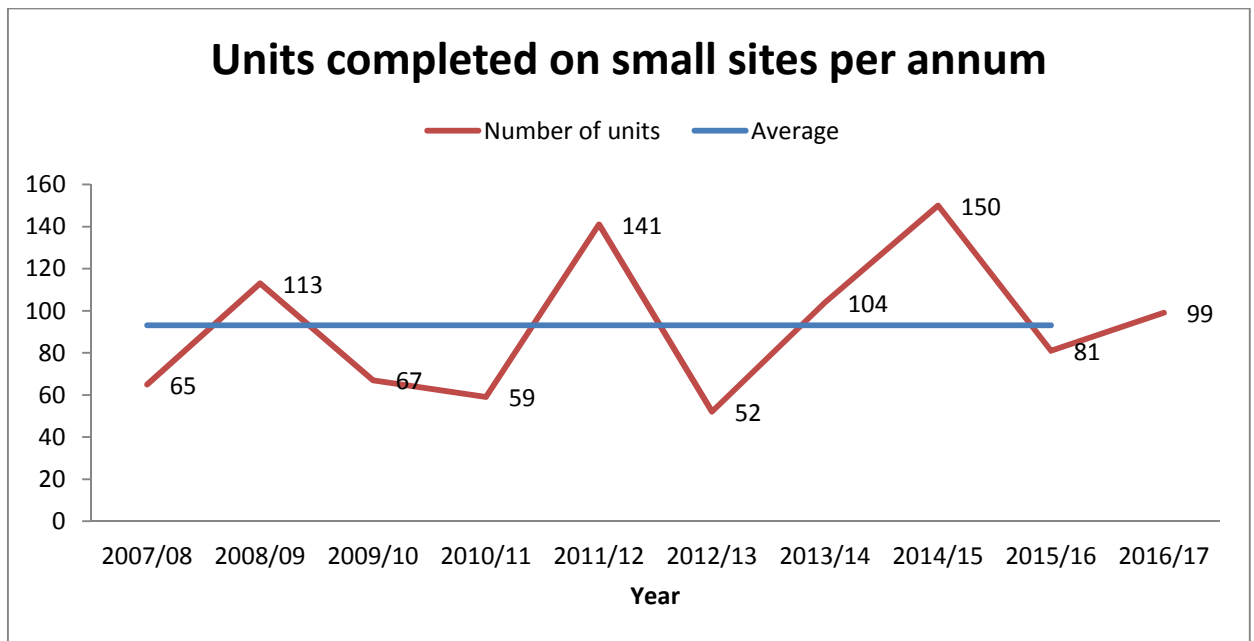


Figure 3.13: Small sites annual residential completion rates chart

3.56 The above data reveals that St Helens has a strong record of delivering a substantial number of dwellings on sites below the threshold of 0.25 ha, this delivery is has taken place under varying economic conditions and does not follow a trend. Therefore 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 small sites should be included, totalling 1395 units over 15 years. The assessment of windfall development and the potential scope for a larger windfall allowance than applied within the Core Strategy was identified as a mechanism within the Core Strategy (2012, page 108-9) for addressing future housing shortfall.

Stage 4: Assessment Review

3.57 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.

3.58 Stage 4 of the study is presented within two sections of this report, please see section 4 for the SHLAA results and section 5 for the five year supply.

Stage 5: Final Evidence Base

3.59 Following on from the assessment review, stage 5 of the study considers the outputs and draws conclusions. Please see section 6 of this document for the conclusions, and the appendices for the following core outputs:

- **A list of all sites considered** (cross-referenced to their locations on maps);
- **An assessment of each site** (in terms of its suitability for development, availability and achievability including whether the site is viable, to determine whether a site is realistically expected to be developed and when);

- **Details on each site** (which are considered to be realistic candidates for development, and evidence and justification for those that have where others have been discounted);
- **The potential type and quantity of development that could be delivered on each site** (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 and consideration of associated risks).

4 Assessment results

'Deliverable', 'Developable' and 'Not Developable' Large SHLAA Sites

- 4.1 Contained within appendices 1 and 2 of this document are the proformas setting out specific information on each large SHLAA site that has been assessed as being 'deliverable' or 'developable' and 'not developable'; figure 4.1 indicates that a total of 85 sites have been individually assessed.
- 4.2 Where previous SHLAA sites have been superseded by sites with an extant permission, they have been removed from the assessment process to avoid double counting of potential yields.

Number of Assessed Large SHLAA Sites	
Deliverable & Developable Sites	59
Not Developable Sites	26
Total	85

Figure 4.1: Deliverable, Developable and Not Developable SHLAA sites

Sites with Planning Permission

- 4.3 In a similar manner to that set out in the methodology for the assessment of SHLAA sites, sites with planning permission have been sifted to exclude sites from consideration that are 'small sites' i.e. those below the threshold of 0.25ha, or those that are above that threshold but will deliver less than five dwellings. These small sites have been removed so as not to double count against the supply of the 'small sites' allowance (which is based on more robust and predictable completions data), as described in the methodology section of this report.
- 4.4 Large sites with planning permission have then been split into two categories, those that are under construction, and those that have not started construction. These sites have been checked to establish whether they have a realistic chance of delivering units within the next five years and beyond.
- 4.5 The following types of sites have been excluded from the total outstanding dwelling capacity figures for the first five year period:
- Sites that are noted as being historically stalled ('under construction' but no development activity for 2 years or more);
 - Sites where there are known significant issues (such as unexpectedly high decontamination or land stabilisation costs);
 - Sites that have been superseded by a different planning application (to avoid double counting of units); and

- Small sites with planning permission, as these are considered separately under the small sites allowance.

4.6 This sifting exercise has identified a total of **32** deliverable large sites with a combined outstanding capacity of **2235** units that are considered able to actively deliver units within the next five years and beyond, please see figure 4.2 for a summary of this information.

Sites with planning permission	Outstanding dwelling capacity	
	Under construction	Not started
All sites (including small, large, stalled)	1169	1671
Of which are deliverable /developable large sites	654 (on 12 sites)	1581 (on 20 sites)
TOTAL	2235	

Figure 4.2: Summary of sites with planning permissions

Overall Supply of Sites

- 4.7 The deliverable and developable housing land supply is comprised of large sites with planning permission (that have been sifted), SHLAA sites that are suitable for housing, an allowance for small sites and technically implemented consents.
- 4.8 Sites that are technically considered to be under construction but have stalled have been re-considered in terms of their suitability for housing, and where they still have potential to deliver dwellings have been included within the longer term supply period (11-15 years), rather than the short term supply period; there are 6 of these sites that can deliver 289 dwellings.
- 4.9 Developers have been contacted to check their intentions for progressing the large sites with planning permission, and this information has been used to inform the trajectory assumptions over each five-year delivery period.
- 4.10 Conducting the site sifting exercise means that the large 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, and the small sites allowance is based on historic completions data. This sifting exercise provides confidence in the data used for the supply position, a result there is no need to include an additional 'lapse' or non-delivery rate.
- 4.11 The supply is shown in figure 4.3, and is based on a combined total of 97 large sites, broken down as follows:
- 59 deliverable and developable SHLAA sites;
 - 32 large sites with planning permission; and

- 6 stalled but technically implemented sites with planning permission.

Supply		Number of dwellings
Deliverable 0-5 years	Large sites - planning permission not started	958
	Large sites - planning permission under construction	614
	Large sites - SHLAA sites	484
	Small sites - allowance (93 x 5)	465
	Sub total	2521
Developable 6-10 years	Large sites - planning permission not started	623
	Large sites - planning permission under construction	40
	Large sites - SHLAA sites	2305
	Small sites - allowance (93 x 5)	465
	Sub total	3433
Developable 11-15 years	Large sites - planning permission not started	0
	Large sites - planning permission under construction	0
	Large sites - historically implemented but stalled	289
	Large sites - SHLAA sites	974
	Small sites - allowance (93 x 5)	465
	Sub total	1728
TOTAL		7682

Figure 4.3: Deliverable and developable housing land supply over the next 15 years

4.12 All sites identified in the SHLAA are expected to deliver dwellings over the next 15 years. There is one large site (site 111) expected to start later and therefore will potentially still be being built out after 15 years.

5 Five Year Supply

Method

5.1 This section of the report pulls together various sources of information to present the borough's housing supply position as of 1st April 2017, and assesses whether there is five years' worth of land that can deliver housing for the period 1st April 2017 – 31st March 2022.

5.2 The NPPF³ requires Local Authorities to demonstrate five years' housing supply of deliverable sites, setting out that for sites to be considered deliverable they should:

“...be available now, offer a suitable location for housing development now, and be achievable with a realistic prospect that housing will be delivered on site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

5.3 This has been taken into account within this assessment and any site with planning permission has been considered deliverable unless evidence has been put forward that development will not take place within 5 years.

5.4 As set out in section 4 of this report, some sites with extant planning permissions have been stalled for some years; and for some sites developers have indicated that there are significant constraints to bringing the site forwards. These sites have been considered, and where they are not considered to be deliverable, they have been removed from the five year supply. A list of these sites and reasons for why they are not considered to be deliverable is included within the appendices of this report.

5.5 Housing requirement calculations have used the 'Sedgefield approach', whereby the past shortfall in delivering dwellings needs to be made up within the next five year period, rather than over the whole plan period⁴.

5.6 An additional buffer should be added to the requirement to: *“ensure choice and competition in the market for land”*⁵. For the OAN figure, a 5% buffer has been applied to the original requirement; for the Core Strategy target, a 20% buffer has been applied due to the trend of under supply against the requirement as demonstrated in Figure 5.1.

³ See paragraph 47, and footnote to paragraph 47 of the NPPF:

http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/6-delivering-a-wide-choice-of-high-quality-homes/#paragraph_47

⁴ For more information on dealing with the issue of shortfalls, see the Planning Advisory Service note:

http://www.pas.gov.uk/c/document_library/get_file?uuid=bcdabc05f-0042-4e4c-9258-653ebc11b5b1&groupId=332612

⁵ See paragraph 47, and footnote to paragraph 47 of the NPPF as above.

Demolitions allowance

- 5.7 The 2013 version of the SHLAA made an allowance of 29 units per annum for demolitions and conversions, this was based on a figure combining the average of the previous 10 years' worth of data added to the number of planned demolitions. This resulted in a prediction of 435 units being lost over the 15 year period of 2012/13-2026/27 (29 per annum).
- 5.8 It is important to note however that the figures for each SHLAA site's anticipated yield are estimated on a net basis rather than a gross basis within this 2017 report. 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. Furthermore, the Core Strategy housing requirement is also a net figure, taking into account losses through demolition and conversion. If an average annual demolition figure were added to the net figures, it may result in some duplication of that allowance. When calculating the five year housing land supply position, any shortfall in delivery (which factors in losses) needs to be compensated for, and this is duly reflected in the annualised housing requirement.
- 5.9 Recognising that net figures are utilised, no additional allowance for losses through demolition or conversions has been within this report, but a new Local Plan should recognise the impact of any losses when establishing a new housing target, particularly if there is planned housing clearance.

'Small sites' allowance

- 5.10 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.
- 5.11 This figure can be monitored and updated in future years to reflect the observed number of small sites that have been completed.

Housing Requirement

- 5.12 St Helens has a Core Strategy with an adopted housing target of 570 dwellings per annum, and an emerging Local Plan at an early stage of preparation supported by new evidence of an OAN of 451 dwellings per annum; both sets of requirements have been set out in figures 5.1 and 5.2 together with their adjusted requirements based on recent housing delivery rates. It is important to note that the Local Plan Preferred Options (2016) proposed a housing requirement of 570 dwellings per annum, but given the early stage in Local Plan preparation, very little weight can be given to the Preferred Options so this report continues to assess the housing land supply position against the Core Strategy housing requirement and the latest OAN.

Core Strategy - Base Date of 2003	
Core Strategy Annual Housing Target	570
Housing Target 2003 - 2017	7980
Net Completions 2003 - 2017	6656
Housing Shortfall 2003 - 2017	1324
Shortfall spread over next five years	265
Housing Target 2017 - 2022 (570 x 5)	2850
Housing Target 2017 - 2022 (20% buffer applied)	3420
Total Housing Requirement 1 April 2017 - 31 March 2022 (3420 + 1324)	4744
Annualised Housing Requirement	949

Figure 5.1: Core Strategy Housing Requirement

Objectively Assessed Need Figures - Base Date of 2014	
Objectively Assessed Need (OAN)	451
OAN 2014 - 2017	1353
Net Completions 2014 - 2017	1694
Housing Shortfall 2014 - 2017	N/A
Shortfall spread over next five years	N/A
OAN 2017 - 2022 (451 x 5)	2255
OAN 2017 - 2022 (5% buffer applied)	2368
Total Housing Requirement 1 April 2017 - 31 March 2022	2368
Annualised Housing Requirement	474

Figure 5.2: OAN Housing Requirement

Housing Supply

5.13 For the period 1st April 2017 to the 31st March 2022, the deliverable sites can yield an estimated 2521 dwellings within St Helens, as demonstrated in figure 5.3. For the full housing trajectory of all sites across the next 15 years, please see appendix 5 of this document.

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Large sites - planning permission not started	9	126	365	266	192	958
Large sites - planning permission under construction	277	168	79	45	45	614
Large sites - SHLAA sites	0	22	148	177	137	484
Small sites - allowance	93	93	93	93	93	465
Total	379	409	685	581	467	2521

Figure 5.3: Summary of housing supply over the next 5 years

5.14 Figures 5.4 and 5.5 demonstrate that there are 2.7 years supply of housing land when assessed against the Core Strategy housing requirement, and 5.3 years supply of housing land when assessed against the OAN as set down in the Mid-Mersey SHMA 2016. In accordance with the requirements of the NPPF the Council has identified a supply of specific deliverable sites sufficient to provide 5.3 years' worth of housing against the latest assessment of housing need in the Borough. However, it will be important that this 5.3 years' worth of supply is maintained on an on-going basis, as evidenced by the lack of a 5 year supply against the Core Strategy requirement. Steps need to be taken to identify additional land to meet the requirements as set out at the national planning policy level.

Core Strategy (570 per annum)	
5 year supply 2017-2022	
Large sites - planning permission not started	958
Large sites - planning permission under construction	614
Large sites - SHLAA sites	484
Small sites - allowance (93 x 5)	465
5 year supply	2521
5 year requirement	4744
Number of years' supply of ready to develop housing	2.7

Figure 5.4: Core Strategy Supply Calculations

OAN (451 per annum)	
5 year supply 2017-2022	
Large sites - planning permission not started	958
Large sites - planning permission under construction	614
Large sites - SHLAA sites	484
Small sites - allowance (93 x 5)	465
5 year supply	2521
5 year requirement	2368
Number of years' supply of ready to develop housing	5.3

Figure 5.5: OAN Supply Calculations

6 Conclusions

Implications for Current Policy

- 6.1 The SHLAA has been undertaken in the context of the NPPF which requires local planning authorities to meet OAN, as far as is consistent with other policy considerations set out within the NPPF. The Council is able to identify a supply of specific deliverable sites sufficient to provide 5.3 years' worth of housing against the latest assessment of housing need in the Borough. However, the Council is unable to identify a 5 year supply against the Core Strategy requirement. In order to ensure that a 5 year supply of housing land can be maintained on an on-going basis, the Council will need to identify additional land to deliver sufficient suitable housing if it is to continue to meet the Borough's identified housing needs.
- 6.2 The SHLAA is a key part of the evidence base for the emerging Local Plan. The SHLAA provides a robust understanding of the Borough's housing capacity under current planning policy conditions from now until 2032.

Monitoring and Review

- 6.3 The 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 emerging Local Plan. The proposed updates will not alter the methodology, unless the PPG or NPPF is amended in a way which would require a review of the methodology.

Contact Information

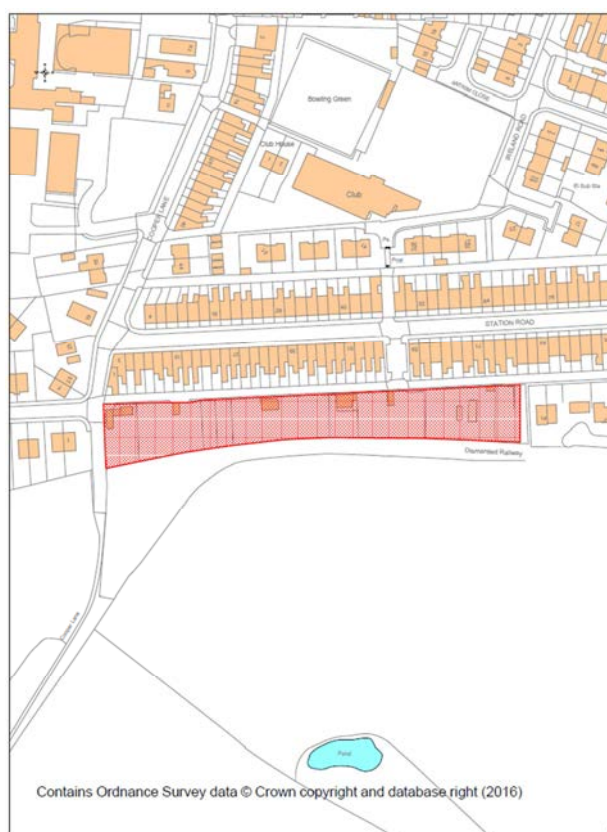
- 6.4 If you would like to submit a site for inclusion in future updates of the SHLAA, or if you wish to discuss the contents of this report or to ask any questions, please contact a member of the Planning Policy team using the details below:

Development Plans Section
 Town Hall Annexe
 Victoria Square
 St.Helens
 Merseyside
 WA10 1HP
 Email: planningpolicy@sthelens.gov.uk
 Telephone: 01744 676190

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

Site ref: 1

Site Name	Land rear of 1-27 Station Road
Post code	WA11 0GU
Ward	Haydock
Land type	Greenfield
Size	0.40 hectares
Potential Yield	12
Development trajectory	0-5 years
Description	
	Former allotments



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing, but investigations would need to be carried out to establish suitability of ground conditions prior to development	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
There has previously been developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is Deliverable
This site has previously benefitted from outline consent for the erection of 4 houses and 9 sheltered bungalows and laying out 4 allotments (all matters except for access and layout reserved). New enquiry for pre-application advice for 12 dwellings has been received.	

Site ref: 3

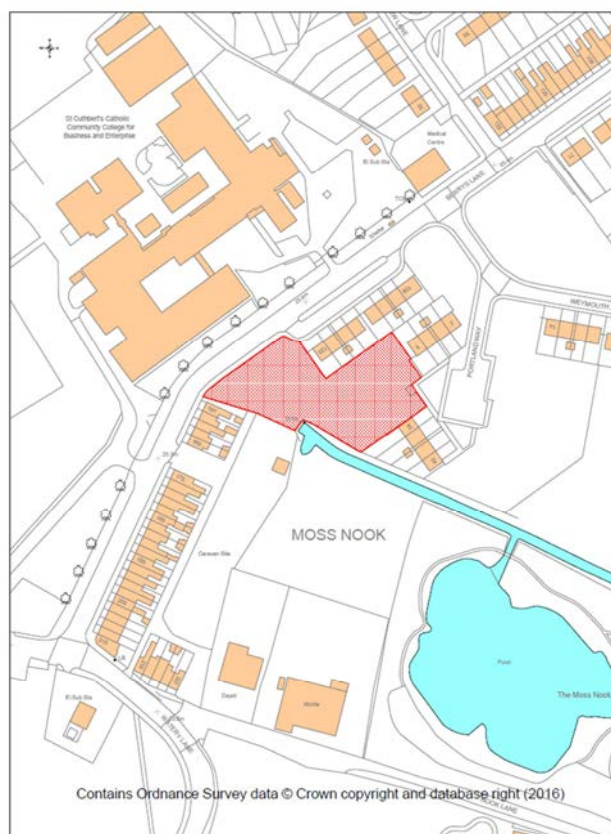
Site Name	Land rear of 14 to 20 Weymouth Avenue
Post code	WA9 3QY
Ward	Parr
Land type	Brownfield
Size	0.36 hectares
Potential Yield	14
Development trajectory	6-10 years
Description	Cleared former housing site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. A flood risk assessment would be required as part of this site is in flood zone 2, to establish whether the site can be developed for housing; the site is adjacent to Colliers Moss Common Local Nature reserve; there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
<p>There has previously been developer interest in this site and it is likely to be financially viable to develop.</p>	
Comments	The site is Developable
<p>This is a cleared former housing site and has previously benefitted from planning permission for residential development. It forms a cluster of sites (refs 3, 4 and 5) that could be brought forward for development as a group.</p>	

Site ref: 4

Site Name	Land Between 8 & 34 Portland Way and 161 & 123 Berry's Lane
Post code	WA9 3QZ
Ward	Parr
Land type	Brownfield
Size	0.28 hectares
Potential Yield	11
Development trajectory	6-10 years
Description	
	Cleared former housing site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. A flood risk assessment would be required as this site is in flood zone 2, to establish whether the site can be developed for housing. There are some protected trees along the main frontage of the sites but there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
<p>There has previously been developer interest in this site and it is likely to be financially viable to develop.</p>	
Comments	The site is Developable
<p>This is a cleared former housing site and has previously benefitted from planning permission for residential development. It forms a cluster of sites (refs 3, 4 and 5) that could be brought forward for development as a group.</p>	

Site ref: 5

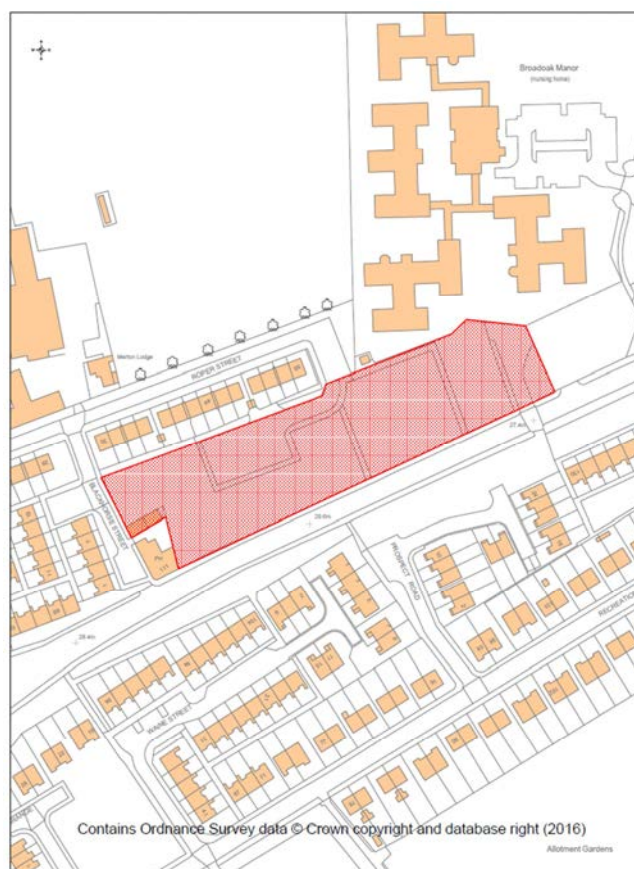
Site Name	Land Between Weymouth Avenue & Berry's Lane
Post code	WA9 3QT
Ward	Parr
Land type	Brownfield
Size	0.52 hectares
Potential Yield	18
Development trajectory	6-10 years
Description	Cleared former housing site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. There are some protected trees along the main frontage of the sites but otherwise there are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
There has previously been developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is Developable
This is a cleared former housing site and has previously benefitted from planning permission for residential development. It forms a cluster of sites (refs 3, 4 and 5) that could be brought forward for development as a group.	

Site ref: 7

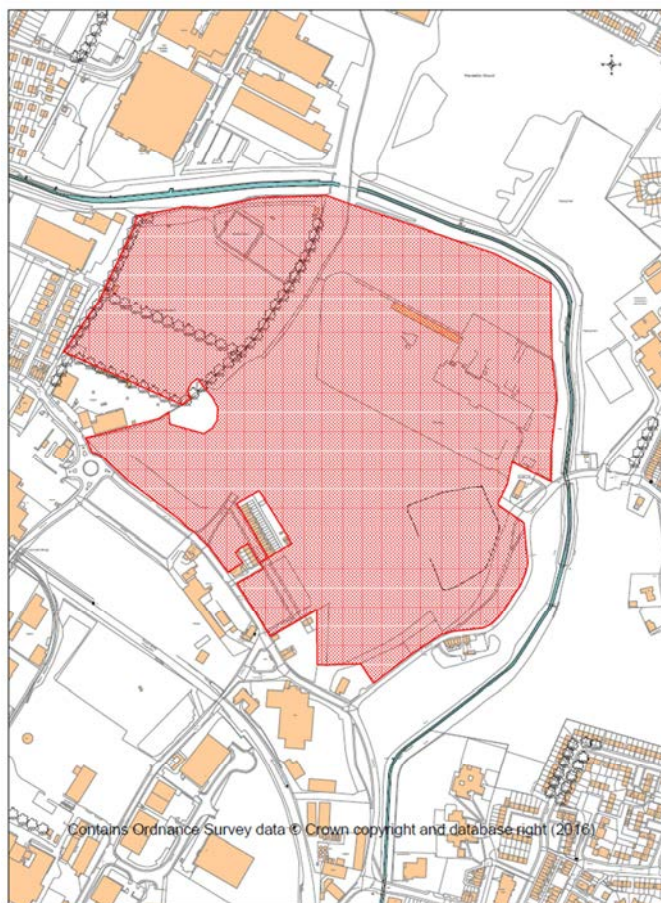
Site Name	Land at Park Road
Post code	WA9 1ER
Ward	Town Centre
Land type	Brownfield
Size	0.78 hectares
Potential Yield	28
Development trajectory	6-10 years
Description	
	Cleared former housing site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
There has previously been developed interest in this scheme; although the closest typology of modelled scheme indicates strong viability, this site might have uncertain viability due to values of surrounding house types.	
Comments	The site is Developable
Cleared former housing site owned by Helena Homes.	

