

The National Land Use Database

St Helens

Annual Survey

1 April 2006 – 31 March 2007



St. Helens Council

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1. INTRODUCTION

The National Land Use Database (NLUD-PDL) provides an inventory of the national stock of brownfield sites and a tool for monitoring the supply and re-use of previously developed land and buildings by local planning authorities.

The National Land Use Database is an annual survey of Previously Developed Land (PDL) that is vacant or derelict and other previously developed land, which may be available for re-development. The annual period covers from 01 April 2006 to 31 March 2007.

This involves the recording and updating of the PDL data in St Helens and submitting a return to the NLUD project – English Partnerships (EP) being responsible for this data collection.

2. PREVIOUSLY DEVELOPED LAND

The definition of previously developed land provided below (as provided in the revised PPG3), is that given in the National Land Use Database (NLUD) Data Specification v2.2, published on 04 October 2000:

Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures.

The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site – such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.

3. DATA COLLECTION PROCESS

Sites that meet the following criteria (see Appendix 1) were identified in the St Helens NLUD study:

- a) Previously developed land which is now vacant
- b) Vacant buildings
- c) Derelict land and buildings
- d) Land or buildings currently in use and allocated in the Local Plan and/or having Planning Permission
- e) Land or buildings currently in use with redevelopment potential but with no Planning allocation or permission
- f) Previously developed land or buildings which has been redeveloped or is under construction

To help compile the database of previously developed land sites in St Helens, a number of existing data sources were used:

- Housing Land Supply
- Urban Capacity Study
- Economic Land Supply

- Inward Investment – Commercial Property & Industrial Property Schedule
- Estates Department – Officer Intelligence
- Planning Permissions
- Site Surveys

4. RESULTS

4.1 THE QUANTITY OF LAND

The stock of previously developed land in St Helens at 31 March 2007 was 346.3 hectares covering 275 sites.

Of this total 65 sites totalling 229.3 hectares were derelict, 66% of the total.

In 2006 the equivalent figures were 66 sites totalling 241.9 hectares.

However the figures are not directly comparable for the following reasons: -

- i) Each year new sites are added (see Appendix 4, Inflows). While a number of these will have become vacant or derelict during the year, there can be other reasons for inclusion. For example, in 2005/6 the site threshold was removed (previously it had been <0.25 hectare). As a result there has been an increase from 203 to 296 in the number of sites. This year, like 2005/6, no site threshold was used.
- ii) Each year some sites are deleted (see Appendix 3, Outflows). A number of these will be the result of development (see Appendix 2). Other factors can include corrections to sites being previously recorded in error, adjustments to site areas, or sites reverting to natural landscape.

Table 4.1 Total Number and Area of Previously Developed Land Sites

	No. NLUD Sites	Total Area (Hectares)	No. Derelict	Area Derelict (Hectares)
St Helens				
1 Oct 1998 – 31 March 2001	219	385.9	64	263.98
1 April 2001 – 31 March 2002	212	383.8	61	263.09
1 April 2002 – 31 March 2003	203	363.4	58	245.98
1 April 2003 – 31 March 2004	226	391.3	52	228.06
1 April 2004 – 31 March 2005	203	357.6	72	248.11
1 April 2005 – 31 March 2006	296	353.7	66	241.95
1 April 2006 – 31 March 2007	275	346.3	65	229.32

4.2 LAND DEVELOPED

Table 4.2.1 concentrates on sites that were developed during 2006/7. Development is defined when construction commences. A total of 22 Sites, 18.08 hectares were developed.

Table 4.2.1 Land Developed

	Sites Developed	Area Developed (Hectares)
St Helens		
1 April 2002 – 31 March 2003	23	28.68
1 April 2003 – 31 March 2004	29	25.11
1 April 2004 – 31 March 2005	51	19.92
1 April 2005 – 31 March 2006	55	21.93
1 April 2006 – 31 March 2007	22	18.08

Table 4.2.2 After use of Development Sites

Use	No. of Sites	Area (Hectares)	%
Housing	15	8.24	45.6
Business & Industry	5	5.73	31.7
Retail	1	3.71	20.5
Open Space	1	0.4	2.2
TOTAL	22	18.08	100%

The majority of land developed was for housing. For more detailed information on these sites see Appendix 2, Sites Developed.

4.3 LAND TYPE

Table 4.3 Total Number of Previously Developed Sites by Land Type in St Helens

	1998-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007
a Previously Developed Land which is now Vacant	69	65	58	51	60	145	160
b Vacant Buildings	60	47	46	41	15	21	20
c Derelict Land and Buildings	64	61	58	52	72	66	59
d Land or Buildings currently in Use and Allocated in the Local Plan and/or having Planning Permission	7	16	18	25	3	4	5
e Land or Buildings currently in Use where it is known there is Potential for Redevelopment with no plan allocation or planning permission	19	23	23	22	2	5	4
f Previously developed land or buildings which has been redeveloped or is under construction				35	51	55	22
sites being previously recorded in error, merged or reverting to natural landscape							5
Total	219	212	203	226	203	296	275

Table 4.3 shows the number of previously developed sites by Land type. 86% of the sites are in the first 3 categories of vacant or derelict land and buildings.

4.4 DISTRIBUTION

Table 4.4 Distribution of Previously Developed Land

Wards	Sites		Area		Ward	
	NLUD Sites	% Sites	NLUD Sites Area (hectares)	% of Area	Ward Area (hectares)	Sites as % of Ward Area
Billinge & Seneley Green	5	1.8%	0.23	0.06%	1061	0.02%
Blackbrook	8	2.9%	2.36	0.68%	327.7	0.72%
Bold	15	5.4%	20.18	5.82%	1967	1.02%
Earlestown	26	9.5%	10.88	3.14%	462	2.35%
Eccleston	7	2.5%	20.62	6.2%	970.8	2.12%
Haydock	21	7.6%	24.63	5.95%	1407	1.75%
Moss Bank	12	4.4%	28.47	8.22%	566.1	5.02%
Newton	25	9.1%	79.3	22.89%	702.9	11.28%
Parr	28	10.2%	15.17	4.38%	443.4	3.42%
Rainford	6	2.2%	2.17	0.65%	3085	0.07%
Rainhill	1	0.4%	3.06	0.62%	659.1	0.46%
Sutton	20	7.3%	16.66	4.81%	228.3	7.29%
Thatto Heath	24	8.7%	27.92	8.06%	581.6	4.8%
Town Centre	61	22.2%	87.94	25.39%	583.5	15.07%
West Park	5	1.8%	1.59	0.45%	248.1	0.64%
Windle	11	4%	4.08	1.17%	293.3	1.44%
TOTAL	275	100%	346.3	100%	13,591	

The 2007 NLUD survey shows 2.5% of the area of land in St Helens is brownfield with just over a quarter of this previously developed land concentrated in the Town Centre. There are 61 Sites (22% of all sites) in the Town Centre Ward with a total area of 87.94 hectares, and the highest amount (25.39%) of previously developed land, covering 15% of the total ward area. This is followed closely by Newton (22.89% of previously developed land, covering 11% of the total ward area).

Rainhill has the lowest figure with only one recorded previously developed land site in the Ward.

4.5 OWNERSHIP

Table 4.5 Ownership of Previously Developed Land in St Helens

Ownership	Sites	Area (Hectares)	% of Area
Local Authority (1)	38	38.64	11.15
Private (3)	187	261.77	75.59
Other Public (2)	0	0	0
Not Known (4)	50	45.88	13.24
Total	275	346.3	100%

The majority (75.59%) of sites are identified as in private ownership. Sites in Local Authority ownership account for around 11%.

4.6 PLANNING STATUS

Table 4.6 Planning Status of Previously Developed Land in St Helens

Planning Status	Sites	Area (Hectares)	% of Area
Allocated in Development Plan	31	95.34	27.53%
Detailed Planning Permission	51	15.24	4.4%
None	151	204.76	59.12%
Outline Planning Permission	42	29.95	8.64%
Total	275	346.3	100%

Around only 4% are subject to detailed planning proposals. Roughly 27% are allocated in the Development Plan. Well over half (59%) of the sites have no Planning Status.

4.7 PREVIOUS USE AND DERELICTION

The largest previous use of previously developed land is Industry & Business, accounting for around 35% of total sites identified. Minerals come next, with 32%. Other significant uses include Residential with 152 sites and 13%.

Table 4.7 Previous Use of Previously Developed Land in St Helens

Previous Use	Sites	Area (Hectares)	% of Area
Agriculture & Fisheries	0	0	0%
Forestry	0	0	0%
Minerals	10	113.21	32.69%
Recreation & Leisure	4	0.48	0.13%
Transport	11	20.19	5.83%
Utilities & Infrastructure	4	15.74	4.54%
Residential	152	45.81	13.22%
Community Services	13	10.68	3.08%
Retail	13	3.03	0.87%
Industry & Business	59	123.24	35.58%
Vacant Land and Buildings	9	12.91	3.72%
Defence	0	0	0%
Unused Land	0	0	0%
Total	275	346.3	100%

4.8 FUTURE USE

Employment as the proposed use accounted for around 37% with Housing accounting for 28%. Very few sites are proposed for Retail.

As a separate question, the NLUD survey asks if sites are suitable for housing. In St Helens, 47% of previously developed land is considered suitable for Housing – nearly 2 times the 28% that is proposed for Housing ie. Is subject to an allocation in the local plan or has a detailed/outline planning permission on the site.

Table 4.8 Proposed Use of Previously Developed Land in St Helens

Proposed Use	Sites	Area (Hectares)	% of Area
Housing	200	95.47	27.56%
Employment	45	126.43	36.5%
Retail	2	3.08	0.88%
Mixed with housing component	17	52.68	15.21%
Open Space	7	28.81	8.31%
Other	3	23.77	6.86%
Mixed without housing	1	16.02	4.62%
Total	275	346.3	100%

4.9 SIZE

The NLUD database shows 31.43% of all previously developed land in St Helens is located on sites less than 2.5 hectares in size with 24.1% of land on sites between 10 & 20 hectares in size.