Site ref: 9

Site Name	Moss Nook Urban Village, Watery Lane
Post code	WA9 3EN
Ward	Town Centre
Land type	Brownfield
Size	26.74 hectares
Potential Yield	802
Development trajectory	Custom
Description	
	Urban Village site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. A large area is identified as Greenway, the land is suspected to be contaminated and may have mineshafts present; there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable
<p>There has previously been developer interest in this site; due to the size of the site it is likely to come forward in different phases, delivered by different developers. The provision of on site secondary infrastructure may reduce the overall viability of the site.</p>	
Comments	The site is Developable
<p>This is a substantial urban village site that is likely to be developed over the next 6-15 years.</p>	

Site ref: 10

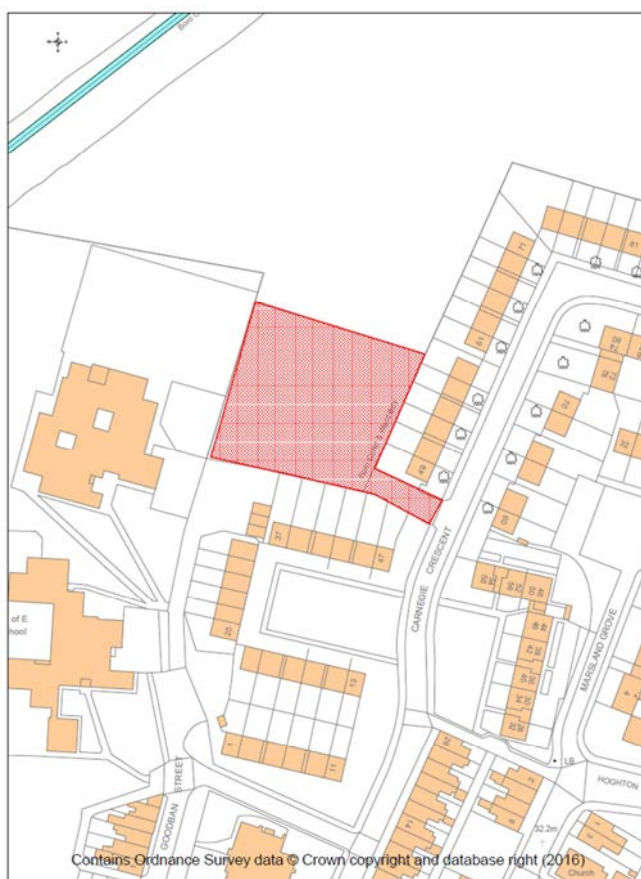
Site Name	Land at junction of Sunbury Street and Fir Street
Post code	WA10 3RL
Ward	Thatto Heath
Land type	Brownfield
Size	0.82 hectares
Potential Yield	32
Development trajectory	6-10 years
Description	
	Cleared former housing site



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 be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
There has previously been developed interest in this site; although the closest typology of modelled scheme indicates strong viability, this site might have uncertain viability due to values of surrounding house types.	
Comments	The site is Developable
This cleared former housing site has an expired planning permission on part of the southern parcel. 45 flats have recently been demolished on the northern part of the site.	

Site ref: 13

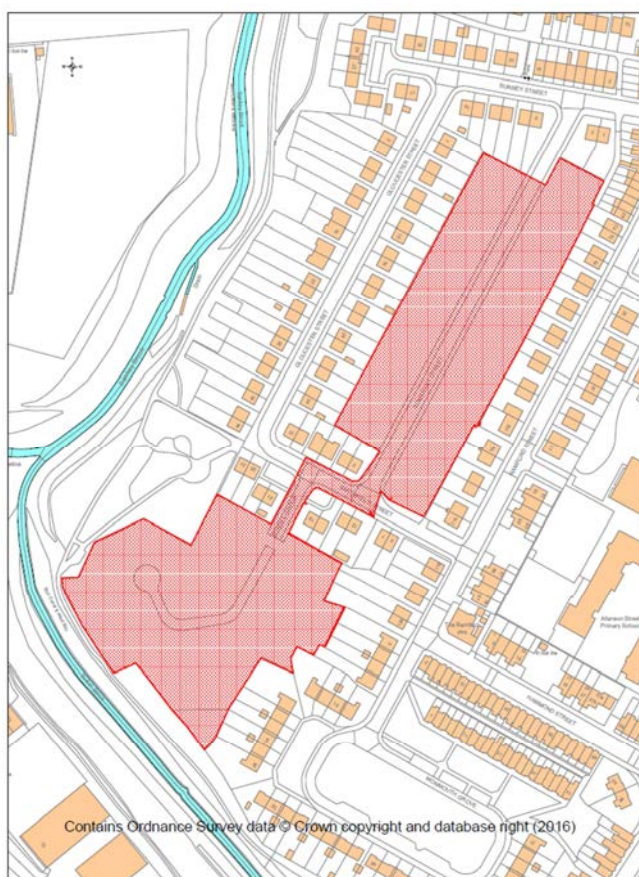
Site Name	Land rear of Carnegie Crescent and Goodban Street
Post code	WA9 3LX
Ward	Parr
Land type	Brownfield
Size	0.26 hectares
Potential Yield	7
Development trajectory	6-10 years
Description	Cleared former garage site



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 be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
Although the closest EVA typology of modelled schemes indicates that this site is likely to have financial viability issues, it is owned by Helena Homes Partnership which may mean it is subject to a non-standard development appraisal.	
Comments	The site is Developable
This cleared former garage site is in Helen Homes ownership who have indicated that they still intend to develop it.	

Site ref: 18

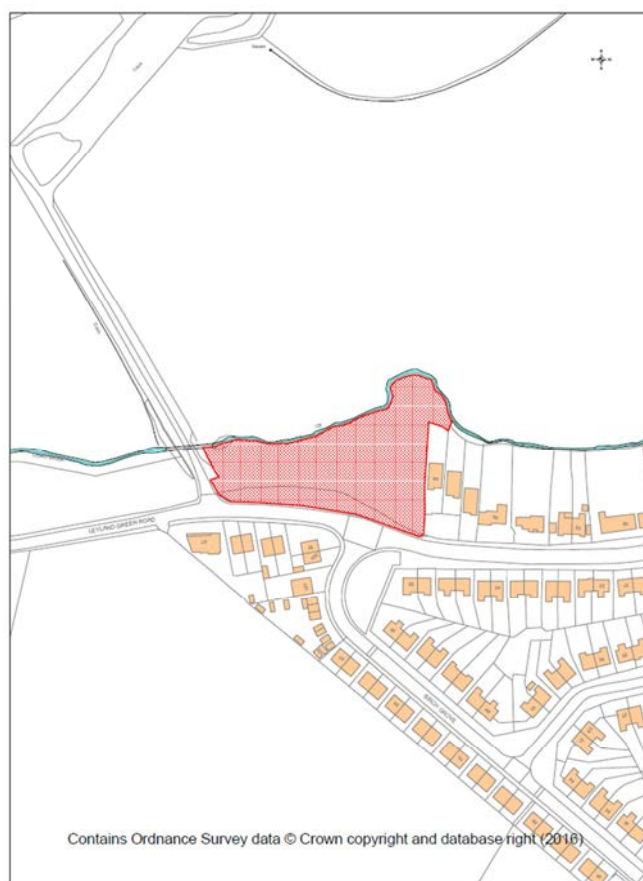
Site Name	Land at Somerset Street and Sussex Grove
Post code	WA9 1QN
Ward	Parr
Land type	Brownfield
Size	2.21 hectares
Potential Yield	66
Development trajectory	6-10 years
Description	
	Cleared former housing site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
There has previously been developer interest in this site; 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 Developable
This cleared housing site is in the ownership of Helena Homes, and could be developable contingent on scheme viability.	

Site ref: 19

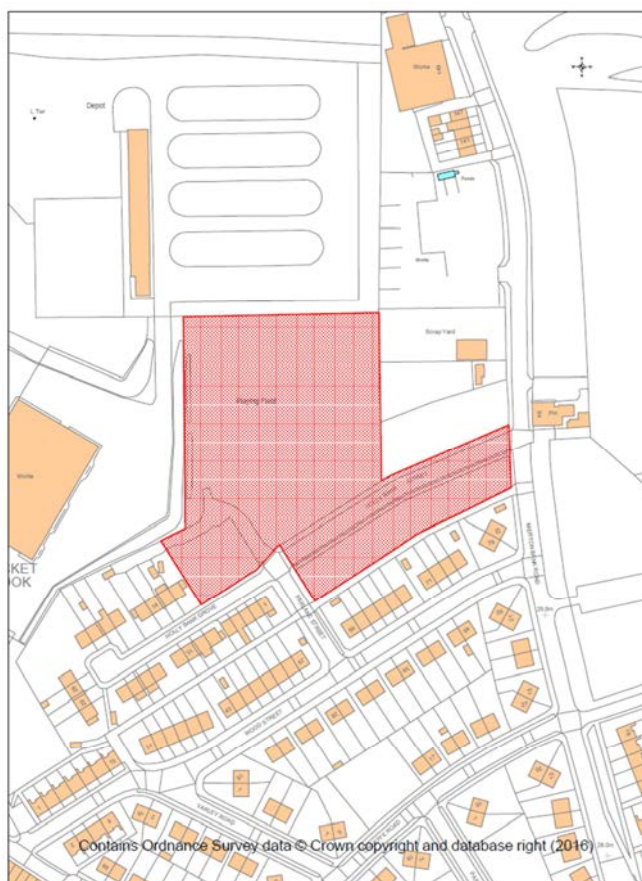
Site Name	Leyland Green Road
Post code	WN4 0QJ
Ward	Billinge & Seneley Green
Land type	Greenfield
Size	0.53 hectares
Potential Yield	7
Development trajectory	6-10 years
Description	
	Vacant green field site



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, 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 achievable
There has previously been developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is Developable
This is a vacant greenfield site with an expired planning permission, however the site slopes away from the road becoming very steep, reducing the developable area.	

Site ref: 21

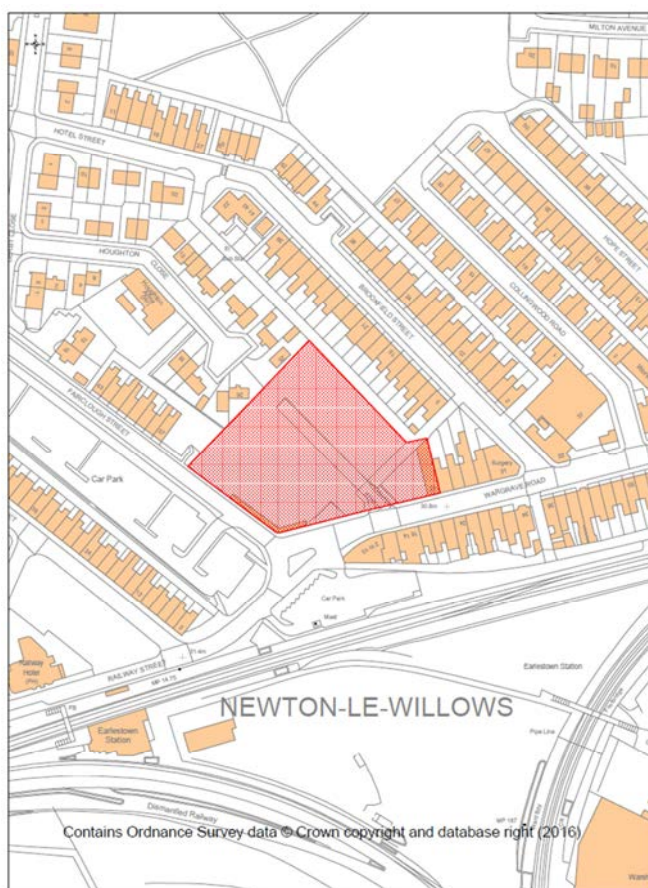
Site Name	Land at Holly Bank Street
Post code	WA9 1EH
Ward	Town Centre
Land type	PDL/GF
Size	1.28 hectares
Potential Yield	34
Development trajectory	6-10 years
Description	Cleared housing/playing field



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, but investigations would need to be carried out to establish suitability of ground conditions prior to development.	
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 likely to be achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there may be financial viability issues in bringing the site forwards for development.	
Comments	The site is Developable
Cleared housing/playing field, which was allocated in the UDP for housing, likely to deliver dwellings over the medium term.	

Site ref: 22

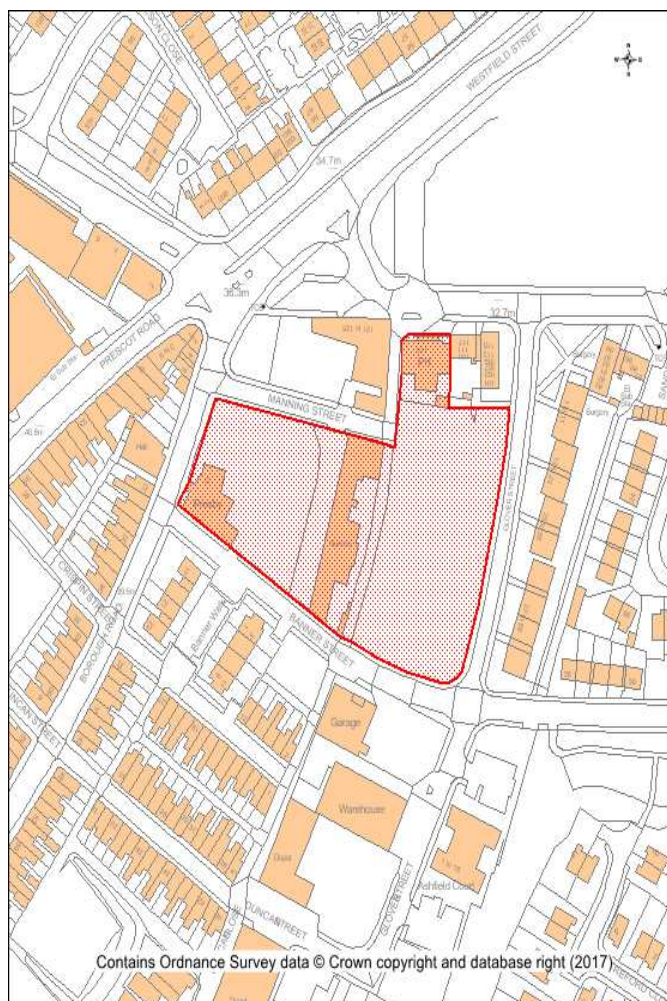
Site Name	Land at corner of Fairclough Street and Wargrave Road
Post code	WA12 9QU
Ward	Earlestown
Land type	Brownfield
Size	0.41 hectares
Potential Yield	14
Development trajectory	6-10 years
Description	Cleared former housing and industrial



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. There are ownership issues with the site which the freeholder is attempting to resolve.	
Achievability	The site is achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there is unlikely to be financial viability issues in bringing the site forwards for development.	
Comments	The site is Developable
This cleared site is subject to some issues with land ownership but this trying to be addressed with the land registry.	

Site ref: 23

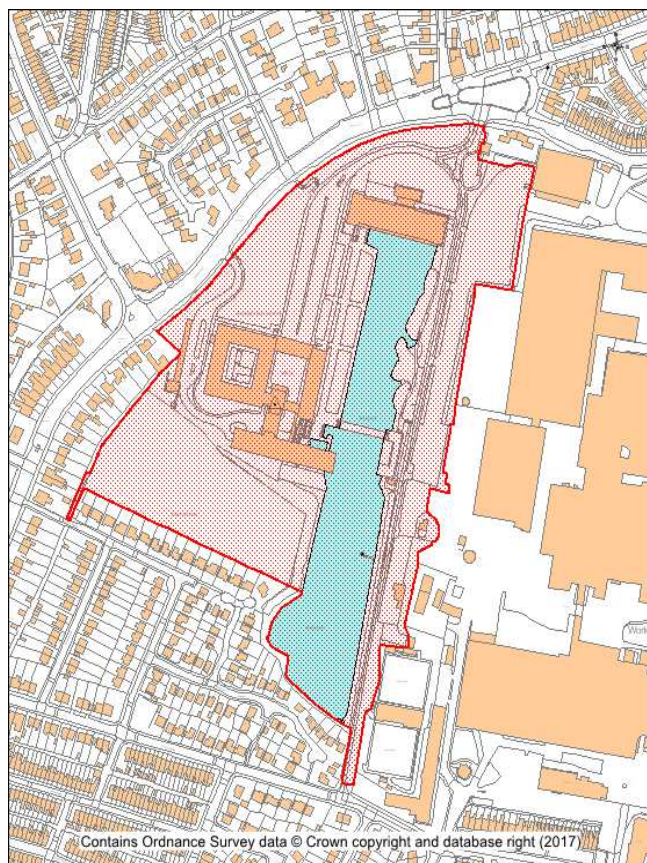
Site Name	Liverpool Arms and Former Sacred Heart RC Church and School, Borough Road
Post code	WA10 3SX
Ward	Town Centre
Land type	Brownfield
Size	0.83 hectares
Potential Yield	29
Development trajectory	0-5 years
Description	
	Derelict Nursery, Presbytery and Liverpool Arms public house site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is 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 mixed ownership and structures would need to be demolished to the site to be redeveloped.	
Achievability	The site is achievable
The site is likely to be financially viable to develop.	
Comments	The site is Developable
This is a part cleared and derelict site with an expired planning permission for apartments, but is now more likely to come forward for higher density housing. The redevelopment of this site will be an important aspect of the redevelopment of this area of the town centre and therefore delivery within the next 5 years will be a corporate priority.	

Site ref: 25

Site Name	Alexandra Park - Former Pilkington HQ
Post code	WA10 3TP
Ward	West Park
Land type	PDL/GF
Size	10.84 hectares
Potential Yield	162
Development trajectory	6-10 years
Description	Partly vacant employment 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. Site would include conversion of a Grade II listed building but there are no other policy or known physical constraints that would make the site unsuitable for housing. Masterplan is being prepared for a mix of housing and employment uses.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
The site is likely to be financially viable to develop.	
Comments	The site is Developable
Part of the site contains the Grade II listed former Pilkington Headquarters complex, redeveloping the site would help restore and protect this building's future. A masterplan is being prepared for a mix of housing and employment uses.	

Site ref: 27

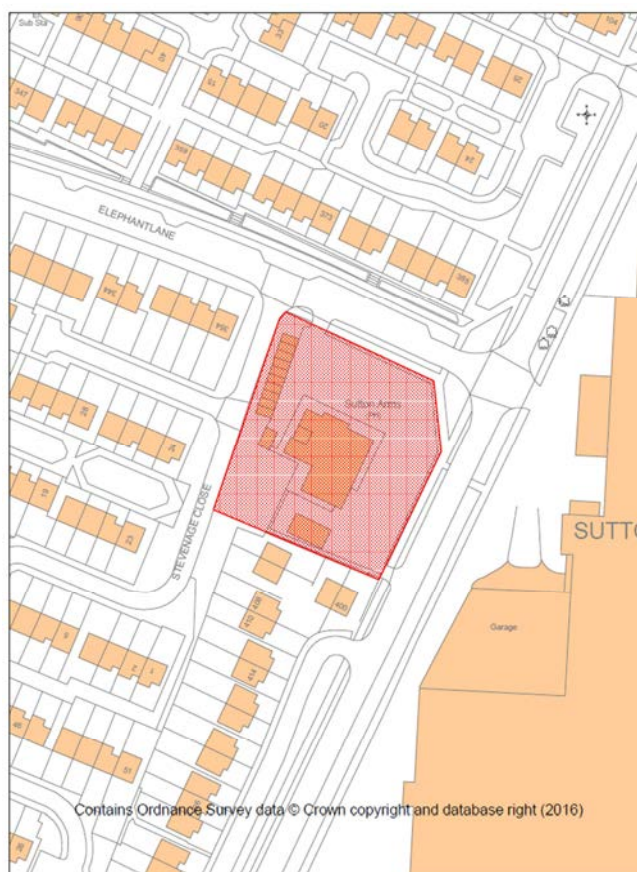
Site Name	Former Mission Green, Avenue	Bethell Bowling Marsden
Post code	WA10 4JL	
Ward	West Park	
Land type	Greenfield	
Size	0.27 hectares	
Potential Yield	10	
Development trajectory	6-10 years	
Description	Former Bowling Green	



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 designated in the UDP as a "private recreation facility" but is no longer in use as a bowling green.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
There has previously been developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is Developable
Former bowling green with expired planning permission for affordable dwellings.	

Site ref: 31

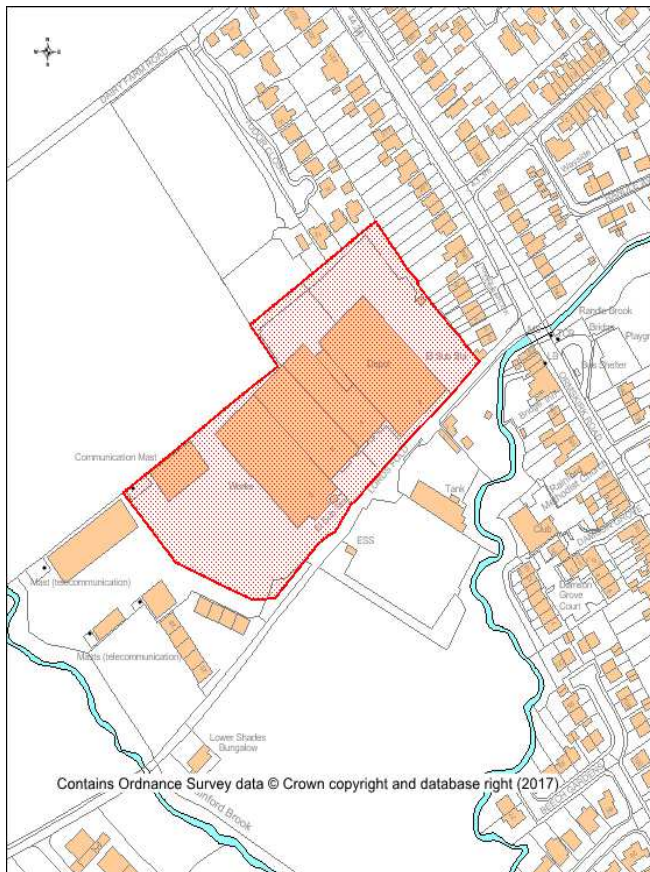
Site Name	Former Sutton Arms PH, Elephant Lane
Post code	WA9 5HH
Ward	Thatto Heath
Land type	Brownfield
Size	0.35 hectares
Potential Yield	18
Development trajectory	6-10 years
Description	Cleared former Public House



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing; there may be two mine shafts on the site which will need investigating prior to the site being developed.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that it may suffer from viability issues, this may be further worsened due to uncertain ground conditions.	
Comments	The site is Developable
Former Public House that was demolished following a fire, previously benefitted from planning permission.	

Site ref: 36

Site Name	Land & Premises at Lords Fold
Post code	WA11 8HN
Ward	Rainford
Land type	Brownfield
Size	2.01 hectares
Potential Yield	45
Development trajectory	0-5 years
Description	
Small industrial area, Lords Fold	



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. Partly vacant employment site with current developer interest in site and a planning application for housing is in the process of being prepared. 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 within the next 5 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 current buildings will need to be demolished, the site will need to be cleared prior to redevelopment for residential units.	
Achievability	The site is likely to be achievable
There is active developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development, however this does not include any demolition or remediation costs which should be taken into account.	
Comments	The site is Deliverable
Partly vacant employment site with current developer interest in site and a planning application for housing is in the process of being prepared.	