Table 4.9 Size Breakdown of Previously Developed Land in St Helens

Size Band	Sites		Area	
	No	% Sites	Hectares	% of Area
< 2.5	247	89.81%	108.86	31.43%
2.5 - 5	13	4.72%	43.59	12.58%
5 - 10	8	2.90%	55.33	15.97%
10 - 20	6	2.18%	83.46	24.1%
20>	1	0.36%	54.02	15.59%
TOTAL	275	100%	346.3	100%

APPENDIX 1 - DEFINITIONS OF PREVIOUSLY DEVELOPED LAND & BUILDINGS

The definitions of previously developed land provided below is that given in the National Land Use Database (NLUD) Data Specification v2.2, published on 04 October 2000:

a) PREVIOUSLY DEVELOPED LAND WHICH IS NOW VACANT

Land that was previously developed and is now vacant which could be developed without treatment. Treatment includes any of the following: demolition, clearing of fixed structures or foundations and leveling. Land previously used for mineral extraction or waste disposal which has been or is being restored for agriculture, forestry, woodland or other open countryside use is excluded.

b) VACANT BUILDINGS

*Vacant buildings, **unoccupied for one year or more**, that are structurally sound and in a reasonable state of repair (i.e. capable of being occupied in their present state). Includes buildings that have been declared redundant or where re-letting for their former use is not expected. Includes single residential dwellings where they could reasonably be developed or converted into 10 or more dwellings.*

c) DERELICT LAND AND BUILDINGS

Land so damaged by previous industrial or other development that it is incapable of beneficial use without treatment. Treatment includes any of the following: demolition, clearing of fixed structures or foundations and leveling. Includes abandoned and unoccupied buildings (including former single residential dwellings) in an advanced state of disrepair i.e. with unsound roof(s).

Excludes land damaged by development which has been or is being restored for agriculture, forestry, woodland or other open countryside use.

Excludes land damaged by a previous development where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.

d) LAND OR BUILDINGS CURRENTLY IN USE AND ALLOCATED IN THE LOCAL PLAN AND/OR HAVING PLANNING PERMISSION

*Includes all sites, **currently in use (with the addition of buildings that have been vacant for less than one year)**, allocated for development in the adopted plan or with outstanding planning permission where redevelopment has not started. Includes all single residential dwellings having planning permission yielding at least one additional dwelling.*

e) LAND OR BUILDINGS CURRENTLY IN USE WHERE IT IS KNOWN THERE IS POTENTIAL FOR REDEVELOPMENT (BUT THE SITES DO NOT HAVE ANY PLAN ALLOCATION OR PLANNING PERMISSION)

*Includes sites **currently in use (with the addition of buildings that have been vacant for less than one year)** that are likely to be disposed of by their owners for redevelopment or conversion in the next five years.*

The recognition of potential sites for redevelopment will depend to some degree on local knowledge and judgment. The objective here is to identify major potential redevelopment sites before they reach the planning permission stage. It is not envisaged that extensive surveys will be carried out to develop a comprehensive and site-specific assessment of land and buildings falling in this category.

f) PREVIOUSLY DEVELOPED LAND OR BUILDINGS (ALREADY ENTERED ONTO THE DATABASE) THAT HAVE BEEN REDEVELOPED OR WHERE CONSTRUCTION HAS STARTED

Land or buildings already entered onto the database (e.g. for NLUD Phase 1) but which are now out of scope following redevelopment (including creation of open space and outdoor recreation). Includes sites where planning permission has expired.

APPENDIX 2 - SITES DEVELOPED

This table shows details of Previously Developed Land or Buildings which have been subject to redevelopment or where construction has commenced in 2006-2007. They are recorded as category 'f' in table 4.3 on page 5. There are 22 identified sites where development has taken place during the study period, totalling 18.08 hectares. The table also shows the type of redevelopment which has taken place on each site.

Site Ref.	Address		Site Area (hecs)	Developed in April 06 - March 07	Developed For
18	FORMER NCB CENTRE OLD BOSTON	PENNY LANE	5.85	0.74	Industry & Business
19	CENTRAL WORKS	CLIPSLEY LANE	5.05	3.71	Retail
43	LAND INCLUDING RESERVOIR	RAVENHEAD ROAD	1.25	1.25	Industry & Business
56	LAND NORTH OF CENTRAL STATION	HALL STREET	1.79	1.79	Housing
85	LAND EAST OF RAIL TRACK	TUNSTALLS WAY	0.18	0.18	Housing
102	RED QUARRY	CHESTER LANE	6.3	1	Industry & Business
124	COUNCIL STORAGE AREA	CRANK ROAD	0.4	0.4	Open Space
125	CROUCHLEY HOUSE	BRADLEIGH ROAD	0.52	0.52	Housing
150	LAND AT	FISHER STREET	0.52	0.52	Housing
163	LAND TO THE REAR OF	WATERDALE CRESCENT	0.39	0.39	Housing
287	FORMER PRINCESS PIT	HAYDOCK LANE	2.21	2.21	Industry & Business
331	Land Rear of	401-415 Clock Face Road	0.06	0.06	Housing
350	Former Arriva Building	Shaw Street	0.1	0.1	Housing
356	Land Adjacent to	5 High Street	0.03	0.03	Housing
357	Land adjacent to	355 Clock Face Road	0.1	0.1	Housing
359	Land at	St Annes Road/Moxon Street	0.1	0.09	Housing
409	Land of previously	295 - 317 Newton Road	0.1	0.1	Housing
450	RAVENHEAD RETAIL PARK	MILVERNY WAY	0.53	0.53	Industry & Business
458	Land at Lowther Crescent	Penrith Road	1.69	1.69	Housing
459	Site of former Dean Way Estate	Jubitts Lane	2.58	2.58	Housing
460	Land Adj to	Moss Bank Road	0.06	0.06	Housing
461	Land Adj to	79 Rydal Street	0.03	0.03	Housing
TOTALS				18.08	

APPENDIX 3 - SITES REMOVED – OUTFLOWS 2006-2007

This table shows all sites which will be removed from the NLUD study and the reasons why they have been removed.

SITE REFERENCE	ADDRESS		AREA	Reason
18	OLD BOSTON	PENNY LANE	5.85	f
19	CENTRAL WORKS	CLIPSLEY LANE	5.05	f
43	LAND INCLUDING RESERVOIR	RAVENHEAD ROAD	1.25	f
56	LAND NORTH OF CENTRAL STATION	HALL STREET	1.79	f
68	ABBOTSFIELD ROAD INDUSTRIAL ESTATE	ABBOTSFIELD ROAD	0.43	n
85	LAND EAST OF RAIL TRACK	TUNSTALLS WAY	0.18	f
102	RED QUARRY	CHESTER LANE	6.3	f
124	COUNCIL STORAGE AREA	CRANK ROAD	0.4	f
125	CROUCHLEY HOUSE	BRADLEIGH ROAD	0.52	f
150	LAND AT	FISHER STREET	0.52	f
163	LAND TO THE REAR OF	WATERDALE CRESCENT	0.39	f
287	FORMER PRINCESS PIT	HAYDOCK LANE	2.21	f
320	Land at	Chapel Street	0.21	x
331	Land Rear of	401-415 Clock Face Road	0.06	f
350	Former Arriva Building	Shaw Street	0.1	f
356	Land Adjacent to	5 High Street	0.03	f
357	Land adjacent to	355 Clock Face Road	0.1	f
359	Land at	St Annes Road/Moxon Street	0.1	f
385	Land at	161 College Street	0.05	x
403	Previously Windleshaw RC School	Hammill St	0.14	x
405	Land of previously	98 to 110 Chapel Street	0.05	x
409	Land of previously	295 - 317 Newton Road	0.1	f
450	RAVENHEAD RETAIL PARK	MILVERNY WAY	0.53	f
458	Land at Lowther Crescent	Penrith Road	1.69	f
459	Site of former Dean Way Estate	Jubitts Lane	2.58	f
460	Land Adj to	Moss Bank Road	0.06	f
461	Land Adj to	79 Rydal Street	0.03	f
472	LAND AT JNC OF	COOPER ST AND CHAPEL ST	0.15	x
			Total	30.87
Reasons for Removal				
f - Redeveloped or Under Construction				
n - No Dev Potential				
r - Site Reverted back to natural landscape				
x - Site entered in error / boundary amended / site merged				

APPENDIX 4 - NEW SITES – INFLOWS 2006-2007

New Sites are identified from methods outlined in 3. Data Collection Process (page 3)