Site ref: 38

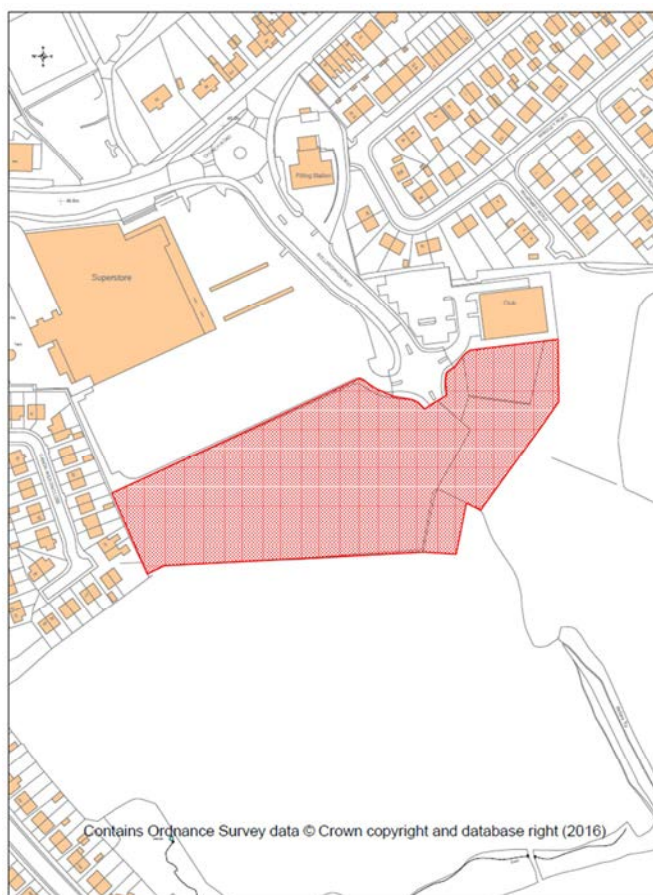
Site Name	Land north of Elton Head Road
Post code	WA9 5GN
Ward	Thatto Heath
Land type	Brownfield
Size	12.50 hectares
Potential Yield	375
Development trajectory	Custom
Description	
Industrial estate: Linkway Distribution Park	



Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. No longer economically viable employment site with a planning application for housing in the process of being prepared. 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, the current buildings will need to be demolished and the site will need to be cleared prior to redevelopment for residential units. Existing business wishes to relocate because of the tolls to be introduced on the Silver Jubilee Bridge and new Mersey Gateway crossing, which are due to be introduced in Autumn 2017 so the relocation is likely to happen very quickly.	
Achievability	The site is considered to be achievable
There is active developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forward for development, however this does not include any demolition or remediation costs which should be taken into account.	
Comments	The site is Deliverable/Developable
No longer economically viable employment site with current developer interest in site and a planning application for housing is in the process of being prepared. Lead-in time of 2.5 years allowed for planning permission and demolition.	

Site ref: 58

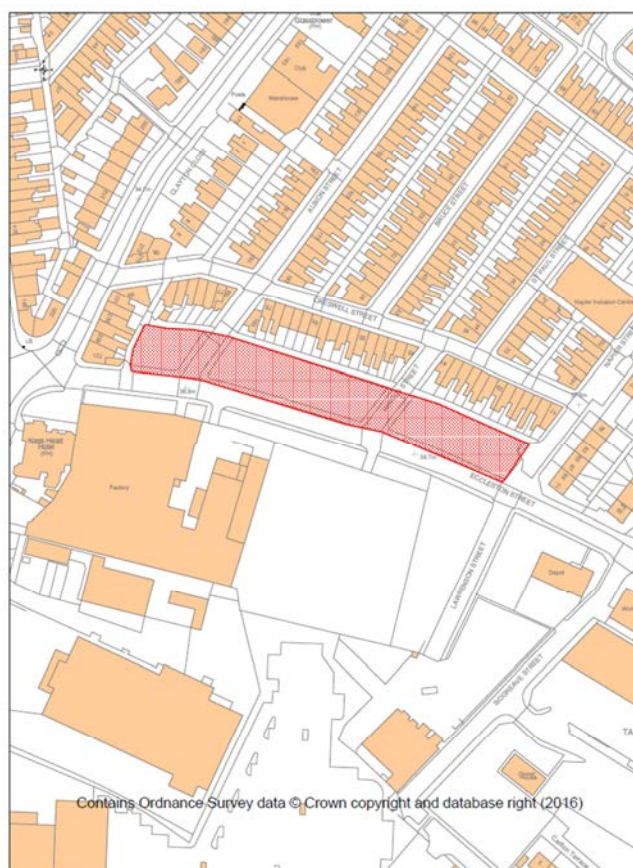
Site Name	Former Central Works, Church Road
Post code	WA11 0GT
Ward	Haydock
Land type	Brownfield
Size	1.35 hectares
Potential Yield	48
Development trajectory	6-10 years
Description	
	Vacant cleared site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
There has previously been developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is Developable
This site is a cleared former industrial site which has previously benefitted from planning permission for residential development.	

Site ref: 59

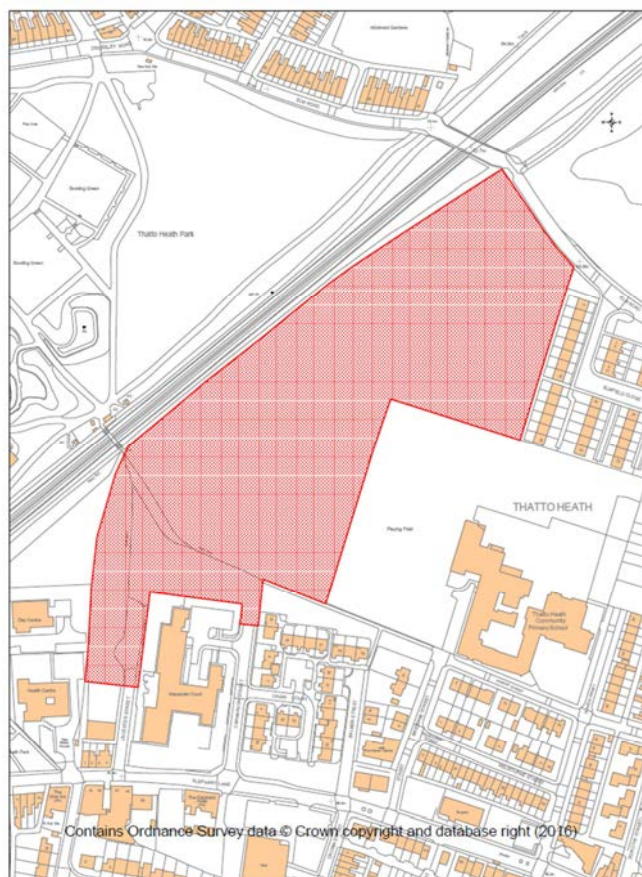
Site Name	Site of former 56-120 Eccleston Street
Post code	WA10 2PN
Ward	Town Centre
Land type	Brownfield
Size	0.33 hectares
Potential Yield	13
Development trajectory	6-10 years
Description	
	Informal open space



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 no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
The site is likely to be financially viable to develop.	
Comments	The site is Developable
This is a cleared former housing site with prominent frontage along a busy route into town centre.	

Site ref: 60

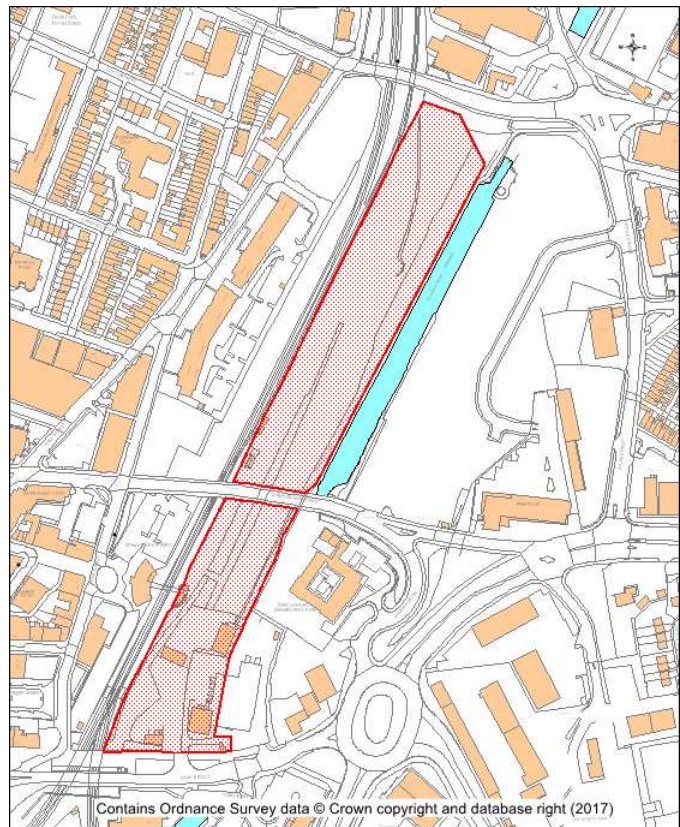
Site Name	Vacant land adjacent to Rail Line, Elephant Lane
Post code	WA9 5RR
Ward	Thatto Heath
Land type	Greenfield
Size	4.33 hectares
Potential Yield	112
Development trajectory	6-10 years
Description	
	Former allotments and quarry



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. Site is allocated for housing in existing UDP.	
Availability	The site is available
The site is in local authority ownership and is available.	
Achievability	The site is likely 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 forward for development. However there are a number of potential issues such as noise, access and contamination that could impact on overall site viability, further investigation work in relation to these potential issues is ongoing.	
Comments	Site is Developable
This site is former allotments and quarry that has become self seeded and overgrown. There are a number of potential technical issues including access, a buried canal, covenants, noise and contamination which are all currently subject to further investigation. The site is in local authority ownership and the Council are working with potential developers to help bring forward the site for residential use.	

Site ref: 61

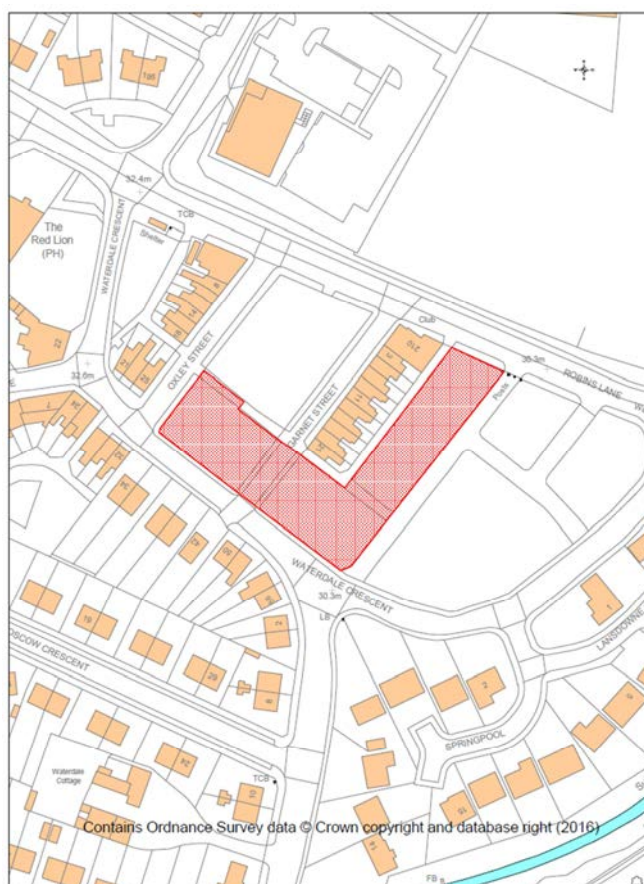
Site Name	Land north and south of Corporation Street
Post code	WA9 1JU
Ward	Town Centre
Land type	Brownfield
Size	3.23 hectares
Potential Yield	169
Development trajectory	6-10 years
Description	Cleared former industrial site.



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is accessible and located in a sustainable location. There are no known policy constraints that would make the site unsuitable for housing, pipelines run along the western edge of the southern part of the site and along the east of the northern part of the site, which may reduce the developable area. Loss of trees in the northern part of the site could require mitigation. The strategic cycleway and footpath would need to be retained (UDP REC5).</p>	
Availability	The site is considered to be available.
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p>	
Achievability	The site is likely to be achievable
<p>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 and market interest in town centre apartment schemes is currently low.</p>	
Comments	The site is Developable
<p>This cleared former industrial site is centrally located close to St Helens train station. There is a mixed use masterplan being prepared for this site and the wider area surrounding the train station as part of the One Public Estate programme. The viability and market interest in town centre apartment schemes is currently low but this site could come forward within years 0-5 years if third party funding is successfully obtained or possibly as an affordable housing scheme.</p>	

Site ref: 63

Site Name	Land at Waterdale Crescent
Post code	WA9 3PG
Ward	Sutton
Land type	Brownfield
Size	0.26 hectares
Potential Yield	10
Development trajectory	6-10 years
Description	
	Open Space



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. Part of the site is allocated in the UDP as "Publically Available Open Space" and part of the site is used as informal amenity greenspace, which may reduce the developable area, there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
<p>Whilst the site is viable, developers may concentrate on better sites within the Borough before choosing to move forward with this one which is located within a mixed use location on the periphery of the Town Centre.</p>	
Comments	The site is Developable
<p>Cleared former housing site, with part in use as amenity greenspace.</p>	

Site ref: 64

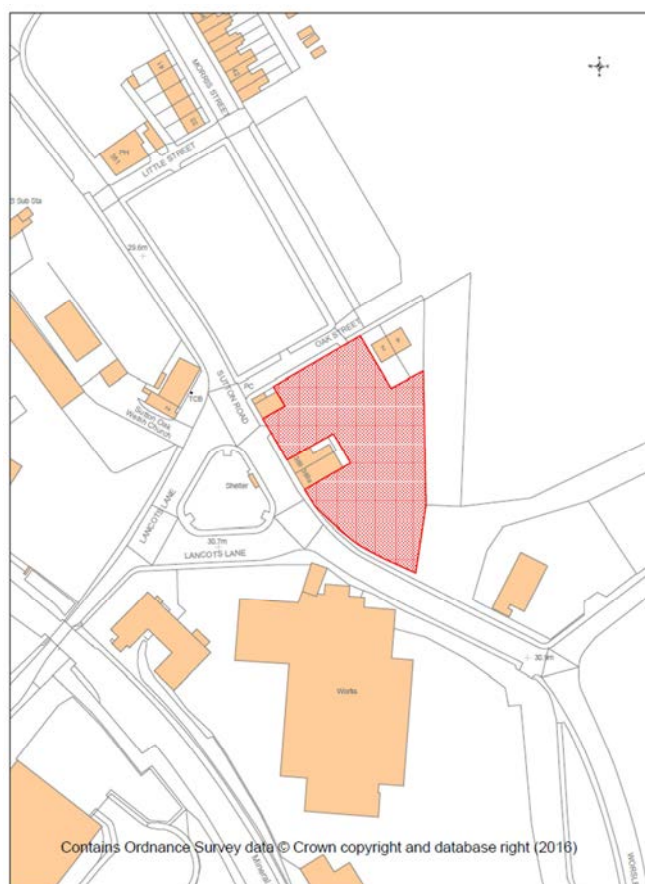
Site Name	BT Depot, Sutton Road
Post code	WA9 3DZ
Ward	Town Centre
Land type	Brownfield
Size	1.02 hectares
Potential Yield	36
Development trajectory	11-15 years
Description	
	Former BT Depot



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 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, although the existing buildings will need to be demolished prior to the redevelopment of the site.	
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 Developable
Former BT depot in active use as a donation centre for Willowbrook Hospice. This site forms part of the Moss Nook Watery Lane development (part of phase 3).	

Site ref: 65

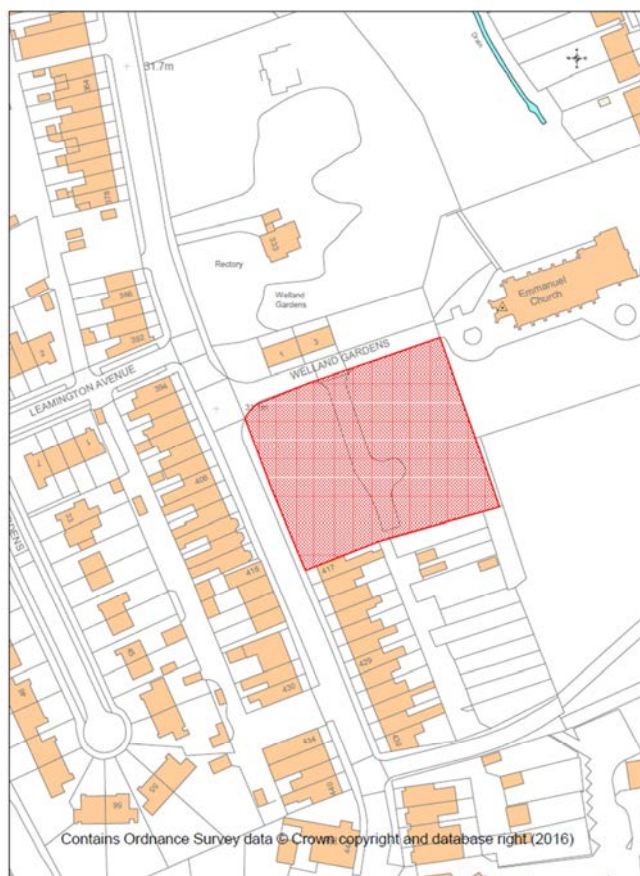
Site Name	Former Pumping Station, Sutton Road
Post code	WA9 3EW
Ward	Town Centre
Land type	Brownfield
Size	0.27 hectares
Potential Yield	10
Development trajectory	6-10 years
Description	Cleared former Pumping Station



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 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, 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 Developable
Former pumping station with some structures still present but semi derelict. This site forms part of the Moss Nook Watery Lane development (part of phase 3).	

Site ref: 66

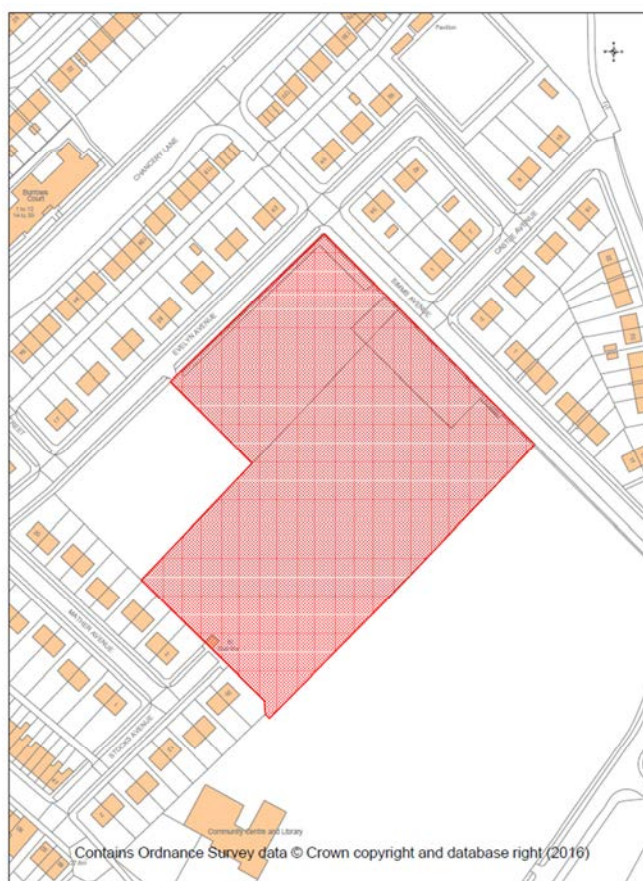
Site Name	Land off Wargrave Road
Post code	WA12 8RW
Ward	Newton
Land type	PDL/GF
Size	0.30 hectares
Potential Yield	7
Development trajectory	6-10 years
Description	
	Cleared former housing site.



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station or a secondary school but is otherwise accessible and located in a sustainable location. There are a number of protected trees on the site and it is close to a wildlife site which may reduce the developable area, but there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
No known constraints to achievability.	
Comments	The site is Developable
Cleared former housing site with a number of protected trees present.	

Site ref: 69

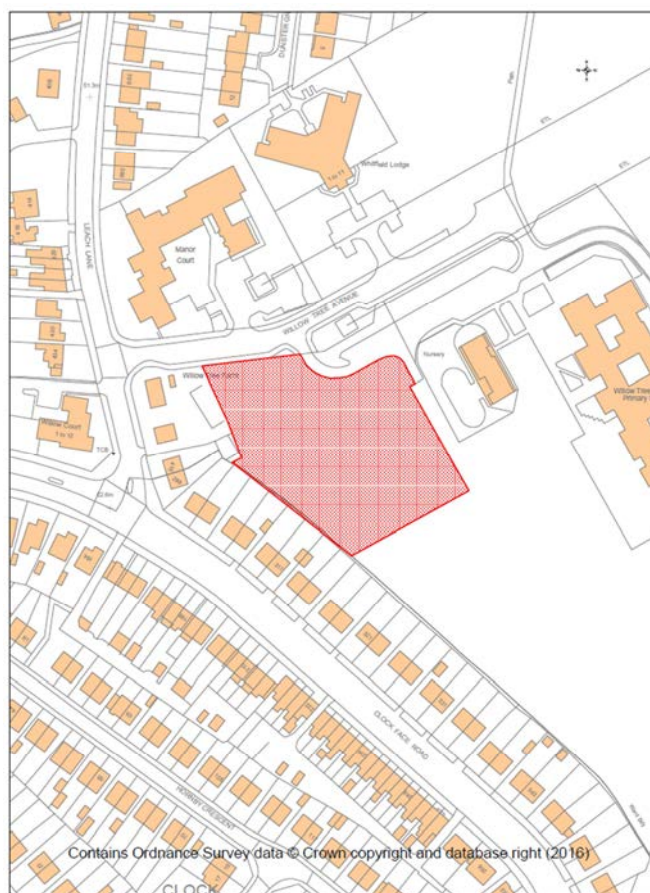
Site Name	Site of former Parr Community High School, Fleet Lane
Post code	WA9 1ST
Ward	Parr
Land type	Brownfield
Size	1.52 hectares
Potential Yield	54
Development trajectory	6-10 years
Description	
	Cleared former school



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site was identified in the UDP as "education recreation field", but the former school is the process of being redeveloped, there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable
<p>There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.</p>	
Comments	The site is Developable
Surplus land after redevelopment of school site.	

Site ref: 72

Site Name	Site of former St.Marks Primary School, Willow Tree Avenue
Post code	WA9 4LZ
Ward	Sutton
Land type	Brownfield
Size	0.51 hectares
Potential Yield	18
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. The site was identified in the UDP as "education recreation field", but the former school has been redeveloped on the adjacent site, 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 achievable
There has previously been developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is Developable
This is a cleared former school site which has become somewhat overgrown, and is close to pylons.	

Site ref: 74

Site Name	Site of former 119-133 Crow Lane West
Post code	WA12 9YN
Ward	Earlestown
Land type	Brownfield
Size	0.30 hectares
Potential Yield	9
Development trajectory	11-15 years
Description	
	Builders Merchants



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. The site is in active use as 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 11-15 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>The site is in active use and is thought to be in mixed ownership which will need to be resolved, it is likely that the land will need decontaminating prior to development.</p>	
Achievability	The site is 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 Developable
This site is in active use as a builders merchants, cessation of existing use required prior to potential redevelopment for housing. See also the adjacent site of 84 which is informal open space.	

Site ref: 75

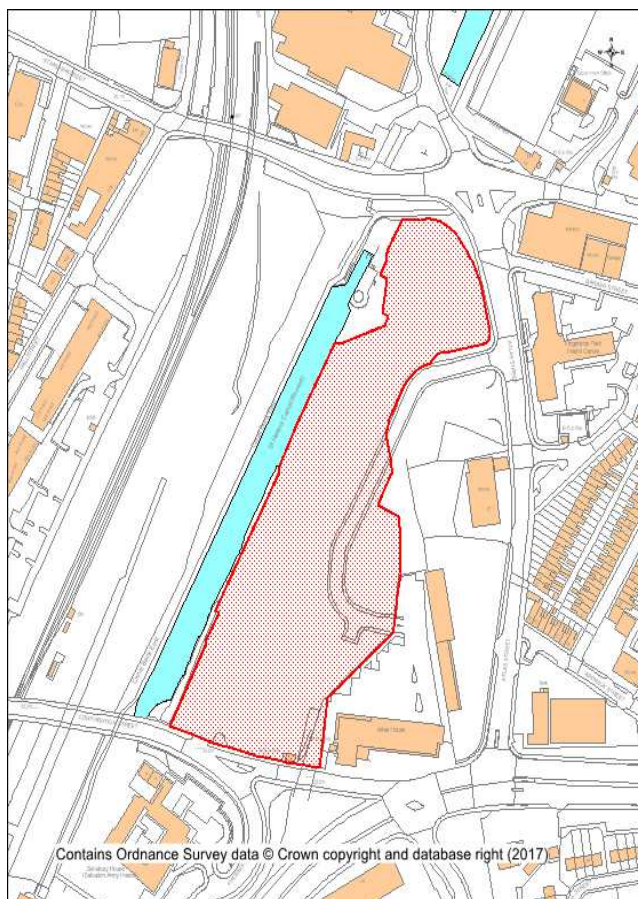
Site Name	Christ Church Parish Hall, Chapel Lane
Post code	WA10 5DA
Ward	Eccleston
Land type	Brownfield
Size	0.36 hectares
Potential Yield	10
Development trajectory	11-15 years
Description	Eccleston Medical Centre and Parish Hall



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. The site is adjacent to Greenway and has some protected trees along the western boundary, the site is currently in use as a medical centre, there are no policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 11-15 years.
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>The current site is in active (temporary) use which will need to be relocated prior to development.</p>	
Achievability	The site is likely to be achievable
<p>There has previously been developed interest in this scheme; although the closest typology of modelled scheme indicates strong viability, this may be affected by conversion or demolition costs.</p>	
Comments	The site is Developable
<p>This site is in active use as a medical centre in portacabins within the grounds of the disused parish buildings, cessation of existing use required prior to potential redevelopment for housing.</p>	

Site ref: 78

Site Name	Former St.Helens Glass, Corporation Street
Post code	WA10 1GF
Ward	Town Centre
Land type	Brownfield
Size	2.37 hectares
Potential Yield	149
Development trajectory	6-10 years
Description	Cleared former industrial land



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available.
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
If higher density housing is provided then it is considered that development could be financially viable. Whilst development is considered viable developers may choose to develop easier and preferable sites within the Borough before looking at more difficult and higher risk sites such as this, but this does not necessarily mean that development is not currently viable in this particular location.	
Comments	The site is Developable
Cleared former industrial land within a central, urban location. A planning application is currently being prepared for an extra care facility for 130 units on the northern part of the site. Site would be suitable for high density development.	

Site ref: 82

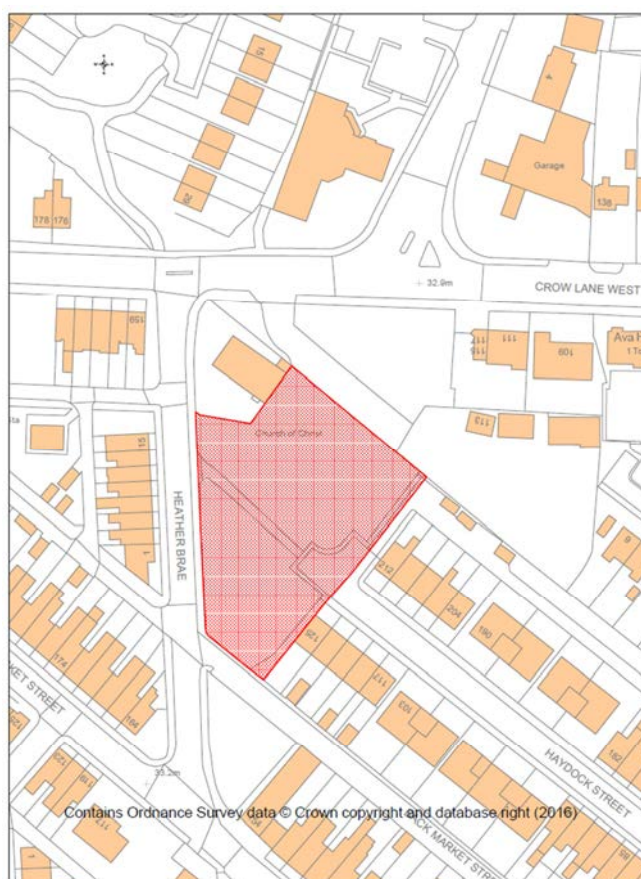
Site Name	Land adjacent Laffak Road and Carr Mill Road
Post code	WA11 9LG
Ward	Moss Bank
Land type	Brownfield
Size	3.31 hectares
Potential Yield	99
Development trajectory	6-10 years
Description	
Mixed use of motor auctions, agricultural holding and former pub/cafe	



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 been the subject of a development brief which includes the provision of a new rail station; a pylon crosses the site and the land may need decontaminating prior to use, 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 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 likely to be achievable
There has previously been developed interest in this scheme; although the closest typology of modelled scheme indicates strong viability, this may be affected by land assembly and decontamination costs.	
Comments	The site is Developable
This site has some active uses on site, but is subject to a Development Brief to redevelop the site.	

Site ref: 84

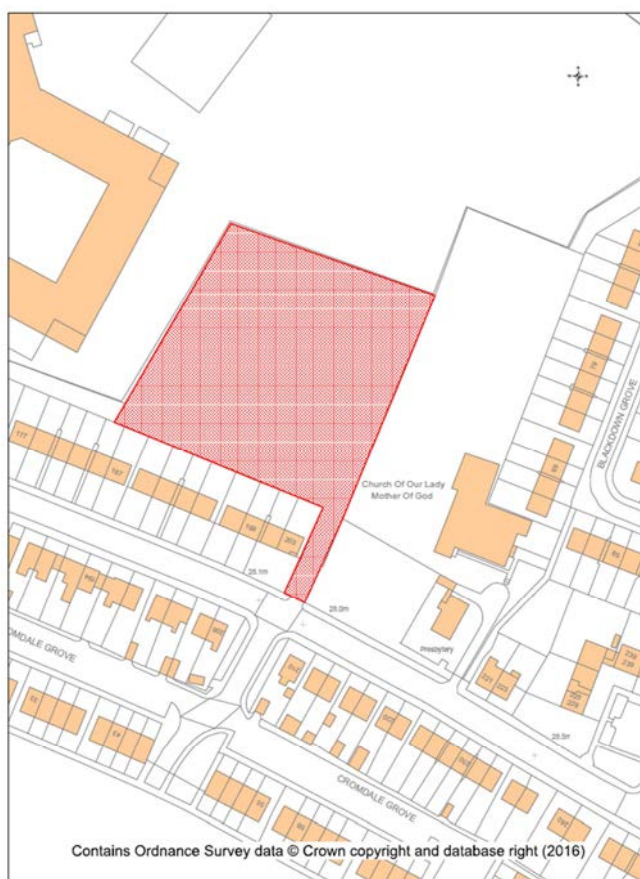
Site Name	Land adjacent Church of Christ, Heather Brae
Post code	WA12 9DH
Ward	Earlestown
Land type	Greenfield
Size	0.30 hectares
Potential Yield	9
Development trajectory	6-10 years
Description	
	Informal Open Space



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 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 achievable
No known constraints to achievability.	
Comments	The site is Developable
This site is used as informal open space. See also the adjacent site of 74 which is in active use as a builders' merchants.	

Site ref: 85

Site Name	Site of former Our Lady's Primary School, Fleet Lane
Post code	WA9 2RL
Ward	Parr
Land type	Brownfield
Size	0.61 hectares
Potential Yield	21
Development trajectory	6-10 years
Description	
	Cleared former School



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site was identified in the UDP as "Education Recreation Field" but the adjacent school has since been redeveloped and this parcel is no longer needed, there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
No known constraints to achievability.	
Comments	The site is Developable
Part of cleared former school which has been redeveloped on adjacent parcel, now vacant site.	

Site ref: 87

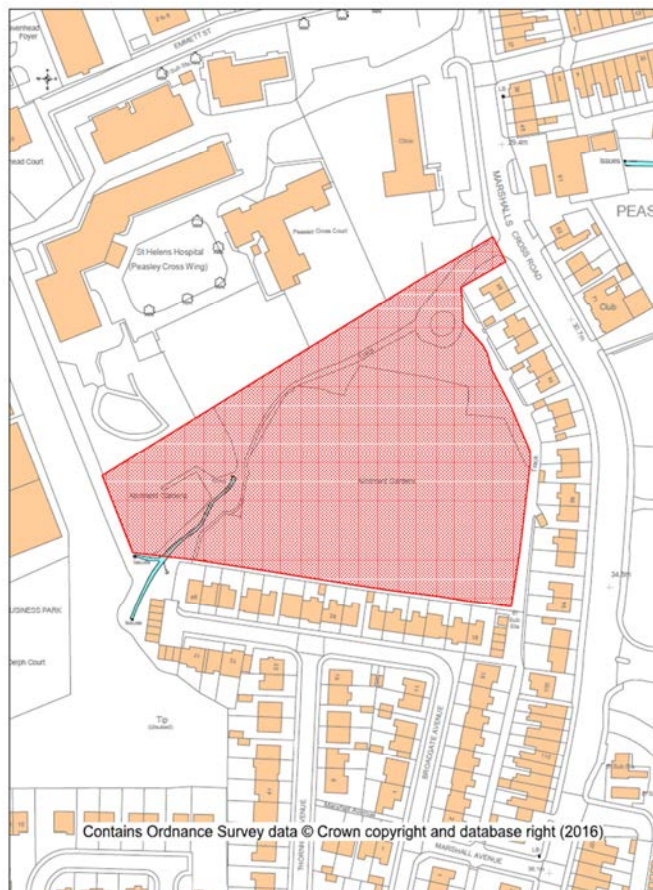
Site Name	Land west of Vista Road
Post code	WA11 0RW
Ward	Haydock
Land type	Greenfield
Size	1.24 hectares
Potential Yield	33
Development trajectory	11-15 years
Description	
	Agricultural holding



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site is located within 250m of a large landfill site, there is a pipeline running along one boundary and a scrap yard as a neighbouring use, there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available.
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable
<p>There has previously been developer interest in this scheme; although the closest typology of modelled scheme indicates strong viability, this may be affected by adjacent land uses.</p>	
Comments	The site is Developable
<p>This site is an agricultural holding is currently used for grazing; it is adjacent to a scrap yard and there is a cement works and landfill site near by which may reduce the prospect of development in the near future.</p>	

Site ref: 89

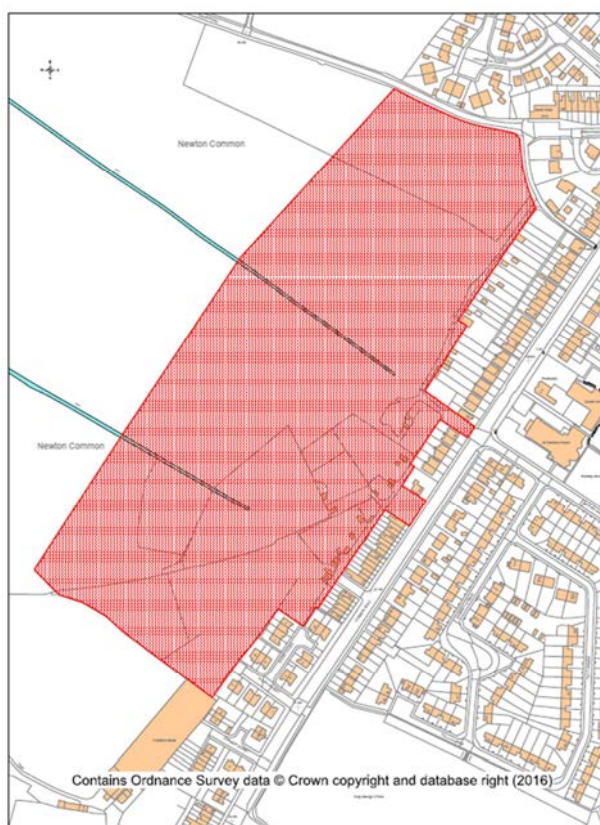
Site Name	Land rear of 64-94 Marshalls Cross Road
Post code	WA9 5AJ
Ward	Town Centre
Land type	Greenfield
Size	0.96 hectares
Potential Yield	12
Development trajectory	6-10 years
Description	Overgrown former allotments.



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site is covered is unprotected mature trees and a flood risk assessment would be required as half of this site is in flood zone 3, to establish whether the site can be developed for housing. There are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable
<p>There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.</p>	
Comments	The site is Developable
<p>This former allotments site is now overgrown with mature trees, half of the site is considered to be in flood zone 3, so the potential capacity has been reduced to reflect this constraint. Site has been subject to recent pre-application discussions but required flood risk mitigation could impact on viability.</p>	

Site ref: 90

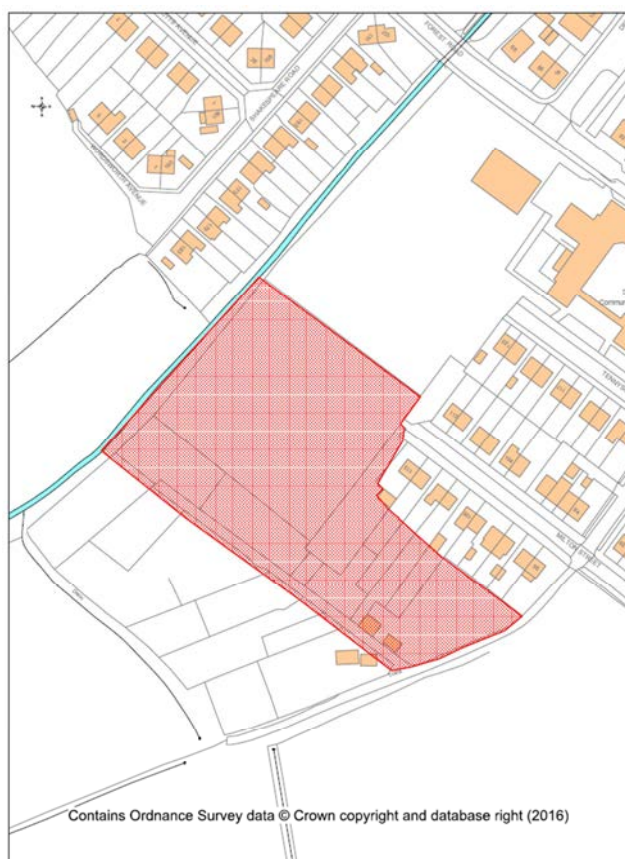
Site Name	Land to the West of Common Road
Post code	WA12 9JA
Ward	Earlestown
Land type	Greenfield
Size	5.44 hectares
Potential Yield	142
Development trajectory	0-5 years
Description	
	Agricultural/grazing land



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. Some of the site is located in the Green Belt, a pipeline runs along the western edge of the site, the site is within 250m of a landfill site; there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
<p>There has previously been developer interest in this site and it is likely to be financially viable to develop.</p>	
Comments	The site is Deliverable
<p>There is active developer interest in this site, the area located outside of the Green Belt was allocated for housing within the 1998 UDP. Site subject to a full planning application for 142 units (P/2016/0742/FUL).</p>	

Site ref: 91

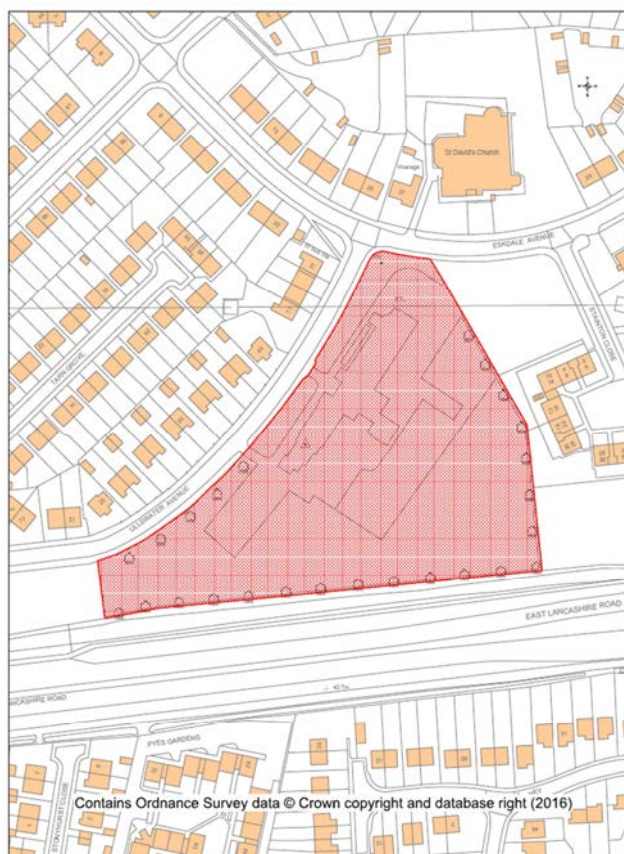
Site Name	Milton Street
Post code	WA9 4BQ
Ward	Bold
Land type	Greenfield
Size	1.27 hectares
Potential Yield	25
Development trajectory	6-10 years
Description	
Allotments, former school playing field	



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. A flood risk assessment would be required as a quarter of this site is in flood zone 3, to establish whether the site can be developed for housing. There are allotments on the site which should be protected; there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 6-10 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>The site is thought to be in mixed ownership which will need to be resolved prior to development.</p>	
Achievability	The site is likely to be achievable
<p>Although the closest typology of EVA modelled schemes indicates strong viability, this site might have uncertain viability due to access issues and the potential need for flood mitigation measures.</p>	
Comments	The site is Developable
<p>This site comprises allotments and former school playing field, with some of the site located within Flood Zone 3. The estimated yield has been reduced to reflect these factor and to protect the allotments.</p>	

Site ref: 95

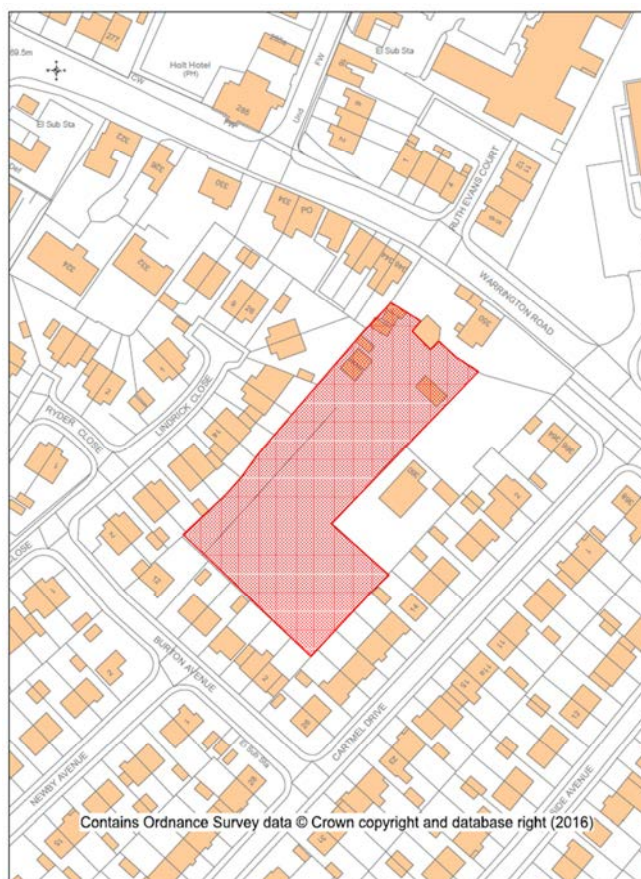
Site Name	Site of former Carr Mill Infants School, Ullswater Ave
Post code	WA11 7PT
Ward	Moss Bank
Land type	PDL/GF
Size	1.49 hectares
Potential Yield	53
Development trajectory	6-10 years
Description	
	Cleared former school site.



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 site is identified in the UDP as "Education Recreation Field" but is 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 achievable
There has previously been developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is Developable
This is a cleared former school site.	

Site ref: 96

Site Name	Land rear of 350 Warrington Road
Post code	L35 9JL
Ward	Rainhill
Land type	Greenfield
Size	0.39 hectares
Potential Yield	11
Development trajectory	11-15 years
Description	Grazing/ private residential gardens



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. 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 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: 102

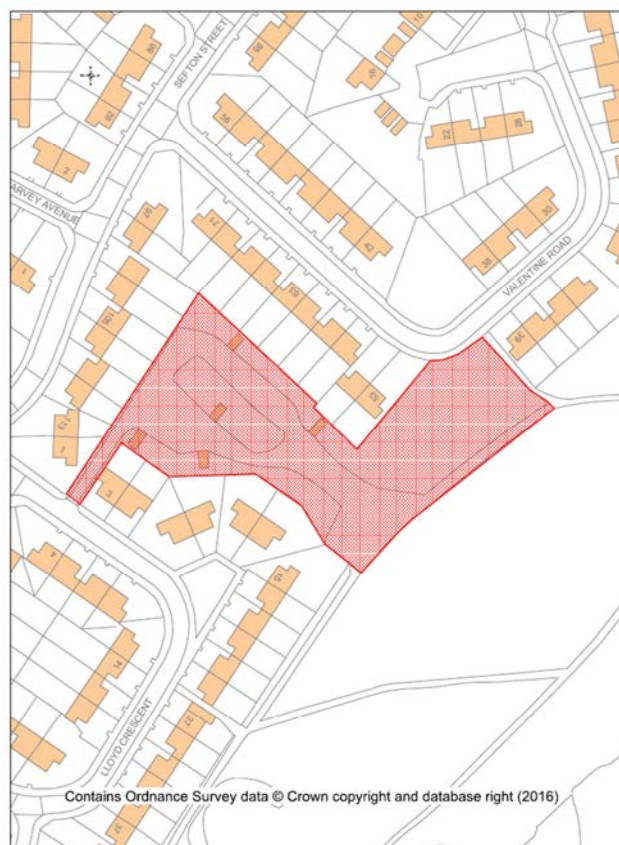
Site Name	Auto Safety Centre, Vicarage Road
Post code	WA11 0UJ
Ward	Blackbrook
Land type	Brownfield
Size	0.31 hectares
Potential Yield	9
Development trajectory	6-10 years
Description	
	Car repairs garage



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There is a building that is in active use and this would need to cease prior to redevelopment, 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, the existing building will need to be demolished prior to the site being redeveloped 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 Developable
This site is in active use as a car repair garage, cessation of existing use required prior to potential redevelopment for housing.	

Site ref: 103

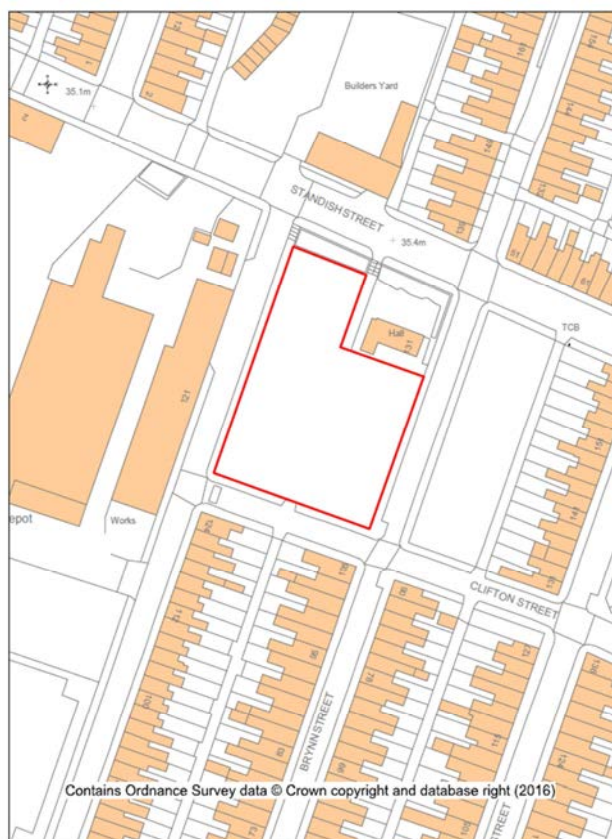
Site Name	Land rear of 39-67 Valentine Road
Post code	WA12 9LF
Ward	Earlestown
Land type	PDL/GF
Size	0.46 hectares
Potential Yield	10
Development trajectory	6-10 years
Description	
	Open Space/ former garage site



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 known physical constraints that would make the site unsuitable for housing, part of the site is Greenway and identified in the UDP as "Publically Available Open Space".	
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 likely to be achievable
The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.	
Comments	The site is Developable
This site comprises of cleared former garages and some open space, it has a slightly awkward shape which may reduce the number of dwellings that can be accommodated on the site.	

Site ref: 106

Site Name	Site of former 126-154 Birchley Street and 107-125 Brynn Street
Post code	WA10 1HZ
Ward	Town Centre
Land type	Brownfield
Size	0.25 hectares
Potential Yield	10
Development trajectory	6-10 years
Description	
	Car Park



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There are no known physical or policy constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 6-10 years
Site is currently used as a car park but the provision of town centre parking is currently under review and there is potential that the site could be released for development as part of the One Public Estate Programme.	
Achievability	The site is achievable
The site is likely to be financially viable to develop.	
Comments	The site is Developable
This is a cleared former housing site that is in active use as a car park, it is close to the town centre and surrounded by terraced housing. The provision of town centre parking is currently under review and there is potential that the site could be released for development as part of the One Public Estate Programme.	