SITE REFERENCE	ADDRESS		AREA	Inflow 2006/7
471	Land at	Butonhead Road	2.05	d
473	Land rear of	98-100 Alder St	0.1	vl
474	Land Between	60A-28 Vista Rd	0.19	pp
475	Land at jnc of	Main street and Garswood rd	0.04	vl
476	Land rear	166 St Helens Rd	0.03	vl
477	Land rear	14-49 Adelaide Avenue	0.21	vl
478	St Matthew's Gardens	St Matthew's Grove	0.16	vl
479	Land b/w	4 and 38 Dorothy Street	0.19	vl
480	Land b/w	Eskdale and Grizedale Av (West)	0.18	vl
481	Land b/w	Eskdale and Grizedale Av (East)	0.19	vl
482	Land Formally of	2-38 Chancery Lane	0.19	d
483	Land Formally of	7,8,9,10,11,12,14 Brampton Cour	0.04	d
484	OLD BOSTON	PENNY LANE	2.64	vl
485	CENTRAL WORKS	CHURCH ROAD	1.34	vl
486	Land at	Chapel Street	0.71	vl
487	LAND at	New Street	2.52	vl
488	Land rear of	73 Edgeworth Street	0.04	pp
489	Land between	135 and 137 Frodsham Drive	0.06	pp
490	Land between Culburn and Newby	Warrington Road	0.13	pp
491	Land adjacent to	19 Pennine Close	0.22	pp
492	Land encompassing Brook cottage Farm	397-399 Watery Lane	0.17	pp
493	Land between	81 and 93 Belvedere Road	0.12	pp
494	Site of former	74-88 Kimberley Ave & 372-386 S	0.21	pp
495	Land opposite	159, Billington Avenue	0.16	pp
496	Grange Park Labour Club	Upland Road	0.19	pp
497	Land at	1 Back Market Street	0.06	pp
498	Site corner of	Cunliffe Avenue and Borrton Road	0.08	vl
499	Land between	250 Fleet Ln & Bromilow Road	0.03	vl
500	Land off	Laffak Road	0.08	vl
501	LAND BETWEEN	48 AND 50 SINGLETON AVENUE	0.1	vl
502	Land at	Webb Street	0.56	vl
503	Land at	Brynn Street	0.13	vl
504	Land at	Warburton Hey	3.06	d
505	Heyescroft	Heyes Avenue	1.18	vl
508	Fromer St Helens Glass site	Corporation Street	2.07	vb
510	Site of STEVE HOUGHTON CARS	CORPORATION STREET	0.59	pp
511	RED QUARRY	CHESTER LANE	5.3	p
512	Former Railway (Dismantled)	Bold	4.68	vl
513	Former Railway (Dismantled)	Sutton	9.07	vl
			Total	39.07
Reasons for New Sites				
d - demolition of exist buildings				
p - part developed forming new site				
pp - permission awaiting development				
vb - vacant building				
vl - vacant land				
dp - devt pot site				

APPENDIX 5 - COMPLETED CHECKED RECORDS (SORTED BY WARD)

These Records are the final result of the NLUD process – this excludes all Sites Developed (Appendix 2) and Sites Removed/Outflows (Appendix 3) but includes all New Sites/Inflows (Appendix 4). This list will form the basis / starting point for the 2007 - 2008 NLUD Survey.

Billinge & Seneley Green			
NLUD_Ref	PAO_DESCRIPTION	STREET_DESCRIPTION	Area_ha
340	Land Adj. to	71 Main Street	0.03
344	Holy Trinity Church Hall	Rectory Road	0.04
346	Land between	12-18 Leyland Green Road	0.06
369	Land between	97 and 107 Birch Grove	0.06
475	Land at jnc of	Main street and Garswood Rd	0.04
			Total 0.23

Blackbrook			
NLUD_Ref	DESCRIPTION	STREET	Area (hec)
21	REAR OF PRINCESS PUBLIC HOUSE	PARK ROAD	1.56
192	LAND TO THE REAR OF THE OWLS NEST PH	WEST END ROAD	0.28
325	Land between	No's 1 & 27 Link avenue	0.04
326	Land between	No's 1 & 27 Link avenue	0.05
367	Airtech Ltd	Legh Road	0.19
373	Land at	Park Street	0.08
489	Land between	135 and 137 Frodsham Drive	0.06
501	LAND BETWEEN	48 AND 50 SINGLETON AVENUE	0.1
			Total 2.36

Bold			
NLUD_Ref	DESCRIPTION	STREET	Area (hec)
75	LAND ADJACENT TO RAIL LINE, REGINALD ROAD INDUSTRIAL ESTATE	REGINALD ROAD	1.15
77	LAND NORTH OF T A C, ABBOTSFIELD INDUSTRIAL ESTATE	ABBOTSFIELD ROAD	1.26
78	LAND EAST OF T A C, ABBOTSFIELD INDUSTRIAL ESTATE	ABBOTSFIELD ROAD	0.93
118	LAND AT	LIONEL STREET	0.04
148	LAND AT	REGINALD ROAD	3.25
332	Land at	7-17 Dunsop Avenue, Clock Face	0.06
408	Land Adj to	46 Milton Street	0.03
490	Land between Culburn and Newby	Warrington Road	0.13
511	RED QUARRY	CHESTER LANE	5.3
512	Former Railway Line	Bold	4.68
			Total 16.83

Earlestown			
NLUD_Ref	DESCRIPTION	STREET	Area (hec)
4	FORMER SANKEY SUGAR WORKS	ANGLEZARKE ROAD	4.69
135	LAND AT THE CORNER OF	FAIRCLOUGH STREET WARGRAVE ROAD	0.41
278	Land at	Deacon Trading Estate, Earle St	0.17
279	Land at	Deacon Trading Estate, Earle St	0.47
280	Land between	144 and 150 Common Road	0.06
281	Land adjacent to	251 Crow Lane West	0.07
285	Land to South	Earle Street	0.2
292	LAND TO SOUTH	EARLE STREET	0.37
299	Land South of Earlestown Station	Junction Lane	2.23
351	Former Garage	103 Crow Lane West	0.15
358	Earlestown Entertainment Centre	Railway Street	0.11
368	Land at	1 Borron Road	0.19
388	Land at	Johnson Avenue	0.11
389	Land between	143 - 149 Belvedere Road	0.11
390	Land between	160 - 162 Queens Drive	0.03