Site ref: 109

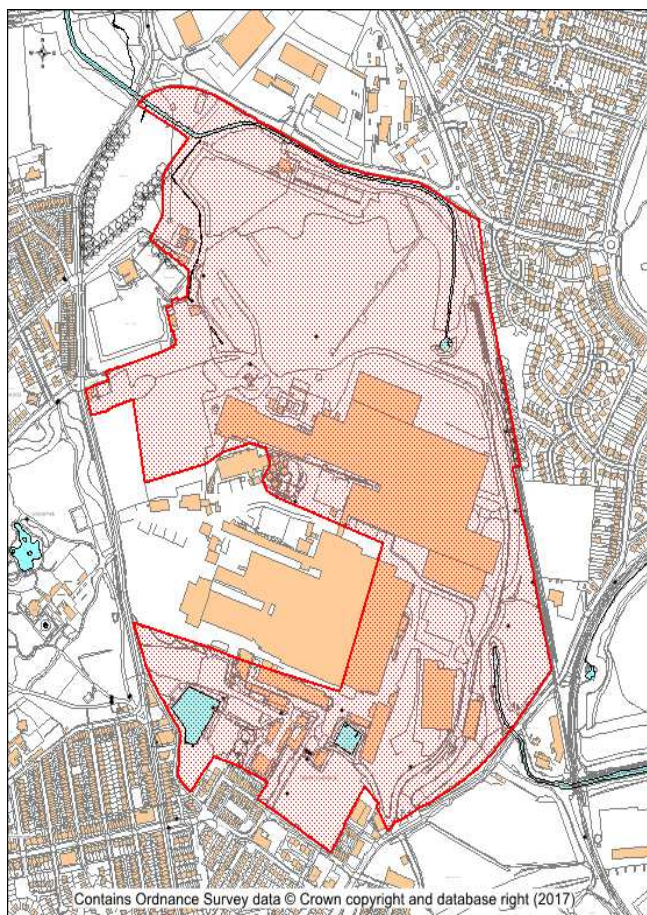
Site Name	Land adjacent Piele Road
Post code	WA11 0PE
Ward	Haydock
Land type	PDL/GF
Size	0.61 hectares
Potential Yield	13
Development trajectory	6-10 years
Description	Open Space/ former railway



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not well served by public transport but is otherwise accessible and located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing, some land remediation may be required due the former use as a railway line, there are no other known physical constraints.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
The site is likely to be financially viable to develop.	
Comments	The site is Developable
This site is part greenfield, part former railway line, currently used as informal open space. The residential capacity has been reduced due to proximity to roundabout.	

Site ref: 111

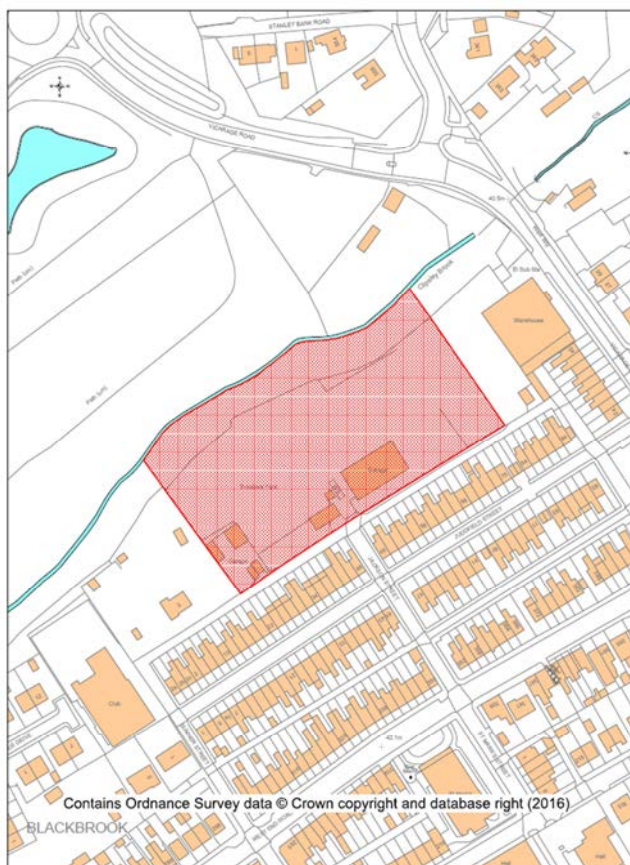
Site Name	Land east of City Road, Cowley Hill
Post code	WA10 1TY
Ward	Moss Bank
Land type	PDL/GF
Size	47.90 hectares
Potential Yield	813
Development trajectory	Custom
Description	Partly vacant employment site



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. Partly vacant employment site with a masterplan for a mix of housing and employment uses being prepared. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
There is active developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is Developable
Partly vacant employment site with a masterplan for a mix of housing and employment uses being prepared. There are no policy or known physical constraints that would make the site unsuitable for housing. 7 year lead in time to allow for significant site preparation works, planning permission and demolition. 405 units estimated to be delivered in years 7-15 and 408 units estimated to be delivered beyond the 15 year SHLAA period.	

Site ref: 112

Site Name	Land to the rear of Juddfield Street
Post code	WA11 0AZ
Ward	Blackbrook
Land type	Brownfield
Size	1.14 hectares
Potential Yield	41
Development trajectory	11-15 years
Description	
	Scrapyard



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, and it is likely that the land will need decontaminating prior to development.	
Achievability	The site is likely to be achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.	
Comments	The site is Developable
This is currently a scrap yard and garage, cessation and relocation of current use required prior to the site being developed for residential purposes.	

Site ref: 113

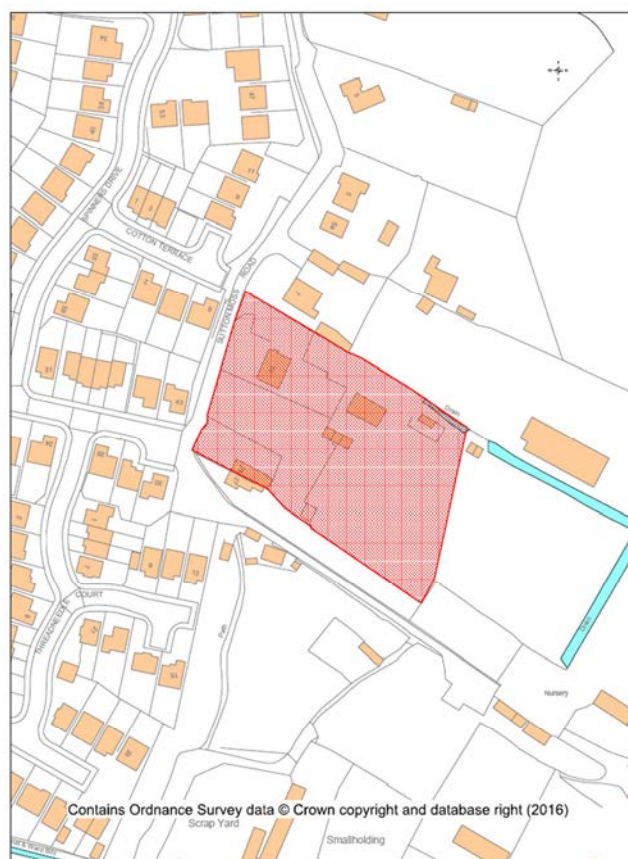
Site Name	Land at Willow Tree Avenue
Post code	WA9 4NU
Ward	Sutton
Land type	Greenfield
Size	3.50 hectares
Potential Yield	50
Development trajectory	11-15 years
Description	
	Open Space



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are two pylons running across the site which will reduce the developable area, but there are no policy or other known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 6-10 years.
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>The site is thought to be in mixed ownership which will need to be resolved prior to development.</p>	
Achievability	The site is likely to be achievable
<p>Electricity Pylons pass immediately over the site, a Green Corridor could be provided at 20m either side of the pylons, but values will be adversely impacted by the presence of the power cables. Assuming an urban mix, a development of 50 dwellings provides a surplus, so it is considered that the development of the site is viable. Given the availability of sites in the Borough developers may choose to develop higher value and lower risk sites before moving forward with more difficult sites in the future.</p>	
Comments	The site is Developable
<p>There are two pylons running across this site which will reduce the number of units that can be accommodated on site, this has been reflected in the capacity figures.</p>	

Site ref: 114

Site Name	Land at 19 and 25 Sutton Moss Road
Post code	WA9 3HJ
Ward	Parr
Land type	PDL/GF
Size	0.54 hectares
Potential Yield	14
Development trajectory	11-15 years
Description	
	Residential/ agricultural small-holding



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

Site ref: 126

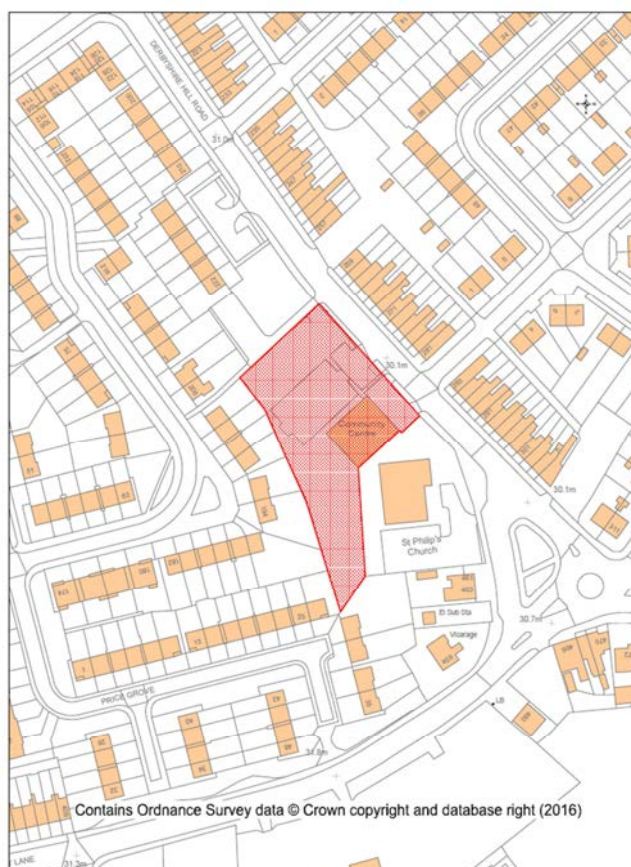
Site Name	Former Halton and St. Helens PCT HQ, Cowley Hill
Post code	WA10 2UE
Ward	Windle
Land type	Brownfield
Size	1.17 hectares
Potential Yield	32
Development trajectory	0-5 years
Description	Former PCT Headquarters



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is 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 buildings on the site would need to be cleared prior to development taking place, or potentially converted.	
Achievability	The site is likely to be achievable
There has previously been developer interest in this site; although the closest typology of EVA modelled schemes indicates strong viability, this site might have uncertain viability due to the potential need for demolition of the existing building.	
Comments	The site is Deliverable
Former PCT Headquarters no longer in use, would probably require demolition prior to being redeveloped for residential purposes. Pre-application discussions are ongoing.	

Site ref: 129

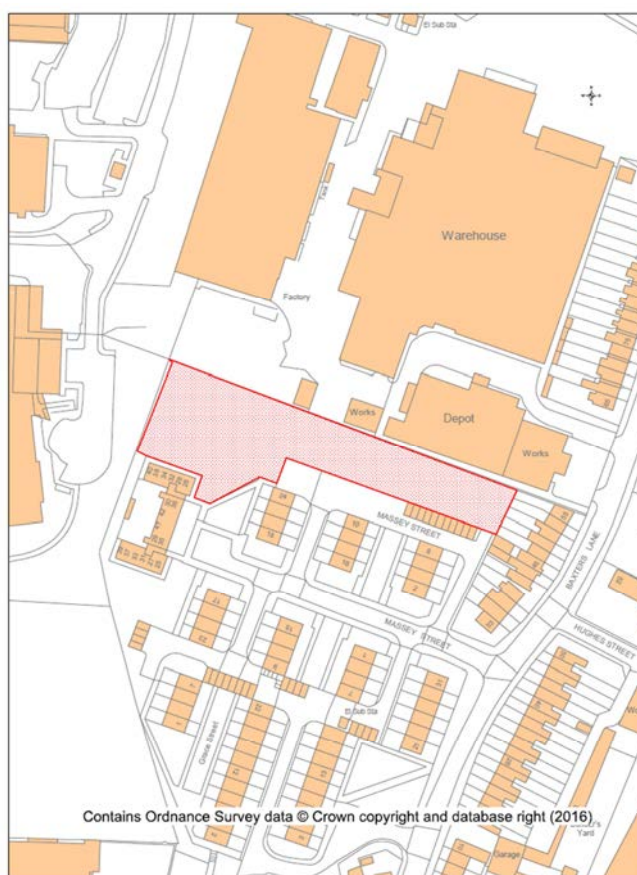
Site Name	Derbyshire Hill Family Centre, Derbyshire Hill Road
Post code	WA9 2LN
Ward	Parr
Land type	PDL/GF
Size	0.32 hectares
Potential Yield	12
Development trajectory	11-15 years
Description	
	Community Centre



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 in use as a community centre, this would need to cease and the site cleared prior to development taking place.	
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.	
Comments	The site is Developable
If this community centre becomes surplus to requirements, it could potentially provide dwellings over the longer term.	

Site ref: 133

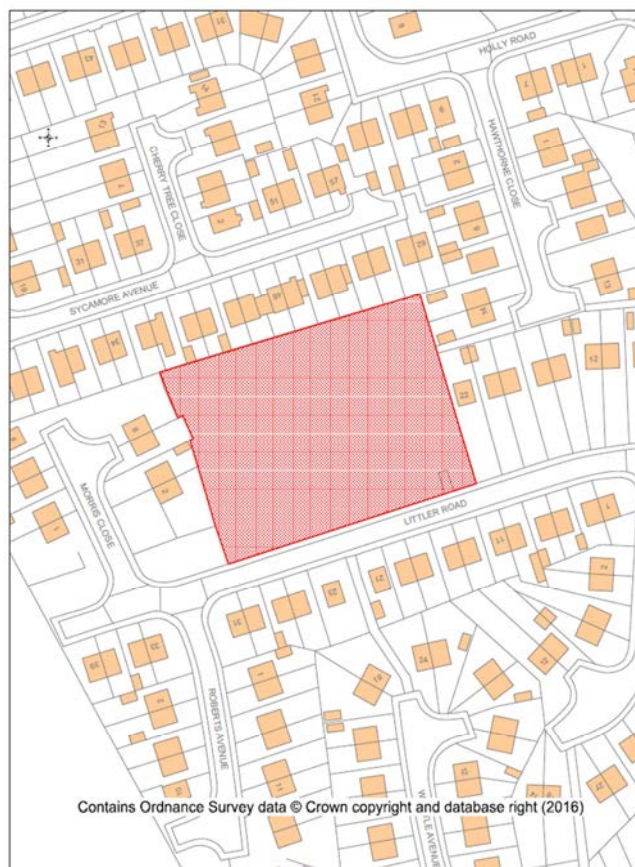
Site Name	Land rear of 2-24 Massey Street
Post code	WA9 3NL
Ward	Town Centre
Land type	Greenfield
Size	0.35 hectares
Potential Yield	14
Development trajectory	11-15 years
Description	Cleared garages/former allotments



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	Not currently 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 Developable
The site is considered suitable for housing but is thought to have issues with viability.	

Site ref: 134

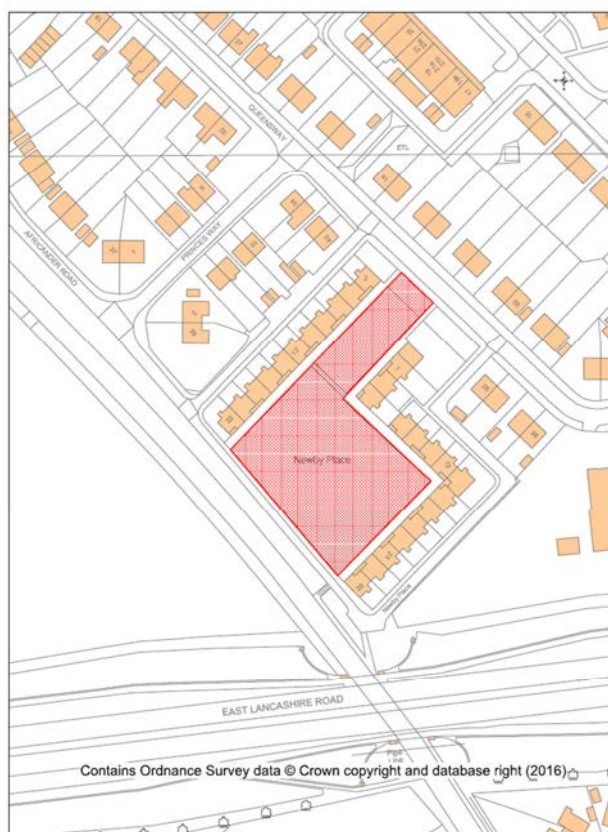
Site Name	Land at Littler Road
Post code	WA11 0JP
Ward	Blackbrook
Land type	Greenfield
Size	0.52 hectares
Potential Yield	11
Development trajectory	6-10 years
Description	
	Informal open space



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. 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.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
No known constraints to achievability.	
Comments	The site is Developable
<p>Informal open space site pipelines running along the southern boundary, the estimated yield has been reduced to reflect this.</p>	

Site ref: 135

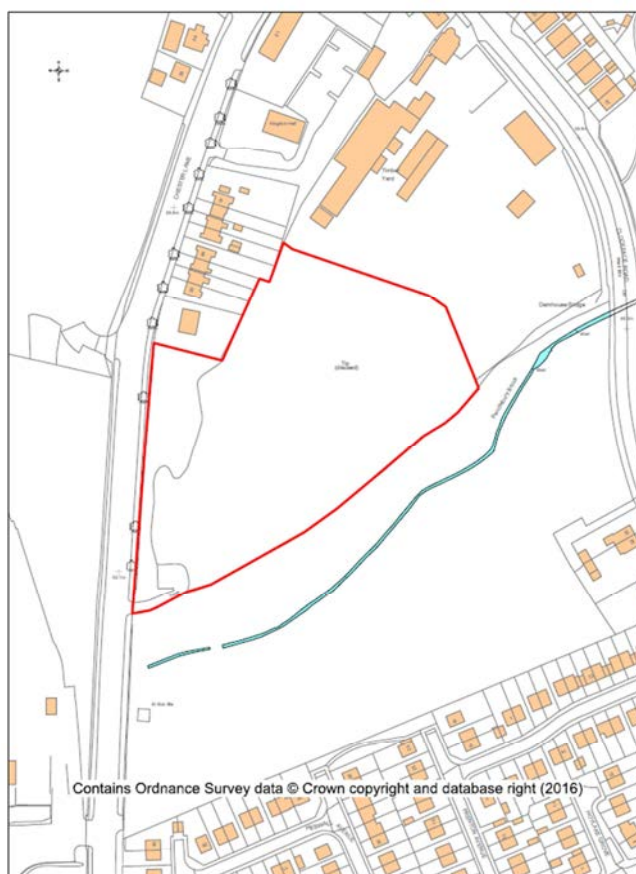
Site Name	Land at Newby Place
Post code	WA11 7BZ
Ward	Moss Bank
Land type	Greenfield
Size	0.34 hectares
Potential Yield	13
Development trajectory	6-10 years
Description	
	Informal open space



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 no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
No known constraints to achievability.	
Comments	The site is Developable
Used as informal open space.	

Site ref: 150

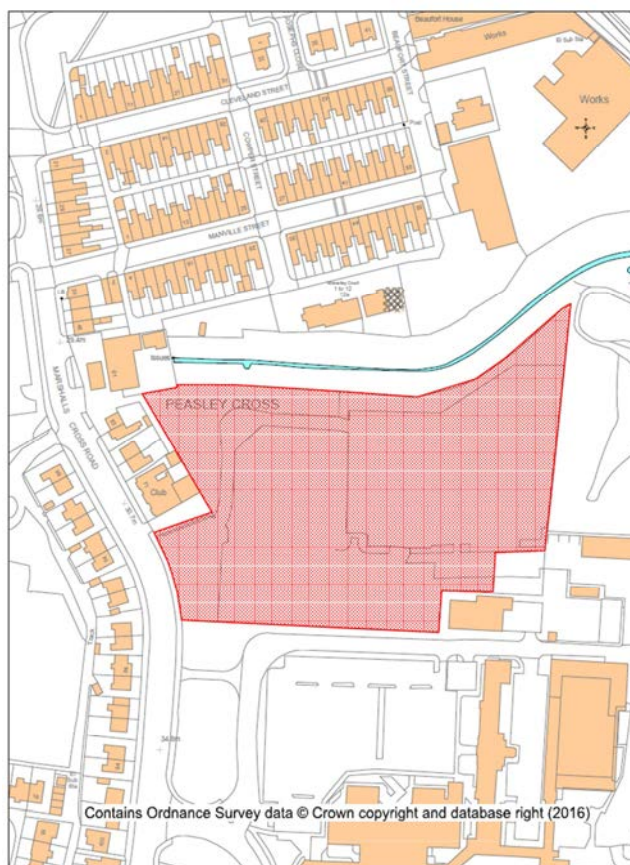
Site Name	Former Red Quarry, Chester Lane
Post code	WA9 4DA
Ward	Bold
Land type	Brownfield
Size	1.93 hectares
Potential Yield	57
Development trajectory	6 – 10 Years
Description	
	Former landfill site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing.
<p>The site is a former refuse tip. Recent ground investigation work indicates that the site is developable. The site is located in a sustainable location close to a train station and high frequency bus service. There are no policy or known physical constraints that would make the site unsuitable for housing. Site is heavily wooded and Pendlebury Brook runs to the south of the site, so appropriate ecological mitigation and easement from brook would be required.</p>	
Availability	The site is available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable.
<p>The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forward for development. However the viability of potential ground contamination remediation measures could impact on overall site deliverability.</p>	
Comments	The site is Developable
Former landfill site suitable for housing.	

Site ref: 151

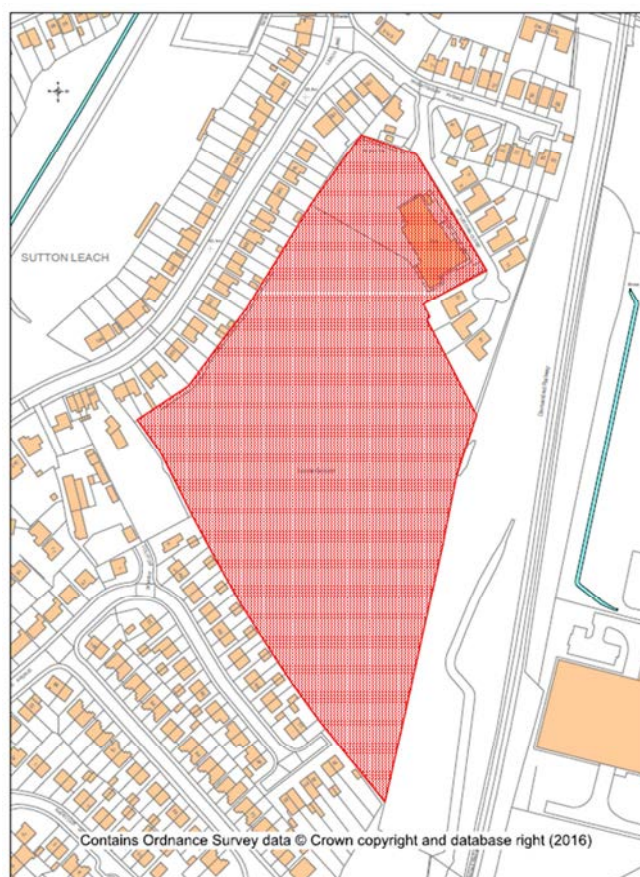
Site Name	Land adjacent St.Helens Hospital, Marshall's Cross Road
Post code	WA9 3BY
Ward	Town Centre
Land type	Brownfield
Size	1.65 hectares
Potential Yield	59
Development trajectory	11-15 years
Description	Cleared former hospital site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. The northern boundary of the site abuts an area of Flood Zone 2 so a flood risk assessment may be needed to establish whether the site is suitable for residential development, and the eastern edge of the site may be a historic landfill area so additional ground investigations may be required to check the extent of land that is suitable for development.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable
<p>There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.</p>	
Comments	The site is Developable
<p>This cleared former hospital site was of interest to an affordable housing developer 4 years ago but there has been no meaningful progress on bringing the site forwards.</p>	

Site ref: 152

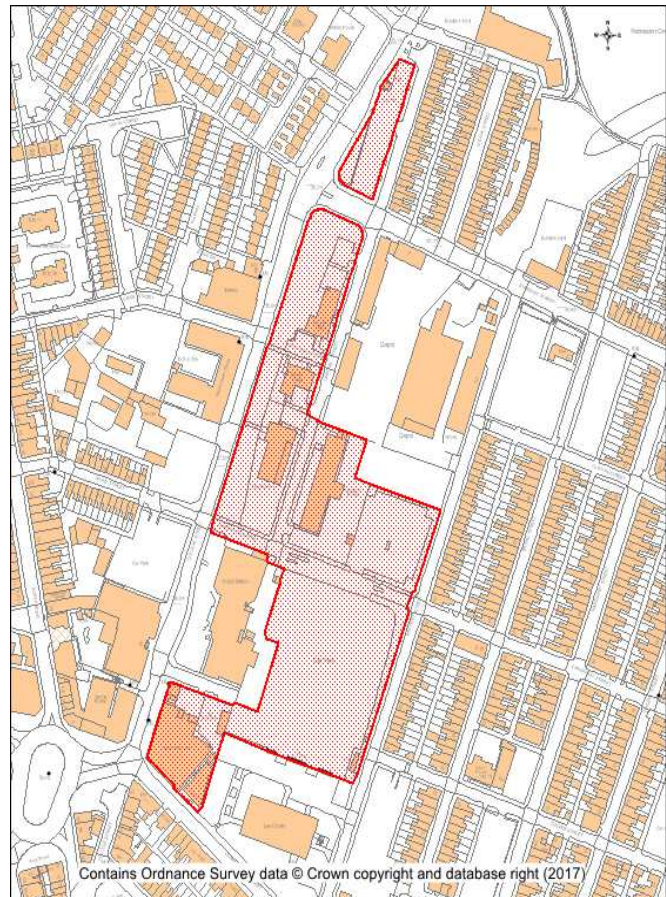
Site Name	Sidac Sports & Social Club, Applecorn Close
Post code	WA9 4NT
Ward	Sutton
Land type	PDL/GF
Size	3.65 hectares
Potential Yield	137
Development trajectory	0-5 years
Description	
	Sports Club; Playing Fields



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. This site is recognised as a private recreational facility for sports, the loss of which would have to be compensated for to enable it to be suitable for residential development, 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 achievable
There is current developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is Deliverable
This sports club and playing fields site is subject to a live planning application for residential development together with an application for compensatory provision elsewhere.	

Site ref: 154

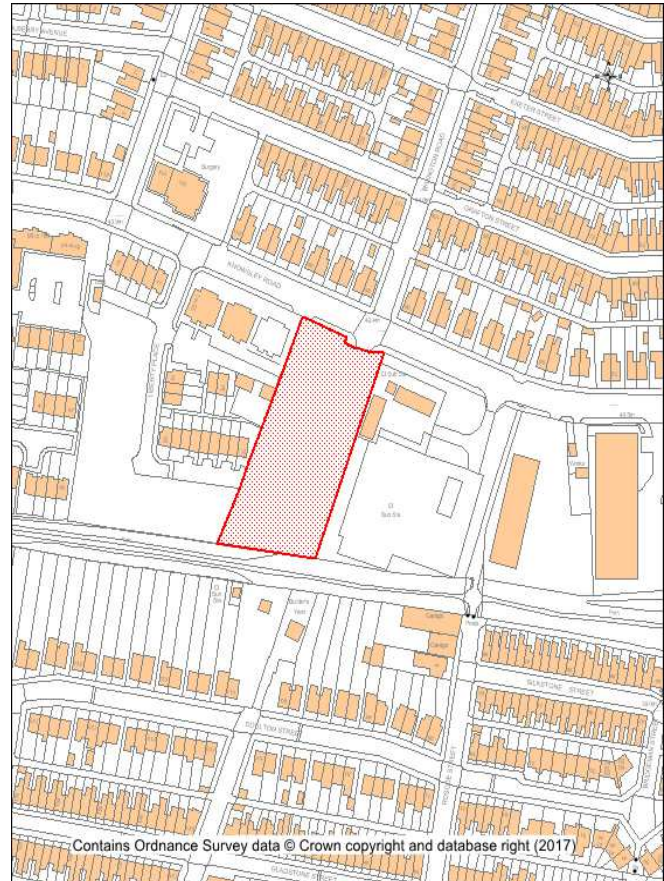
Site Name	College Street Northern Gateway
Post code	WA10 1HT
Ward	Town Centre
Land type	Brownfield
Size	2.88 hectares
Potential Yield	103
Development trajectory	6-10 years
Description	
Town centre publically owned land including car park, job centre and register office.	



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There are no known physical or policy constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 6-10 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, some of the current uses will need to be relocated and buildings will need to be demolished and the site will need to be cleared prior to redevelopment for residential units.</p>	
Achievability	The site is achievable
The site is likely to be financially viable to develop.	
Comments	The site is Developable
Town centre publically owned land including car park, job centre and register office that is likely to come forward for residential development through the One Public Estate Government Programme.	

Site ref: 155

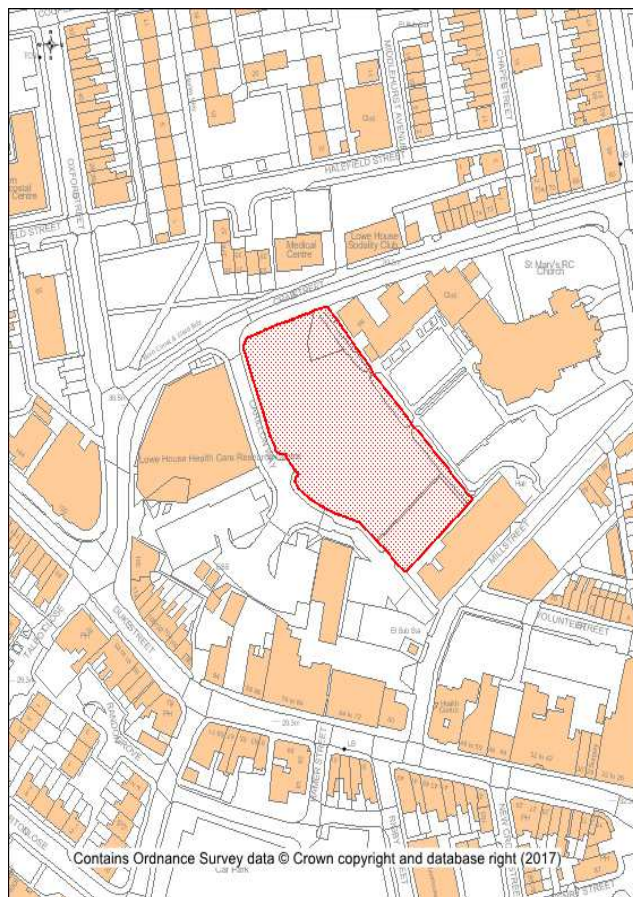
Site Name	Land south of Knowsley Road
Post code	WA10 4PL
Ward	West Park
Land type	Brownfield
Size	0.42 hectares
Potential Yield	18
Development trajectory	6-10 years
Description	Part of the wider former Peugeot site and this particular part of the site had planning permission for a nursing home.



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. Part of the wider former Peugeot site and this particular part of the site had planning permission for a nursing home.	
Availability	The site is 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 likely to be achievable
If higher density housing is provided then it is considered that development could be financially viable.	
Comments	The site is Developable
Part of the wider former Peugeot site. Site is suitable for high density housing.	

Site ref: 156

Site Name	Land south of Crab Street
Post code	WA9 3BY
Ward	Town Centre
Land type	Brownfield
Size	0.48 hectares
Potential Yield	21
Development trajectory	11-15 years
Description	
	Cleared former school site

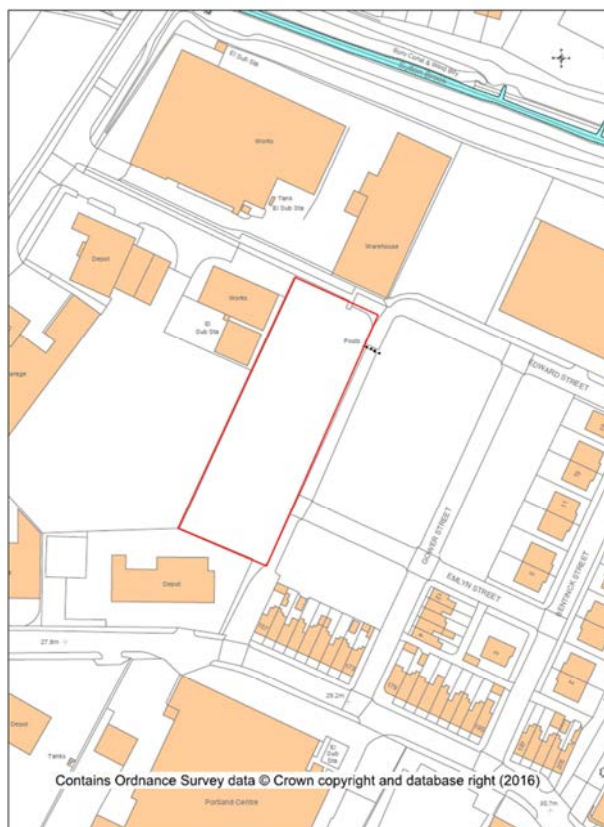


ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site is suitable for housing.	
Availability	The site is available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable
<p>This site gained planning permission in 2008 as part of a wider mixed use scheme, the medical centre has been completed for some years but no progress has been made on implementing the residential aspect of the development (54 apartments), this is likely due to S106 and viability issues for the apartments. Site boundary has been revised and a lower density applied.</p>	
Comments	The site is Developable
Sustainable site suitable for housing. Lower density scheme rather than the permitted apartments scheme is likely to be viable.	

Appendix 2: Site Assessments – ‘Not Developable’

Site ref: 16

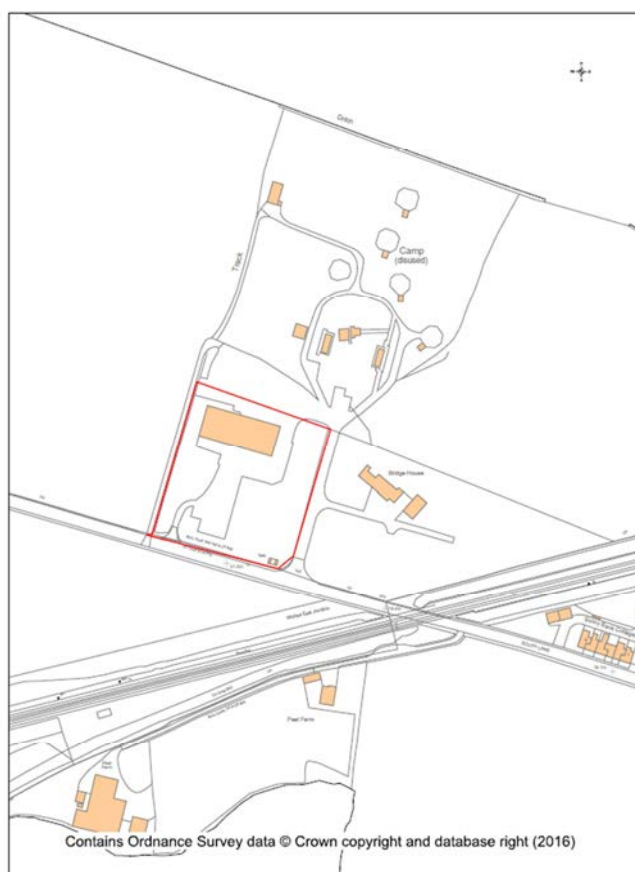
Site Name	Land opposite 2 to 28 Egerton Street
Post code	WA9 3DJ
Ward	Town Centre
Land type	Brownfield
Size	0.38 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Cleared former housing site



ASSESSMENT	SUMMARY
Suitability	Not 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 constraints that would make the site unsuitable for housing, however the adjacent land is in industrial use with a very noisy occupier.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This cleared housing site is in the ownership of Helena Homes and is identified as a subsequent phase of the now almost built-out adjacent Gower Street development. Although Helena Homes have indicated it will come forward, there are unresolved issues regarding the use and noise from the neighbouring parcel of land which is in industrial use.	

Site ref: 57

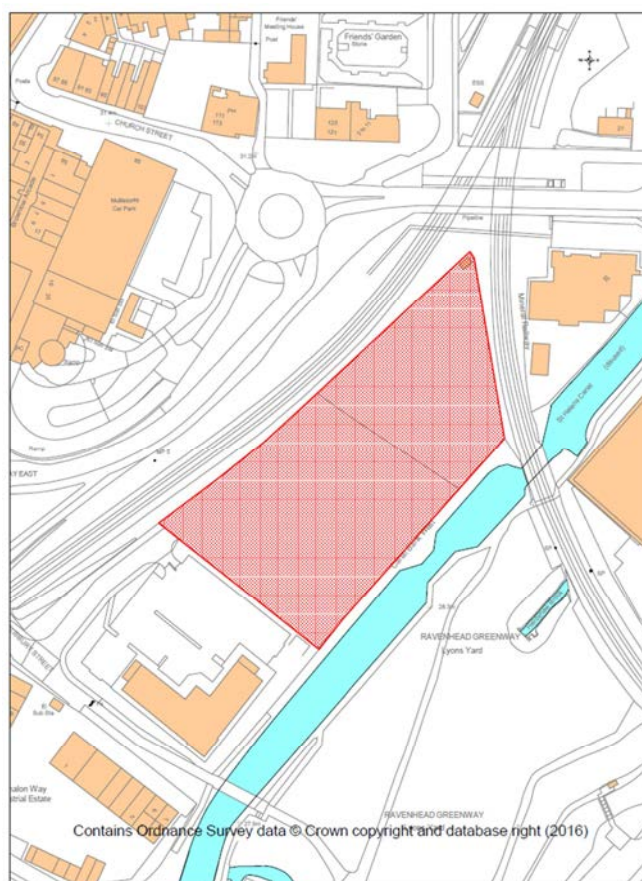
Site Name	Former Poultry Farm, South Lane
Post code	WA8 3TY
Ward	Bold
Land type	Brownfield
Size	0.79 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Former Poultry Farm



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
The site is in a semi-rural location and is not well served by public transport. The site is considered to be previously developed land in the Green Belt, the site should be treated as constrained due to the restricted development potential. There are the remains of a World War II anti-aircraft battery and prisoner of war camp within the site (Ref. SAM 33855).	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This is a previously developed site in the Green Belt; this national policy designation presents limitations on the scale of development that can be accommodated, but does not preclude redevelopment for residential use. Planning permission P/2007/0765 for one unit (obtained on appeal) has expired.	

Site ref: 62

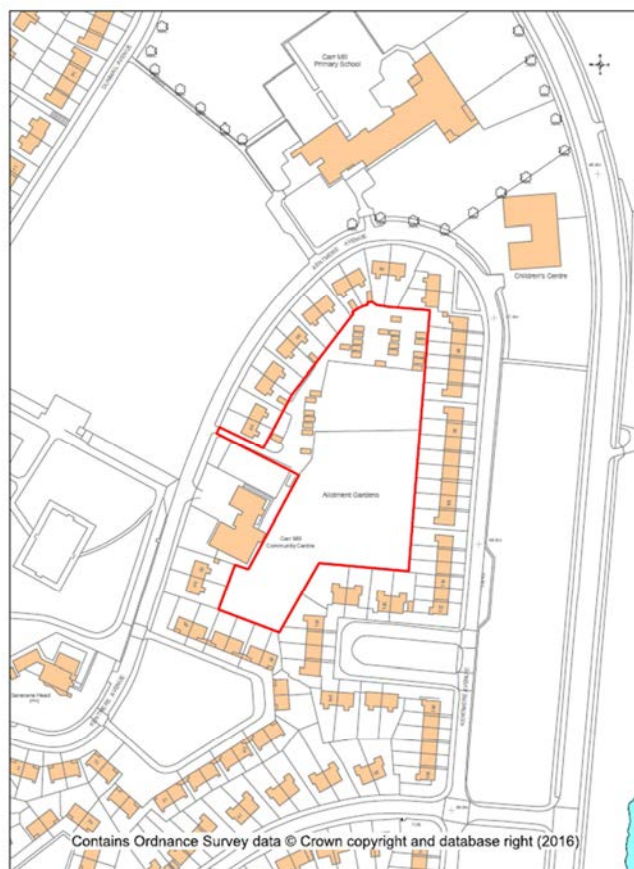
Site Name	Former British Lead Mill Works, Salisbury Street
Post code	WA9 1JB
Ward	Town Centre
Land type	Brownfield
Size	0.63 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Vacant industrial use



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
<p>This site is located in a sustainable location but suitable access cannot be made for residential use. There are some protected trees along the northern boundary of the site and part of the site is identified as Greenway, but there are no other policy constraints that would make the site unsuitable for housing; however the site is adjacent to a landfill site, may contain disused mine shafts, and has known contamination which has been partially remediated. The site has restricted access via a low bridge which means that suitable access for residential purposes cannot be made.</p>	
Availability	N/A
Not applicable as site is not suitable for housing	
Achievability	N/A
Not applicable as site is not suitable for housing	
Comments	Not developable.
<p>This vacant industrial site has restricted access via a low bridge which means that suitable access for residential purposes cannot be made; the ground conditions are subject to contamination which has been partially remediated.</p>	

Site ref: 67

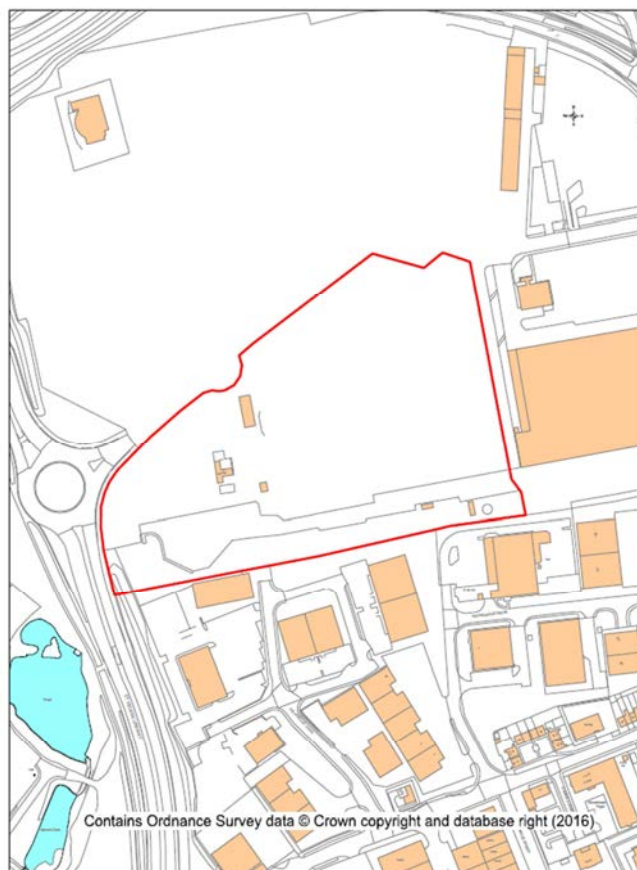
Site Name	Land to the rear of Carr Mill Community Centre, Kentmere Avenue
Post code	WA11 7PQ
Ward	Moss Bank
Land type	PDL/GF
Size	0.84 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
Allotments and disused garages	



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This site is being used as a community farm and allotments and is identified as "Other Open Space" in the UDP; this land use will constrain the development of residential dwellings.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This site is being used as a community farm and allotments and is identified as "Other Open Space" in the UDP; this land use will constrain the development of residential dwellings.	

Site ref: 79

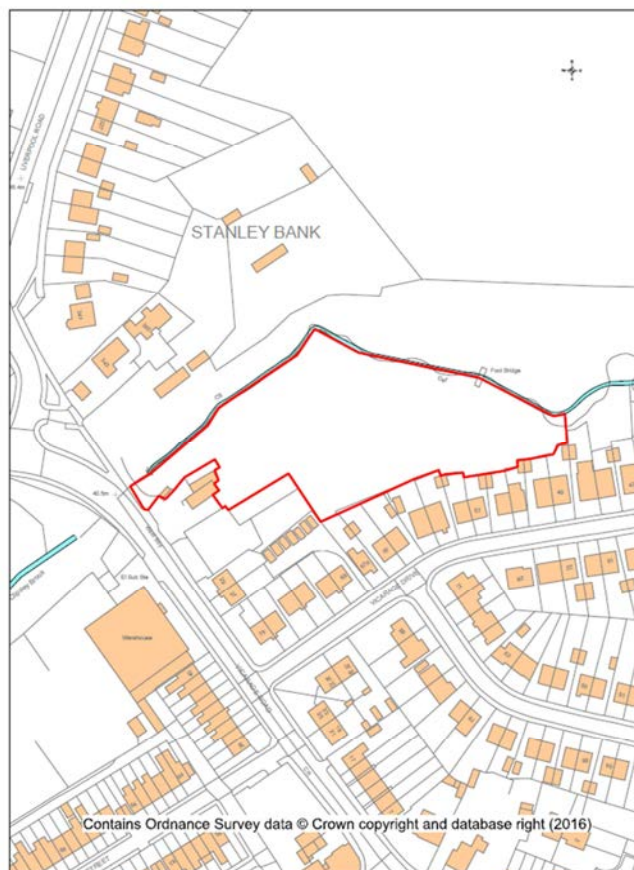
Site Name	Former United Glass (Phase 2), Peasley Cross Lane
Post code	WA9 5JE
Ward	Town Centre
Land type	Brownfield
Size	5.59 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Cleared former industrial use



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
Although potentially suitable for residential development, this site is being actively promoted for retail and leisure use and a planning application is expected soon. If approved, this new land use will constrain the development of residential dwellings.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
Although previously identified as suitable for residential development, this has never come forward and is now being actively promoted for retail and leisure use, a planning application for this is expected soon. If approved, this new land use will constrain the development of residential dwellings.	

Site ref: 86

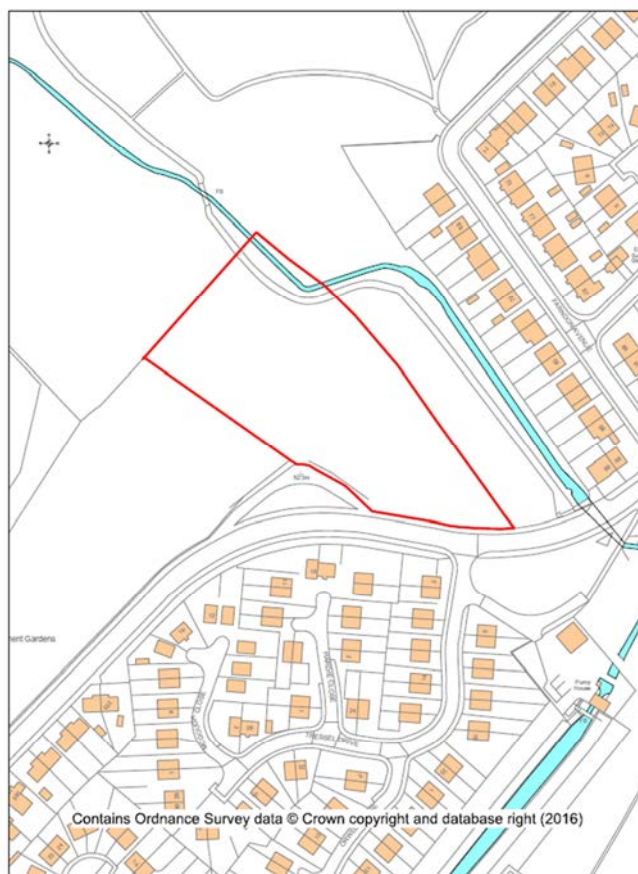
Site Name	Land north of Vicarage Road
Post code	WA11 0UG
Ward	Haydock
Land type	Greenfield
Size	0.64 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Informal Green Space



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
Steep topography, covered in semi mature trees, next to brook, adjacent to Green Belt, not suitable for residential development.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This site has steep topography, is covered in semi mature trees, next to a brook, adjacent to Green Belt; taken in combination these issues provide a constraint to development resulting in a site that is not suitable for residential development. Proposed site access for Local Plan Preferred Option site HA3 runs through this site.	

Site ref: 92

Site Name	Land adjacent to Allotments, Walkers Lane
Post code	WA9 4DN
Ward	Bold
Land type	Brownfield
Size	0.86 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	Community Woodland



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This site is covered in trees, and is sandwiched between allotments and a community woodland, which is identified in the OSSRA as "semi natural greenspace".	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This is a community woodland, part of which is identified in the OSSRA and should be protected.	

Site ref: 98

Site Name	Industrial Estate, Station Road and Peckers Hill Road
Post code	WA9 3JG
Ward	Sutton
Land type	Brownfield
Size	0.51 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
Industrial Estate	



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This site in active industrial use; this land use will constrain the development of residential dwellings.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This site in active industrial use; this land use will constrain the development of residential dwellings.	