391	Former	169 - 179 Crow Lane West	0.07
392	Former	381 & 383 Common Road	0.14
393	Land to the rear of	26 Tully Avenue	0.1
394	Babtist Church	Bertram Street	0.07
395	Land at	Derby Close	0.05
396	Land at Jnc of	Borron Rd/Frawley Ave	0.35
397	Former	119 Crow Lane West	0.31
493	Land between	81 and 93 Belvedere Road	0.12
495	Land opposite	159, Billington Avenue	0.16
497		1 Back Market Street	0.06
498	Site corner of	Cunliffe Avenue and Borron Road	0.08
		Total	10.88

Eccleston

NLUD_Ref	DESCRIPTION	STREET	Area (hec)
29	FORMER RESERVOIR	BURROWS LANE	9.56
308	Eccleston Methodist Church	Burrows Lane	0.3
329	Triplex Safety Glass Co Ltd	Holme Road	10.08
334	Land at	16 Central Avenue	0.06
362	Land at	67 Millbrook lane (Seven Stars)	0.14
402	Christchurh (Eccleston) Parish Hall	Chapel Lane	0.45
476	Land rear	166 St Helens Rd	0.03
		Total	20.62

Haydock

NLUD_Ref	DESCRIPTION	STREET	Area (hec)
16	LAND SOUTH OF THE BOOK PEOPLE	HALLWOOD AVENUE	0.89
17	FISHWICKS SITE	KILBUCK LANE	3.24
189	LAND AT	WOODSIDE ROAD	0.29
226	UNIT 13, HAYDOCK INDUSTRIAL ESTATE	WINCHESTER ROAD	0.09
245	UNIT 4, WITHINS ROAD INDUSTRIAL ESTATE	WITHINS ROAD	0.23
248	UNIT 5, WITHINS ROAD INDUSTRIAL ESTATE	WITHINS ROAD	0.36
274	Haydock Labour Club 2, 110	Penny Lane	0.1
297	LAND ADJACENT TO ROLLINGSTOCK	NORTH FLORIDA ROAD	0.69
336	Land Rear of	1 to 27 Station Road	0.14
349	Land at	7-21 Gray Avenue	0.06
355	Land at	Abbeyway North / rear of 26-28	0.05
411	Land at	Church Road	0.11
412	Land of previously	127-129 Penny Lane	0.05
413	Former	61-63 Vicarage Road	0.04
414	Land adj. to	61 Church Road	0.02
484	Part of FORMER NCB CENTRE, OLD BOSTON	PENNY LANE	2.64
485	CENTRAL WORKS	CHURCH ROAD	1.34
505	Heyescroft	Heyes Avenue	1.18
		Total	11.52

Moss Bank

NLUD_Ref	DESCRIPTION	STREET	Area (hec)
22	HARESFINCH BURG	ISLANDS BROW	16.96
121	LAND AT	COWLEY STREET	1.32
180	LAND OFF	LAFFAK ROAD	2.91
196	LAND TO THE REAR OF	KENTMERE AVENUE	0.34
338	Land adjacent to	50 Moss Bank Road	0.05
366	Land Adjacent to	32 Allan Road	0.09
452	Land South of	Washway Ln and East of City Rd	0.92
453	Land South of	Washway Lane and East of City R	5.37
480	Land b/w	Eskdale and Grizedale Av (West)	0.18
481	Land b/w	Eskdale and Grizedale Av (East)	0.19
500	Land off	Laffak Road	0.08
		Total	28.41

Newton			
NLUD_Ref	DESCRIPTION	STREET	Area (hec)
5	FORMER PARKSIDE COLLIERY	MILL LANE	54.02
126	Land of Previously	68 - 110 CATHERINE WAY	0.34
127	Land at	Park Road North / Ivy Avenue	1.43
129	LAND AT	ALDER STREET	0.12
136	FORMER GAS HOLDER SITE	OLD WARGRAVE ROAD	0.56
177	LAND OFF	WARGRAVE ROAD	0.3
282	Land of previously	2 - 8 Park Avenue North	0.11
283	Land at	Park Avenue South	2.26
284	Land at	Cedar Crescent / Laurel Avenue	2.15
309	Former Vulcan Works	Wargrave	15.25
313	Land at	Wargrave Road	0.31
314	Land at	Wargrave Road	0.31
341	Land west of	11 Crow Lane West	0.03
342	Land at	12-40 Greenwood Drive	0.56
363	MTB Chrysler Dealership	Mill Lane	0.26
364	MTB Chrysler Dealership	Mill Lane	0.19
398	Land at	Wargrave Road	0.04
399	Land to West of	44 Acorn Street	0.06
400	Land Between	17 - 19 Acorn Street	0.04
401	Land at Rear of	352 - 362 Wargrave Road	0.09
473	Land rear of	98-100 Alder St	0.1
474	Land Between	60A-28 Vista Rd	0.19
			Total 78.72