Site ref: 99

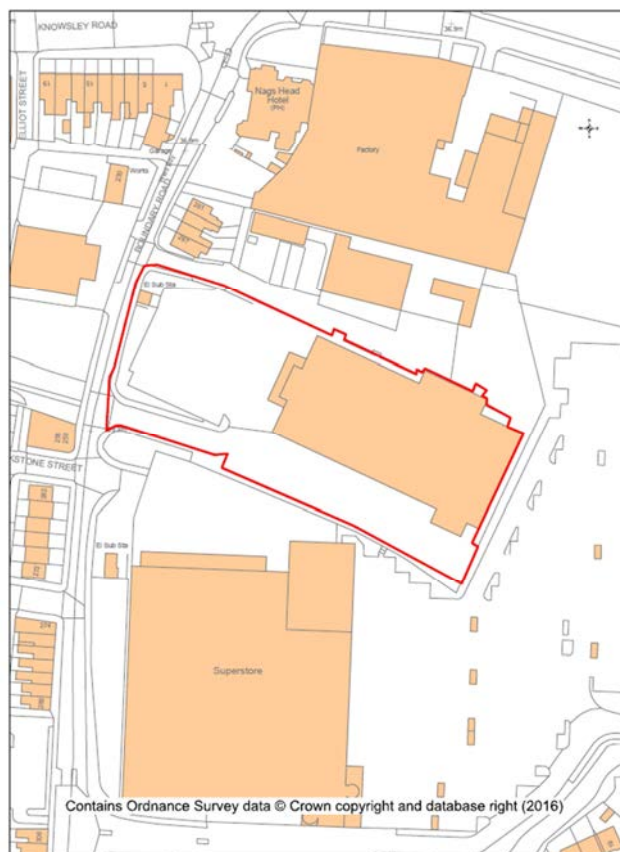
Site Name	18 Rainford Road
Post code	WA10 6JN
Ward	Windle
Land type	PDL/GF
Size	0.26 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Dwelling and private residential garden



ASSESSMENT	SUMMARY
Suitability	Not 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, there are some protected trees located around the periphery of the site, however it is unlikely that the redevelopment of this site would be approved due to the impact on local character.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
The site is an existing dwelling and substantial private residential garden, which is not considered to be developable on policy terms due to the impact on local character.	

Site ref: 100

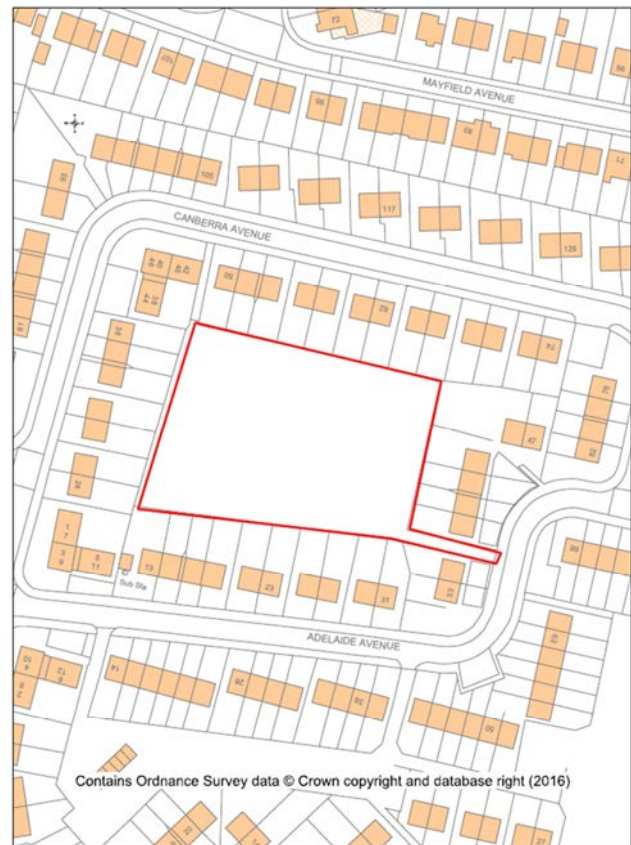
Site Name	Farmfoods, Boundary Road
Post code	WA10 2PX
Ward	Town Centre
Land type	Brownfield
Size	0.76 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Farmfoods Supermarket



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
Supermarket in active use; this land use will constrain the development of residential dwellings.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
Supermarket in active use; this land use will constrain the development of residential dwellings.	

Site ref: 101

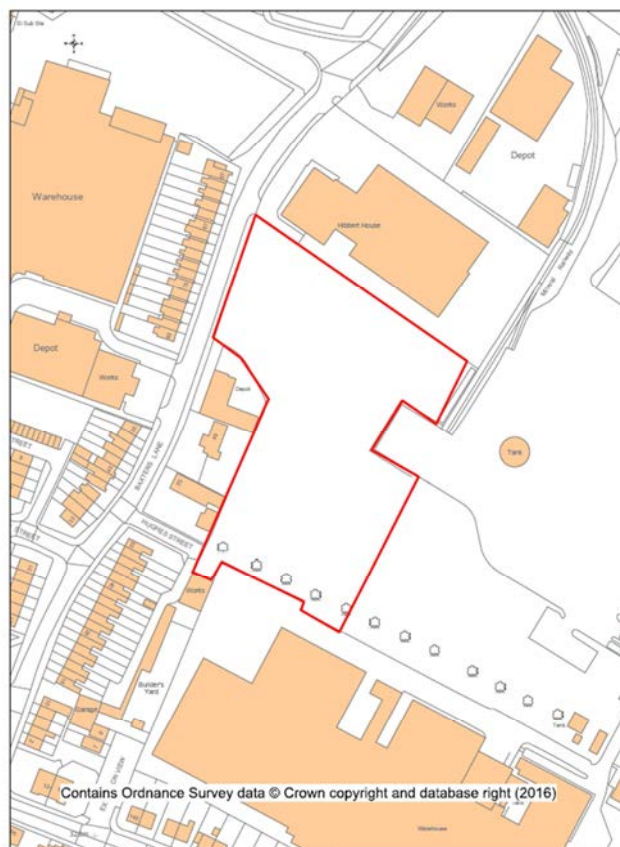
Site Name	Land rear of 13-33 Adelaide Avenue
Post code	WA9 5RT
Ward	Thatto Heath
Land type	Greenfield
Size	0.43 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Informal open space



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
A suitable highways access is not possible for this site.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
A suitable highways access is not possible for this site.	

Site ref: 115

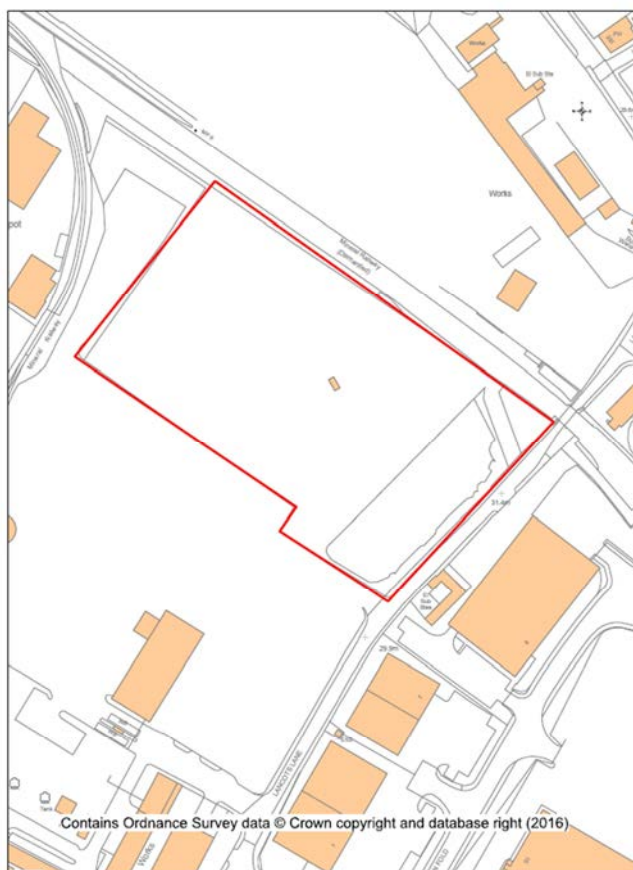
Site Name	Land at Former Hay's Chemicals, Baxters Lane
Post code	WA9 3NP
Ward	Town Centre
Land type	Brownfield
Size	1.19 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Former Chemical Distribution plant



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This site is within the economic land supply; this land use will constrain the development of residential dwellings.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This site is within the economic land supply; this land use will constrain the development of residential dwellings.	

Site ref: 116

Site Name	Land at Former Hay's Chemicals, Lancots Lane
Post code	WA9 3EX
Ward	Town Centre
Land type	Brownfield
Size	1.80 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Former Chemical Distribution plant



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This site is within the economic land supply; this land use will constrain the development of residential dwellings.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This site is within the economic land supply; this land use will constrain the development of residential dwellings.	

Site ref: 122

Site Name	Land at Ravenhead Retail Park, Burtonhead Road
Post code	WA9 1JF
Ward	Town Centre
Land type	Brownfield
Size	2.52 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Retail Park



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This site is needed for an extension to the existing retail park; this land use will constrain the development of residential dwellings.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This site is needed for an extension to the existing retail park; this land use will constrain the development of residential dwellings.	

Site ref: 123

Site Name	Land at 235-237 Leach Lane
Post code	WA9 4NS
Ward	Sutton
Land type	PDL/GF
Size	0.45 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Part farm, part cleared housing



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing, however levels and land stability are unresolved issues for this site.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This site is not currently developable due issues with the land levels and land instability.	

Site ref: 125

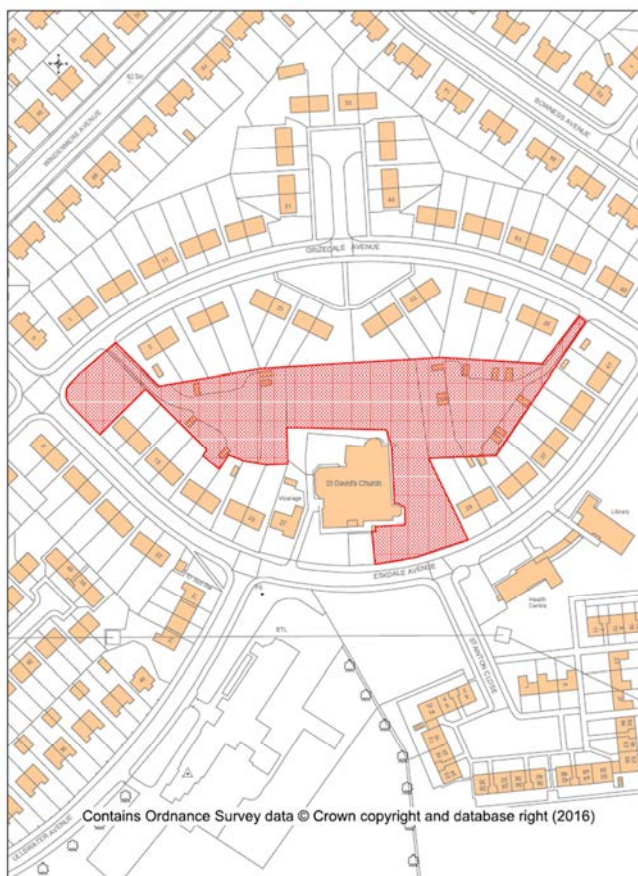
Site Name	Newton Clinic, Crow Lane East
Post code	WA12 9TX
Ward	Earlestown
Land type	Brownfield
Size	0.37 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Health Centre



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This site is being converted to a children's nursery; this land use will constrain the development of residential dwellings.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This site is being converted to a children's nursery; this land use will constrain the development of residential dwellings.	

Site ref: 128

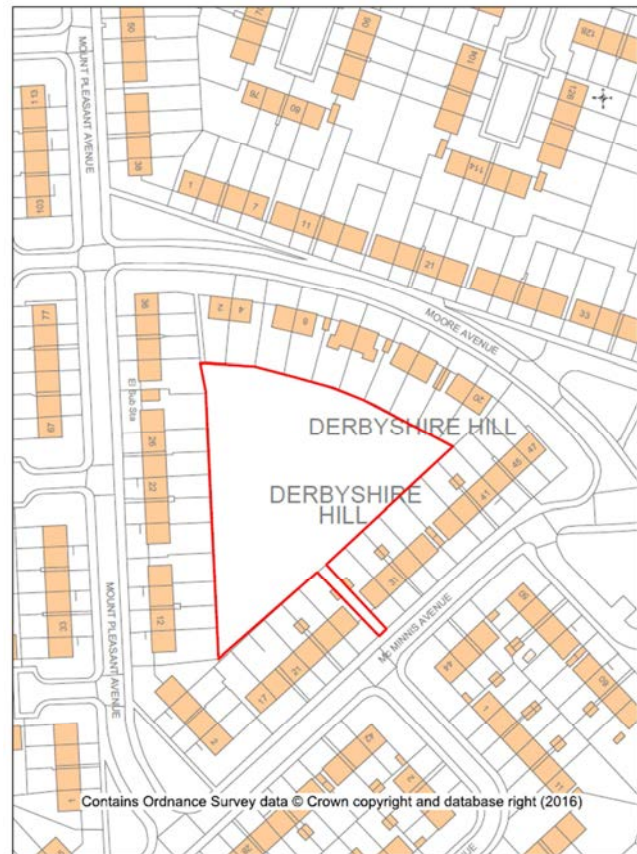
Site Name	Land adjacent St.David's Church, Eskdale Avenue
Post code	WA11 7ER
Ward	Moss Bank
Land type	Brownfield
Size	0.71 hectares
Potential Yield	Not applicable.
Development trajectory	Not applicable.
Description	Cleared former garages/housing adjacent to an active Church.



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, but the physical shape of the site may present a barrier to development.	
Availability	Not 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 thought to be in mixed ownership, with rights of access to the rear of adjacent dwellings. Given the awkward shape of this site, the ownership issues may not be resolvable to provide a suitable parcel of land for development..	
Achievability	Not applicable
Not applicable.	
Comments	Not Developable
This parcel of land is enclosed by other dwellings and a church. Taken in combination, the issues regarding the shape of the site and access issues to the rear of surrounding dwellings means that this site is unlikely to come forward for development, and is therefore thought to be undevelopable.	

Site ref: 130

Site Name	Land rear of 17-41 McMinnis Avenue
Post code	WA9 2PP
Ward	Parr
Land type	Greenfield
Size	0.34 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Informal open space



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This is a landlocked site, would involve the demolition of property to enable development.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This is a landlocked site, would involve the demolition of property to enable development.	

Site ref: 132

Site Name	Land at Kingsway
Post code	WA11 7AB
Ward	Moss Bank
Land type	Greenfield
Size	0.54 hectares
Potential Yield	Not applicable.
Development trajectory	Not applicable.
Description	
Allocated as "Other Open Space" in the UDP	



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no known physical constraints that would make the site unsuitable for housing; the site is identified in the UDP as "Other Open Space", and identified as 'Kingsway Open Space' and classified as Amenity Greenspace (AGS) in an area of deficit in the emerging Open Space Study and should therefore be protected.</p>	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
<p>This green field site is currently identified as "other open space" in the UDP and is identified in the OSSRA as an area of Amenity Greenspace in an area of deficit, so should therefore be protected.</p>	

Site ref: 137

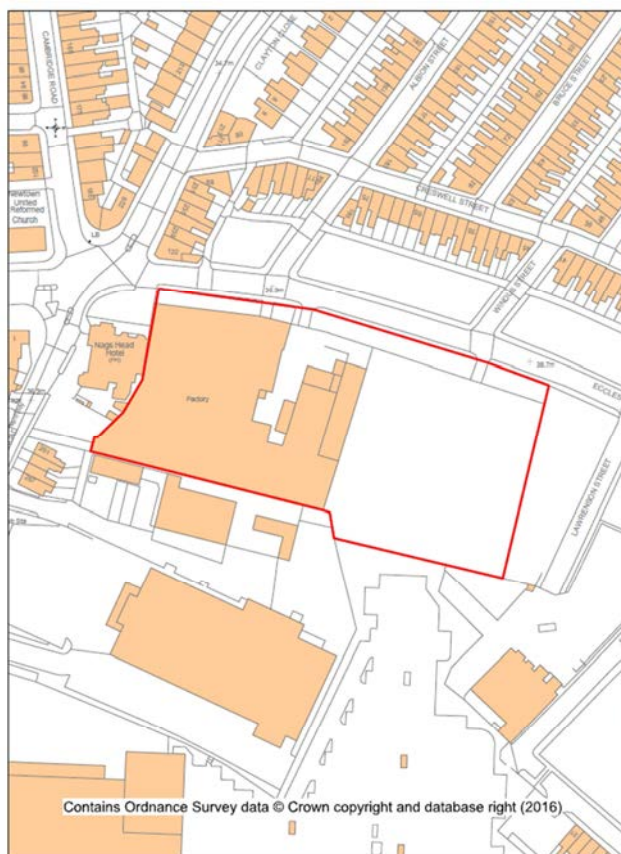
Site Name	Land rear of 62-78 Esthwaite Avenue
Post code	WA11 7HQ
Ward	Moss Bank
Land type	Brownfield
Size	0.25 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Informal Open Space



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
Suitable highways access is not possible for this site.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
Suitable highways access is not possible for this site.	

Site ref: 140

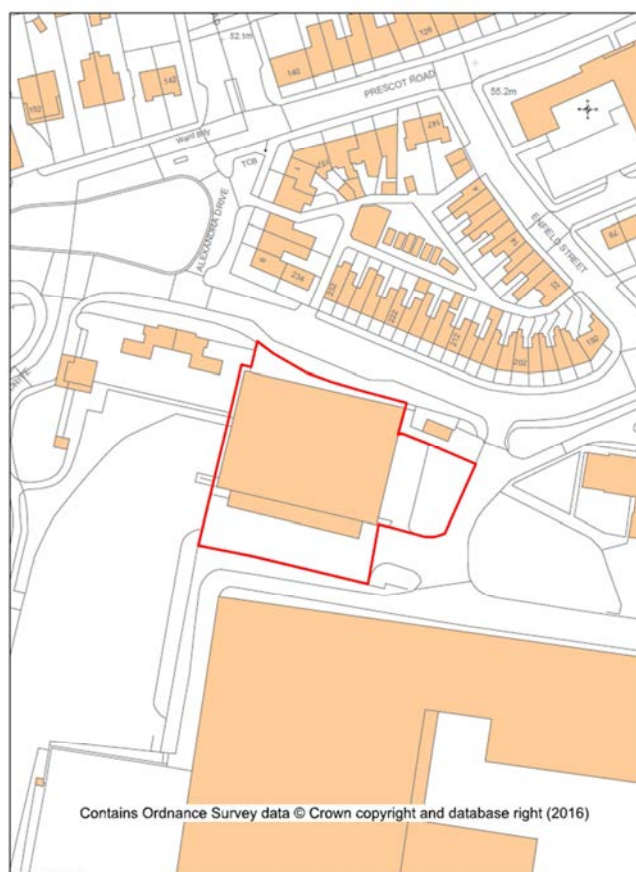
Site Name	Crown Works, Eccleston Street
Post code	WA10 2PJ
Ward	West Park
Land type	Brownfield
Size	1.10 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Carpet Factory



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This site in active use as a carpet factory; this land use will constrain the development of residential dwellings.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This site in active use as a carpet factory; this land use will constrain the development of residential dwellings.	

Site ref: 142

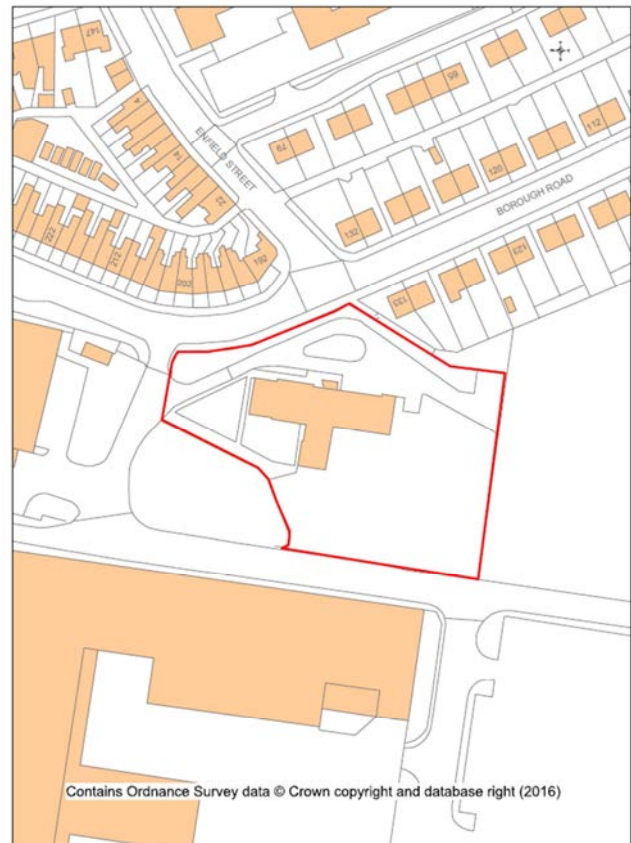
Site Name	Former Revere Graphics, Borough Road
Post code	WA10 3XL
Ward	Town Centre
Land type	Brownfield
Size	0.37 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Vacant Industrial unit



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This vacant industrial unit is in active use as paintball centre, noise from adjacent industrial uses has been used as a reason for refusal for residential development.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This vacant industrial unit is in active use as paintball centre, noise from adjacent industrial uses has been used as a reason for refusal for residential development.	

Site ref: 143

Site Name	Alexandra House, Borough Road
Post code	WA10 3RN
Ward	Town Centre
Land type	Brownfield
Size	0.52 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Vacant Office unit



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
Site is currently being developed for hospice / offices; these land uses will constrain the development of residential dwellings.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
Site is currently being developed for hospice / offices; these land uses will constrain the development of residential dwellings.	

Site ref: 147

Site Name	Abbey House Hostel, Abbey Road
Post code	WA10 6JU
Ward	Windle
Land type	Brownfield
Size	0.32 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Former Hostel building



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing
The building is in active use and this presents a constraint to development.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
Former hostel building has recently gone into a new active use.	

Site ref: 153

Site Name	FDL Packaging, Abbeyway South
Post code	WA11 0RW
Ward	Haydock
Land type	Brownfield
Size	1.80 hectares
Potential Yield	Not applicable
Development trajectory	Not applicable
Description	
	Manufacturing plant



ASSESSMENT	SUMMARY
Suitability	Not suitable for housing.
This manufacturing plant in active use; this use of the land is a constraint to residential development.	
Availability	N/A
Not applicable as site is not suitable for housing.	
Achievability	N/A
Not applicable as site is not suitable for housing.	
Comments	Not developable
This manufacturing plant in active use; this use of the land is a constraint to residential development.	