Parr			
NLUD_Ref	DESCRIPTION	STREET	Area (hec)
64	LAND TO EAST	BOARDMANS LANE	1.46
73	PARR INDUSTRIAL ESTATE	FLEET LANE	0.98
81	PARR INDUSTRIAL ESTATE	BEDFORD STREET	0.71
94	DERELICT BUILDING	HERTFORD STREET	0.94
130	LAND BETWEEN 167 AND 183	NEWTON ROAD	0.06
131	LAND BETWEEN 39 AND 45	SUSSEX GROVE	1.01
139	Land between	Portland Way & Berry's Lane	0.28
140	LAND AT	PORTLAND WAY	0.35
141	Land between	Weymouth Avenue & Berry's Lane	0.51
142	Land between	36 & 57 Weymouth Avenue	0.19
159	LAND AT THE CORNER OF	FLEET LAND AND GRANVILLE STREET	0.08
161	LAND TO THE REAR OF	BLACKDOWN GROVE	1.14
167	LAND AT	CONCOURSE WAY	0.37
271	LAND AT	SOMERSET STREET	1.11
273	Former Parr Community High School	FLEET LANE	4.03
294	Former 39 - 133 Chancery Lane	Chancery Lane	0.41
296	Land at	Delta Road	0.22
348	Land adjacent to	22 Hertford Street	0.06
365	The Beehive Inn	268 Berrys Lane	0.05
371	Bowling Green Inn	220 Watery Lane	0.22
372	Land to rear of	Carnegie Crescent and Goodban S	0.26
410	Former	9-11 Evelyn Avenue	0.03
462	Land corner of	Allanson Street / Sankey Street	0.12
482	Land Formally of	2-38 Chancery Lane	0.19
483	Land Formally of	7,8,9,10,11,12,14 Brampton Cour	0.04
491	Land adjacent to	19 Pennine Close	0.22
499	Land between	250 Fleet Ln & Bromilow Road	0.03
			Total 15.07

Rainford			
NLUD_Ref	DESCRIPTION	STREET	Area (hec)
24	LAND TO NORTH	SIDINGS LANE	0.65
193	LAND AT	LORDS FOLD	0.7
212	UNIT23 AND 23A, RAINFORD INDUSTRIAL ESTATE	SANDWASH CLOSE	0.13
345	Land at	12 Old Lane	0.16
415	Land adj. to	31 Rookery Lane	0.13
		Total	1.77

Rainhill			
NLUD_Ref	DESCRIPTION	STREET	Area (hec)
504	Land at	Warburton Hey	3.06
		Total	3.06

Sutton			
NLUD_Ref	DESCRIPTION	STREET	Area (hec)
104	LAND ADJACENT ST HELENS JUNCTION RAIL STATION	STATION ROAD	0.38
111	LAND AT	ROBINS LANE	0.4
116	LAND AT	MONASTERY LANE	0.77
162	LAND AT	HOGHTON ROAD	0.54
311	Land between 103-111	Clock Face Road	0.64
315	Former St Marks Primary School	Willow Tree Avenue	0.5
316	Land at	Mill Lane	0.31
324	Land rear	24-32 Waterdale Crescent	0.1
335	Land at	Mill Brow Cottage	0.07
339	Land at	48 Irwin Road	0.04
374	Land at	Peckers Hill Road	0.03
375	Land North of	Powell Street	0.06
376	Land South of	Powell Street	0.07
377	Land Adj to	142 Mill Lane	0.04
487	FORMER COMMUNITY CENTRE, LAND at	New Street	2.52
488	Land rear of	73 Edgeworth Street	0.04
492	Land encompassing Brook cottage Farm	397-399 Watery Lane	0.17
513	Former Railway Line	Sutton	9.07
		Total	15.75

Thatto Heath			
NLUD_Ref	DESCRIPTION	STREET	Area (hec)
34	VACANT LAND ADJACENT TO RAIL LINE	ELEPHANT LANE	4.31
39	FORMER LEA GREEN COLLIERY	LOWFIELD LANE	13.44
55	LAND SOUTH OF FIGURE AND FITNESS	LOWFIELD LANE	2.83
154	UNIT	BURTONHEAD ROAD	0.24
277	Former Drive Direct Rover, Land at	Elephant Lane	0.51
303	Land at	Lea Green Farm (East) Elton Hea	0.66
307	St Matthews CE Primary School	Scholes Lane	0.22
347	Site of	1 to 23 Queensland Place	0.17
352	Land to the South of	Coral Avenue	0.15
353	Land to the North of	Coral Avenue	0.16
354	Land between	83 and 85 Upland Road	0.06
378	The Elephant Hotel	Elephant Lane	0.1
379	Land at Junction of	Elephant Lane / Brisbane Street	0.05
380	Land North of	Sunbury Street	0.07
381	Land South of	Sunbury Street	0.09
382	Land at	Elephant Lane	0.07
468	Land adj to	Tannery Farm Garage	0.09
471	Land at	Butonhead Road	2.05
477	Land rear	14-49 Adelaide Avenue	0.21
478	St Matthew's Gardens	St Matthew's Grove	0.16