Appendix 3: List of Large Sites with Planning Permission

Ref	Site Name	Post Code	Ward	Land Type	Size	Site capacity	Units completed	Outstanding capacity	Not started / Under construction	Planning reference
NT06	Phase 4 Land Site Of Former Vulcan Works Wargrave Road	WA12 8RS	Newton	Brownfield	3.76 ha	134	0	134	NS	P/2016/0604
HL310	Phase 2b Land Site Of Former Vulcan Works Wargrave Road	WA12 8RN	Newton	PDL	2.54 ha	74	0	74	NS	P/2012/0371
WI01	Polar Ford, City Road	WA10 6NZ	Windle	PDL	2.75 ha	87	6	81	UC	P/2010/0276
HL343	The Black Horse, Moss Bank Road	WA11 7DF	Moss Bank	PDL/GF	0.42 ha	16	0	16	NS	P/2016/0651
HL443	Land Off Lowfield Lane	WA9 5BB	Thatto Heath	PDL/GF	3.60 ha	114	0	114	NS	P/2012/0405
WI14	Land Adjacent To Bleak Hill Farmhouse Bleak Hill Road Windle	WA10 6DP	Windle	GF	0.25 ha	7	0	7	NS	P/2015/0026
HL445	Rainford Ex Servicemens Club 36 Cross Pit Lane Rainford St Helens	WA11 8AJ	Rainford	PDL	0.46ha	10	6	4	UC	P/2015/0369
HL449	107 St Helens Road Eccleston Park	L34 6HP	Eccleston	PDL	0.77 ha	8	0	8	NS	P/2015/0517
HL456	Land At Sorrel Way Clock Face	WA9 4YN	Bold	PDL	0.36 ha	10	0	10	NS	P/2015/0484
HL471	Former Penlake Industrial Estate Land At Emr Recycling And Former British Rail Club	WA9 4JA	Bold	PDL	10.19 ha	358	0	358	NS	P/2015/0130

Ref	Site Name	Post Code	Ward	Land Type	Size	Site capacity	Units completed	Outstanding capacity	Not started / Under construction	Planning reference
HL417	Sherdley Remec Ltd Gorsey Lane Clock Face	WA9 4SE	Bold	PDL	0.93 ha	19	5	14	UC	P/2015/0582
HL430	Land At Delta Road St Helens	WA9 2EA	Parr	PDL/G	1.34 ha	52	14	38	UC	P/2014/0797
HL186	Former Pilkingtons Site, City Road	WA10 6PE	Moss Bank	PDL/GF	4.40 ha	153	143	10	UC	P/2013/0593
HL303	Phase 2a Land Site Of Former Vulcan Works Wargrave Road	WA12	Newton	PDL	5.20 ha	216	185	31	UC	P/2012/0290
TH02	Land At Lea Green Colliery And Lowfield Lane Industrial Estate		Thatto Heath	PDL	5.25 ha	152	49	103	UC	P/2014/0291
HL202	Former Deacon Trading Estate	WA12 9XD	Earlestown	PDL	9.07ha	324	59	265	UC	P/2009/1016
HL250	Pilkington (Eccleston Works), Millfields	WA10 5NR	Eccleston	PDL	9.50 ha	267	182	85	UC	P/2011/0694
HL076	Former Lea Green Colliery, Lowfield Lane Industrial Estate	WA9 5BB	Thatto Heath	PDL	10.77 ha	354	346	8	UC	P/2006/1407
HL555	Viridor Glass Recycling, Lancots Lane	WA9 3GL	Town Centre	PDL	1.76 ha	53	0	53	NS	P/2016/0210
NT03	Land to side and rear of 41-49 Old Wargrave Road	WA12 8NG	Newton	PDL	0.61 ha	60	0	60	NS	P/2016/0412
HL483	Former Ibstock Brickworks, Chester Lane	WA9 4EN	Bold	PDL	9 ha	260	0	260	NS	P/2015/0599
HL557	Land north of Edward Street	WA9 3DP	Town Centre	PDL	1.21 ha	52	0	52	NS	P/2017/0083

Ref	Site Name	Post Code	Ward	Land Type	Size	Site capacity	Units completed	Oustanding capacity	Not started / Under construction	Planning reference
HL526	Former Broad Oak Social Club and land rear of 1-21 Seath Avenue	WA9 1SH	Parr	PDL/GF	0.97 ha	21	0	21	NS	P/2016/0417
HL525	Fishwicks Industrial Estate, Baxters Lane	WA9 3NA	Town Centre	PDL	2.75 ha	93	0	93	NS	P/2016/0299
HL496	Land at Elton Head Road, Lea Green	WA9 5AU	Thatto Heath	Greenfield	6.2 ha	180	0	180	NS	P/2015/0309
HL531	Land At Mere Grange Lowfield Lane	WA9 5TA	Thatto Heath	Greenfield	3.6 ha	98	0	98	NS	P/2016/0567
HL532	Land At Rear Of 46 Windle Hall Drive	WA10 6QQ	Windle	Greenfield	0.43	9	0	9	UC	P/2016/0568
HL488	Saxon Court Keswick Road	WA10 2AT	Windle	PDL	0.42	6	0	6	UC	P/2016/0109
HL289	388 Clipsley Lane	WA11 0ST	Haydock	Greenfield	0.55	5	0	5	NS	P/2016/0335
HL524	Clough Mill Blundells Lane	L35 6ND	Rainhill	PDL	0.51	10	0	10	NS	P/2016/0193
HL527	Land At 305 Walkers Lane Sutton Manor	WA9 4AQ	Bold	PDL/GF	0.5	16	0	16	NS	P/2016/0422
HL537	Windlehurst Youth Centre Gamble Avenue	WA10 6LJ	Windle	PDL	0.47	12	0	12	NS	P/2016/0650

Appendix 4: List of Stalled Sites

Site name	Post Code	Ward	Land Type	Size	Outstanding capacity	Comments
Former Caledonia Peugeot Garage, Knowsley Road	WA10 4PL	West Park	Brownfield	0.46 ha	37	Stalled site, put into 11-15 year supply. Last completion was in 2009/2010, with apartments delivered but terraces not.
Land at Baxters Lane	WA9 3EE	Town Centre	Brownfield	1.97 ha	84	Stalled site, put into 11-15 year supply. Although there was construction activity on 8 units in 2014, the site has since stalled due to remediation issues with soft soils and having to back fill.
Land off Stonecross Drive	L35 0QQ	Rainhill	Brownfield	0.81 ha	7	Stalled site, put into 11-15 year supply. This site gained planning permission in 1998, and although 44 of the 51 units has been constructed, there has been no progress on implementing the remainder of the dwellings.
Haydock Cricket and Bowling Club, Ireland Road	WA11 0JH	Haydock	Brownfield	0.68 ha	17	Stalled site, put into 11-15 year supply. This site gained planning permission in 2009, although some demolition has taken place, thus technically implementing the planning permission, no progress has been made on delivering any residential units. Site clearance underway and a new boundary wall has been built as of 28/03/17.
Land off Monastery Lane	WA9 3SW	Sutton	Brownfield	2.82 ha	80	Stalled site, put into 11-15 year supply. Developer has indicated to Planning Officer that there are substantial unanticipated remediation costs, resulting in the development becoming unviable.

Site name	Post Code	Ward	Land Type	Size	Outstanding capacity	Comments
HQ Apartments (former AC Complex Site), Shaw Street	WA10 1GF	Town Centre	Brownfield	0.40 ha	64	Stalled site, put into 11-15 year supply. 3 blocks in total, 2 developed, final one has never come forwards due to viability, leaving 64 units outstanding, see planning reference P/2006/1076.

Appendix 5: Development Trajectory

Ref	Site Name	Post code	Ward	Land Type	Size	Site capacity	Units completed	Outstanding capacity	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2020 1/ 22	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
1	Land rear of 1-27 Station Road	WA11 0GU	Haydock	Greenfield	0.40 ha	12	0	12	0	0	10	2	0	12	0	0	SHLAA_2017
3	Land rear of 14 to 20 Weymouth Avenue	WA9 3QY	Parr	Brownfield	0.36 ha	14	0	14	0	0	0	0	0	0	14	0	SHLAA_2017
4	Land Between 8 & 34 Portland Way and 161 & 123 Berry's Lane	WA9 3QZ	Parr	Brownfield	0.28 ha	11	0	11	0	0	0	0	0	0	11	0	SHLAA_2017
5	Land Between Weymouth Avenue & Berry's Lane	WA9 3QT	Parr	Brownfield	0.52 ha	18	0	18	0	0	0	0	0	0	18	0	SHLAA_2017
7	Land at Park Road	WA9 1ER	Town Centre	Brownfield	0.78 ha	28	0	28	0	0	0	0	0	0	28	0	SHLAA_2017
9	Moss Nook Urban Village, Watery Lane	WA9 3EN	Town Centre	Brownfield	26.74 ha	802	0	802	0	0	0	0	0	0	401	401	SHLAA_2017
10	Land at junction of Sunbury Street and Fir Street	WA10 3RA	Thatto Heath	Brownfield	0.82 ha	32	0	32	0	0	0	0	0	0	32	0	SHLAA_2017
13	Land rear of Carnegie Crescent and Goodban Street	WA9 3LX	Parr	Brownfield	0.26 ha	7	0	7	0	0	0	0	0	0	7	0	SHLAA_2017
18	Land at Somerset Street and Sussex Grove	WA9 1QN	Parr	Brownfield	2.21 ha	66	0	66	0	0	0	0	0	0	66	0	SHLAA_2017
19	Leyland Green Road	WN4 0QJ	Billinge & Seneley Green	Greenfield	0.53 ha	7	0	7	0	0	0	0	0	0	7	0	SHLAA_2017
21	Land at Holly Bank Street	WA9 1EH	Town Centre	PDL/GF	1.28 ha	34	0	34	0	0	0	0	0	0	34	0	SHLAA_2017

Ref	Site Name	Post code	Ward	Land Type	Size	Site capacity	Units completed	Outstanding capacity	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2020 1/ 22	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
22	Land at corner of Fairclough Street and Wargrave Road	WA12 9QU	Earlestown	Brownfield	0.41 ha	14	0	14	0	0	0	0	0	0	14	0	SHLAA_2017
23	Liverpool Arms and former Sacred Heart RC Church and School, Borough Road	WA10 3SX	Town Centre	Brownfield	0.83 ha		0	29	0	0	29	0	0	0	0	29	SHLAA_2017
25	Alexandra Park - Former Pilkington HQ	WA10 3TP	West Park	Brownfield	10.8 ha	162	0	162	0	0	0	0	0	0	162	0	SHLAA_2017
27	Former Bethell Mission Bowling Green, Marsden Avenue	WA10 4JL	West Park	Greenfield	0.27 ha	10	0	10	0	0	0	0	0	0	10	0	SHLAA_2017
31	Former Sutton Arms PH, Elephant Lane	WA9 5HH	Thatto Heath	Brownfield	0.35 ha	18	0	18	0	0	0	0	0	0	18	0	SHLAA_2017
36	Land & Premises at Lords Fold	WA11 8HN	Rainford	Brownfield	2.01 ha	45	0	45	0	0	10	20	15	45	0	0	SHLAA_2017
38	Land north of Elton Head Road	WA9 5GN	Thatto Heath	Brownfield	12.5 ha	375	0	375	0	0	22	45	45	112	225	38	SHLAA_2017
58	Former Central Works, Church Road	WA11 0GT	Haydock	Brownfield	1.35 ha	48	0	48	0	0	0	0	0	0	48	0	SHLAA_2017
59	Site of former 56-120 Eccleston Street	WA10 2PN	Town Centre	Brownfield	0.33 ha	13	0	13	0	0	0	0	0	0	13	0	SHLAA_2017
60	Vacant land adjacent to Rail Line, Elephant Lane	WA9 5RR	Thatto Heath	PDL/GF	4.33 ha	112	0	112	0	0	0	0	0	0	112	0	SHLAA_2017
61	Land North and South of Corporation Street	WA9 1JU	Town Centre	Brownfield	3.23 ha	169	0	169	0	0	0	0	0	0	169	0	SHLAA_2017

Ref	Site Name	Post code	Ward	Land Type	Size	Site capacity	Units completed	Outstanding capacity	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2020 1/22	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
63	Land at Waterdale Crescent	WA9 3PG	Sutton	PDL/GF	0.26 ha	10	0	10	0	0	0	0	0	0	10	0	SHLAA_2017
64	BT Depot, Sutton Road	WA9 3DZ	Town Centre	Brownfield	1.02 ha	36	0	36	0	0	0	0	0	0	0	36	SHLAA_2017
65	Former Pumping Station, Sutton Road	WA9 3EW	Town Centre	Brownfield	0.27 ha	10	0	10	0	0	0	0	0	0	10	0	SHLAA_2017
66	Land off Wargrave Road	WA12 8RW	Newton	PDL/GF	0.30 ha	7	0	7	0	0	0	0	0	0	7	0	SHLAA_2017
69	Site of former Parr Community High School, Fleet Lane	WA9 1ST	Parr	Brownfield	1.52 ha	54	0	54	0	0	0	0	0	0	54	0	SHLAA_2017
72	Site of former St.Marks Primary School, Willow Tree Avenue	WA9 4LZ	Sutton	Brownfield	0.51 ha	18	0	18	0	0	0	0	0	0	18	0	SHLAA_2017
74	Site of former 119-133 Crow Lane West	WA12 9YN	Earlestown	Brownfield	0.30 ha	9	0	9	0	0	0	0	0	0	0	9	SHLAA_2017
75	Christ Church Parish Hall, Chapel Lane	WA10 5DA	Eccleston	Brownfield	0.36 ha	10	0	10	0	0	0	0	0	0	0	10	SHLAA_2017
78	Former St.Helens Glass, Corporation Street	WA10 1GF	Town Centre	Brownfield	2.07 ha		0	149	0	0	0	0	0	0	149	0	SHLAA_2017
82	Land adjacent Laffak Road and Carr Mill Road	WA11 9LG	Moss Bank	PDL/GF	3.31 ha	99	0	99	0	0	0	0	0	0	99	0	SHLAA_2017
84	Land adjacent Church of Christ, Heather Brae	WA12 9DH	Earlestown	Greenfield	0.30 ha	9	0	9	0	0	0	0	0	0	9	0	SHLAA_2017
85	Site of former Our Lady's Primary School, Fleet Lane	WA9 2RL	Parr	Brownfield	0.61 ha	21	0	21	0	0	0	0	0	0	21	0	SHLAA_2017

Ref	Site Name	Post code	Ward	Land Type	Size	Site capacity	Units completed	Outstanding capacity	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2020 1/22	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
87	Land west of Vista Road	WA11 0RW	Haydock	Greenfield	1.24 ha	33	0	33	0	0	0	0	0	0	0	33	SHLAA_2017
89	Land rear of 64-94 Marshalls Cross Road	WA9 5AJ	Town Centre	Greenfield	0.96 ha	12	0	12	0	0	0	0	0	0	12	0	SHLAA_2017
90	Land to the West of Common Road	WA12 9JA	Earlestown	Greenfield	5.44 ha	142	0	142	0	22	45	45	30	142	0	0	SHLAA_2017
91	Milton Street	WA9 4BQ	Bold	Greenfield	1.27 ha	25	0	25	0	0	0	0	0	0	25	0	SHLAA_2017
95	Site of former Carr Mill Infants School, Ullswater Ave	WA11 7PT	Moss Bank	PDL/GF	1.49 ha	53	0	53	0	0	0	0	0	0	53	0	SHLAA_2017
96	Land rear of 350 Warrington Road	L35 9JL	Rainhill	Greenfield	0.39 ha	11	0	11	0	0	0	0	0	0	0	11	SHLAA_2017
102	Auto Safety Centre, Vicarage Road	WA11 0UJ	Blackbrook	Brownfield	0.31 ha	9	0	9	0	0	0	0	0	0	9	0	SHLAA_2017
103	Land rear of 39-67 Valentine Road	WA12 9LF	Earlestown	PDL/GF	0.46 ha	10	0	10	0	0	0	0	0	0	10	0	SHLAA_2017
106	Site of former 126-154 Birchley Street and 107-125 Brynn Street	WA10 1HZ	Town Centre	Brownfield	0.25 ha	10	0	10	0	0	0	0	0	0	10	0	SHLAA_2017
109	Land adjacent Piele Road	WA11 0PE	Haydock	PDL/GF	0.61 ha	13	0	13	0	0	0	0	0	0	13	0	SHLAA_2017
111	Land east of City Road, Cowley Hill	WA10 1TY	Moss Bank	Brownfield	47.09ha	813	0	813	0	0	0	0	0	0	180	225	SHLAA_2017
112	Land to the rear of Juddfield Street	WA11 0AZ	Blackbrook	Brownfield	1.14 ha	41	0	41	0	0	0	0	0	0	0	41	SHLAA_2017

Ref	Site Name	Post code	Ward	Land Type	Size	Site capacity	Units completed	Outstanding capacity	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2020 1/ 22	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
113	Land at Willow Tree Avenue	WA9 4NU	Sutton	Greenfield	3.5 ha	50	0	50	0	0	0	0	0	0	0	50	SHLAA_2017
114	Land at 19 and 25 Sutton Moss Road	WA9 3HJ	Parr	PDL/GF	0.54 ha	14	0	14	0	0	0	0	0	0	0	14	SHLAA_2017
126	Former Halton and St Helens PCT HQ, Cowley Hill	WA10 2UE	Windle	Brownfield	0.89 ha	32	0	32	0	0	10	20	2	32	0	0	SHLAA_2017
129	Derbyshire Hill Family Centre, Derbyshire Hill Road	WA9 2LN	Parr	PDL/GF	0.32 ha	12	0	12	0	0	0	0	0	0	0	12	SHLAA_2017
133	Land rear of 2-24 Massey Street	WA9 3NL	Town Centre	PDL/GF	0.35 ha	14	0	14	0	0	0	0	0	0	0	14	SHLAA_2017
134	Land at Littler Road	WA11 0JP	Blackbrook	Greenfield	0.52 ha	11	0	11	0	0	0	0	0	0	11	0	SHLAA_2017
135	Land at Newby Place	WA11 7BZ	Moss Bank	Greenfield	0.34 ha	13	0	13	0	0	0	0	0	0	13	0	SHLAA_2017
150	Former Red Quarry, Chester Lane	WA9 4DA	Bold	Brownfield	1.93	57	0	57	0	0	0	0	0	0	57	0	SHLAA_2017
151	Land adjacent St.Helens Hospital, Marshalls Cross Road	WA9 3BY	Town Centre	Brownfield	1.65 ha	59	0	59	0	0	0	0	0	0	0	59	SHLAA_2017
152	Sidac Sports & Social Club, Applecorn Close	WA9 4NT	Sutton	PDL/GF	3.65 ha	137	0	137	0	0	22	45	45	112	25	0	SHLAA_2017
154	College Street Northern Gateway	WA10 1HT	Town Centre	Brownfield	2.88 ha	103	0	103	0	0	0	0	0	0	103	0	SHLAA_2017
155	Land south of Knowsley Road		West Park	Brownfield	0.42	18	0	18	0	0	0	0	0	0	18	0	SHLAA_2017

Ref	Site Name	Post code	Ward	Land Type	Size	Site capacity	Units completed	Outstanding capacity	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2020 1/ 22	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
156	Land south of Crab Street	WA10 2JN	Town Centre	Brownfield	1.26	21	0	21	0	0	0	0	0	0	0	21	SHLAA_20 17
HL526	Former Broad Oak Social Club and land rear of 1-21 Seath Avenue	WA9 1SH	Parr	PDL/GF	0.97 ha	21	0	21	0	0	20	1	0	21	0	0	Planning permission: not started
HL496	Land at Elton Head Road, Lea Green	WA9 5AU	Thatto Heath	Greenfield	6.2 ha	180	0	180	0	0	45	45	45	135	45	0	Planning permission: not started
NT03	Land to side and rear of 41-49 Old Wargrave Road	WA12 8NG	Newton	Brownfield	0.61 ha	60	0	60	0	15	30	15	0	60	0	0	Planning permission: not started
HL417	Sherdley Remec Ltd Gorsey Lane Clock Face	WA9 4SE	Bold	Brownfield	0.93 ha	19	5	14	14	0	0	0	0	14	0	0	Planning permission: under construction
HL557	Land north of Edward Street	WA9 3DP	Town Centre	Brownfield	1.21 ha	52	0	52	0	15	30	7	0	52	0	0	Planning permission: not started
HL483	Ibstocks, Chester Lane	WA9 4EN	Bold	Brownfield	9 ha	260	0	260	0	0	10	20	20	50	210	0	Planning permission: not started
HL430	Land at Delta Road	WA9 2EA	Parr	PDL/GF	1.34 ha	52	14	38	30	8	0	0	0	52	0	0	Planning permission: under construction
HL555	Viridor Glass Recycling, Lancots Lane	WA9 3GL	Town Centre	Brownfield	1.76 ha	53	0	53	0	15	30	8	0	53	0	0	Planning permission: not started

Ref	Site Name	Post code	Ward	Land Type	Size	Site capacity	Units completed	Outstanding capacity	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2020 1/ 22	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
HL532	Land At Rear Of 46 Windle Hall Drive	WA10 6QQ	Windle	Greenfield	0.43	9	0	9	9	0	0	0	0	9			Planning permission: under construction
HL488	Saxon Court Keswick Road	WA10 2AT	Windle	PDL	0.42	6	0	6	6	0	0	0	0	6			Planning permission: under construction
HL289	388 Clipsley Lane	WA11 0ST	Haydock	Greenfield	0.55	5	0	5	5	0	0	0	0	5	0	0	Planning permission: not started
HL524	Clough Mill Blundells Lane	L35 6ND	Rainhill	Brownfield	0.51	10	0	10	0	0	10	0	0	10	0	0	Planning permission: not started
HL527	Land At 305 Walkers Lane Sutton Manor	WA9 4AQ	Bold	PDL/GF	0.5	16	0	16	0	0	16	0	0	16	0	0	Planning permission: not started
HL537	Windlehurst Youth Centre Gamble Avenue	WA10 6LJ	Windle	PDL	0.47	12	0	12	0	10	2	0	0	12	0	0	Planning permission: not started
HL186	Former Pilkingtons Site, City Road	WA10 6PE	Moss Bank	PDL/GF	4.4 ha	153	143	10	10	0	0	0	0	10	0	0	Planning permission: under construction
HL303	Phase 2a & 2b Land Site Of Former Vulcan Works Wargrave Road	WA12	Newton	Brownfield	5.2 ha	216	185	31	31	0	0	0	0	31	0	0	Planning permission: under construction
TH02	Land at Lea Green Colliery and Lowfield Lane Industrial Estate (Persimmon Homes)		Thatto Heath	Brownfield	5.25 ha	152	49	103	45	45	13	0	0	103	0	0	Planning permission: under construction

Ref	Site Name	Post code	Ward	Land Type	Size	Site capacity	Units completed	Outstanding capacity	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2020 1/ 22	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
HL202	Deacon Trading Estate	WA12 9XD	Earlestown	Brownfield	9.07 ha	324	59	265	45	45	45	45	45	225	40	0	Planning permission: under construction
HL250	Pilkington (Eccleston Works), Millfields	WA10 5NR	Eccleston	Brownfield	9.5 ha	267	182	85	45	40	0	0	0	85	0	0	Planning permission: under construction
HL076	Land at Lea Green Colliery and Lowfield Lane Industrial Estate (Morris Homes)	WA9 5BB	Thatto Heath	Brownfield	10.78 ha	354	346	8	8	0	0	0	0	8	0	0	Planning permission: under construction
HL310	Phase 3 (Aka 2b) Land Site Of Former Vulcan Works Wargrave Road	WA12 8RN	Newton	Brownfield	2.54 ha	74	0	74	0	14	20	20	20	74	0	0	Planning permission: not started
HL343	The Black Horse, Moss Bank Road	WA11 7DF	Moss Bank	PDL/GF	0.42 ha	16	0	16	4	10	2	0	0	16	0	0	Planning permission: not started
HL443	Land Off Lowfield Lane	WA9 5BB	Thatto Heath	PDL/GF	3.6 ha	114	0	114	0	22	45	45	2	114	0	0	Planning permission: not started
HL445	Rainford Ex Servicemens Club 36 Cross Pit Lane Rainford St Helens	WA11 8AJ	Rainford	Brownfield	0.46 ha	10	6	4	4	0	0	0	0	4	0	0	Planning permission: under construction
HL449	107 St Helens Road Eccleston Park	L34 6HP	Eccleston	Brownfield	0.77 ha	8	0	8	0	8	0	0	0	8	0	0	Planning permission: not started
HL456	Land At Sorrel Way Clock Face	WA9 4YN	Bold	Brownfield	0.36 ha	10	0	10	0	10	0	0	0	10	0	0	Planning permission: not started

Ref	Site Name	Post code	Ward	Land Type	Size	Site capacity	Units completed	Outstanding capacity	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2020 1/ 22	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
HL471	Penlake Industrial Estate Land At Emr Recycling And Former British Rail Club, Railway Embankment And	WA9 4JA	Bold	Brownfield	10.19 ha	358	0	358	0	0	45	45	45	135	223	0	Planning permission: not started
WI01	Polar Ford, City Road	WA10 6NZ	Windle	Brownfield	2.75 ha	87	6	81	30	30	21	0	0	81	0	0	Planning permission: under construction
WI14	Land Adjacent To Bleak Hill Farmhouse Bleak Hill Road Windle	WA10 6DP	Windle	Greenfield	0.25 ha	7	0	7	0	7	0	0	0	7	0	0	Planning permission: not started
HL531	Land At Mere Grange Lowfield Lane	WA9 5TA	Thatto Heath	Greenfield	3.6 ha	98	0	98	0	0	30	30	30	90	8	0	Planning permission: not started
NT06	Phase 4 Land Site Of Former Vulcan Works Wargrave Road	WA12 8RS	Newton	Brownfield	3.76 ha	134	0	134	0	0	0	0	0	0	134	0	Planning permission: not started
HL525	Fishwicks Industrial Estate, Baxters Lane	WA9 3NA	Town Centre	Brownfield	2.75 ha	93	0	93	0	0	30	30	30	90	3	0	Planning permission: not started
HL174	Haydock Cricket And Bowling Club Ireland Road St Helens Haydock	WA11 0JH	Haydock	Brownfield	0.68 ha	17	0	17	0	0	0	0	0	0	0	17	Planning permission: historically stalled site
HL189	Land Off Monastery Lane	WA9 3SW	Sutton	Brownfield	2.82 ha	80	0	80	0	0	0	0	0	0	0	80	Planning permission: historically stalled site

Ref	Site Name	Post code	Ward	Land Type	Size	Site capacity	Units completed	Outstanding capacity	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2020 1/ 22	0-5 yrs	6-10 yrs	11-15 yrs	Type of site
RH11	Land off Stonecross Drive	L35 0QQ	Rainhill	Brownfield	0.81 ha	8	1	7	0	0	0	0	0	0	0	7	Planning permission: historically stalled site
HL363	Land At Baxters Lane	WA9 3EE		Brownfield	1.97 ha	84	0	84	0	0	0	0	0	0	0	84	Planning permission: historically stalled site
HL386	Former Caledonia Peugeot Garage, Knowsley Road	WA10 4PL		Brownfield	0.46 ha	80	43	37	0	0	0	0	0	0	0	37	Planning permission: historically stalled site
TC43	HQ Apartments (former AC Complex Site), Shaw Street	WA10 1GF	Town Centre	Brownfield	0.4 ha	260	196	64	0	0	0	0	0	0	0	64	Planning permission: historically stalled site