479	Land b/w	4 and 38 Dorothy Street	0.19
494	Site of former	74-88 Kimberley Ave & 372-386 S	0.21
496	Grange Park Labour Club	Upland Road	0.19
			Total 26.23

Town Centre			
NLUD_Ref	DESCRIPTION	STREET	Area (hec)
27	CLEARED SITE	ECCLESTON STREET	0.5
44	FORMER ABATTOIR SITE	CORPORATION STREET	1.48
48	FORMER BRITISH LEAD MILL WORKS, BETWEEN CANAL AND RAIL LINE	CHALON WAY	1.34
49	UNITED GLASS	PEASLEY CROSS LANE	16.02
59	ST THOMAS SQUARE	LIVERPOOL ROAD	2
60	GAS WORKS SITE, POCKET NOOK	POCKET NOOK STREET	7.75
61	FORMER LOWE HOUSE SCHOOL	DUKE STREET	1.18
69	REAR OF HAYS CHEMICALS	BAXTERS LANE	1.85
70	VACANT LAND	WEBB STREET	1.97
76	LAND NORTH OF HAYS CHEMICALS	LANCOTS LANE	2.13
88	SIDAC FILTER BEDS	ELLAMSBIDGE ROAD	0.51
90	LAND EAST OF WORSLEY TRIANGLE	WORSLEY BROW	2.4
91	CLEARED SITE	HOLLYBANK STREET	1.42
101	FORMER VARLEY SITE	ATLAS STREET	0.8
106	FORMER RAVENHEAD WORKS	ALEXANDRA DRIVE	7.38
107	CORPORATION YARD	COLLEGE STREET	1.99
110	LAND TO THE NORTH	CORPORATION STREET	1.85
113	LAND AT SITE A	SUTTON ROAD	0.21
114	LAND AT SITE B	SUTTON ROAD	0.51
117	LAND AT	LOCK STREET	0.68
120	SUTTON ROAD PUMPING STATION	SUTTON ROAD	0.37
152	FORMER GRIFFIN INN PUBLIC HOUSE	SUTTON ROAD	0.05
157	LAND ADJACENT TO	LAWRENSEN STREET	0.15
164	LAND TO THE REAR OF	SOROGOLD STREET	0.94
215	UNIT 29, BAXTERS LANE INDUSTRIAL ESTATE	BAXTERS LANE	0.01
262	FORMER CHURCH HALL, TOLVER STREET		0.05
269	LAND AT	BURTONHEAD ROAD	1.03
270	LAND AT	GLOVER ST / BANNER ST	0.39
272	SACRED HEART R C CHURCH	BOROUGH ROAD	0.37
288	Former Hays Chemical Works	Lancots Lane	1.86
290	FORMER SIDAC WORKS	ROBINS LANE	1.99
291	CLEARED LAND OFF PARK ROAD	RECREATION STREET	0.67
300	FORMER SHERDLEY COLLIERY	THE SCORE	2.85
301	LAND ADJACENT TO FORMER GRIFFIN INN	Peasley Cross Lane	0.22
317	FORMER FILLINGHAM'S TRANSPORT	Pocket Nook Street	0.2
319	Land at	Pocket Nook Street	0.17
321	Land at	Farnworth Street	0.09
322	Land at	Gower St & Egerton St	1.16
323	WORSLEY TRIANGLE	SUTTON ROAD	11.71
328	Land at	Park Street	0.17
330	Land at Park Road	Park Road	0.91
361	Land between	36-50 Greenbank Crescent	0.14
370	Land bounded by	Cowley Street and Lord Street	0.19
383	Land at	Banner Street	0.03
384	Land at	Eldon Street	0.17
386	Land at	Central Street	0.14
387	Land Adj to	39 Park Road	0.03
463	Land at	Croppershill	0.14
464	Gateway Limited	Robins Lane	0.24
465	Land at	7-17 O'Keefe Road	0.09
466	Land Formally of	3-9 Parlane Street	0.08
467	Land at	Gerrards Bridge	0.29

502	Land at	Webb Street	0.56
503	Land at	Brynn Street	0.13
508	Former St Helens Glass site	Corporation Street	2.07
510	Site of STEVE HOUGHTON CARS	CORPORATION STREET	0.59
			Total 84.22

West Park

NLUD_Ref	DESCRIPTION	STREET	Area (hec)
276	Land off	Knowsley Road	0.82
333	Land West of	16 Factory Row	0.04
360	Part of Bablake	16 Regents Road	0.07
451	Former Caledonian Garage	Knowsley Road	0.56
			Total 1.49

Windle

NLUD_Ref	DESCRIPTION	STREET	Area (hec)
306	Hamblett School	Rainford Road	1.2
337	Buildings at	1-19 Oxford Street, St Helens	0.04
343	Site of Polar Ford	City Road	1.5
404	The Lodge Victoria Park	Rutland Street	0.05
406	Land at Corner of	Morley Street/Cooper Street	0.04
407	Land at	Halefield Street	0.09
469	Land at	Cooper Street	0.05
486	Land at	Chapel Street	0.71
			Total 3.68



St. Helens Council

Urban Regeneration & Housing Department

Development Plans

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