



The National Land Use Database: St. Helens Annual Survey of Previously Developed Land



1 April 2008 – 31 March 2009

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1 Introduction

1.1 The Homes & Communities Agency (HCA) is, as of 1st December 2008, responsible for the collection and dissemination of data pertaining to Previously Developed Land (PDL) across England. This data was previously collected and managed by the National Land Use Database (NLUD) partnership (comprising Communities and Local Government and the HCA's forerunner, EnPar - English Partnerships).

1.2 The PDL programme provides an inventory of the national stock of brownfield sites, monitors the supply and re-use of previously developed land and buildings from information provided by St.Helens Council's Planning PDL database and annually submits a data return of Previously Developed Land (PDL) that is vacant or derelict and other previously developed land, which may be available for re-development.

1.3 This annual period covers from 01 April 2008 to 31 March 2009.

2 Previously Developed Land

2.1 The definition of previously developed land provided below is that contained in the appendix of PPS3 (Housing) 2006:

Previously-developed land (often referred to as brownfield land)

'Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.'

The definition includes defence buildings, but excludes:

- Land that is or has been occupied by agricultural or forestry buildings.*
- Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.*
- Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.*
- Land that was previously-developed but where the remains of the permanent structure or fixed surface structure 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).*

There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.

3 Data Collection Process

3.1 Sites that meet the following criteria (see Appendix A) 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

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

- Housing/Economic Land Supply
- Strategic Housing Land Availability Assessment - SHLAA (St.Helens 2008/9)
- Estates Department – Vacant Land Sites
- Planning Permissions
- Site Surveys

4 Results

The Quantity of Land

4.1 The stock of previously developed land in St.Helens at 31 March 2009 was 264.01 hectares covering 272 sites. Of this total 52 sites totalling 167.71 hectares were derelict, 63% of the total. In 2008 the equivalent figures were 69 sites totalling 163.18 hectares.

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

- i. Each year new sites are added (see Appendix D, Inflows). While a number of these will have become vacant or derelict during the year, there can be other reasons for inclusion.
- ii. Each year some sites are deleted (see Appendix C, Outflows). A number of these will be the result of development (see Appendix B). This year, HCA have enforced a requirement that any new site entered in the data must be at least 0.1 hectares in size – there were already 107 sites of less than 0.1 hectares in the data set. 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
1 April 2007 – 31 March 2008	317	339.9	69	163.18
1 April 2008 – 31 March 2009	272	264.01	52	167.71

Land Developed

4.3 Table 4.2 concentrates on sites that were developed during 2008/9. Development is defined when construction commences. A total of **21 Sites, 9.05 hectares** were developed.

Table 4.2 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
1 April 2007 – 31 March 2008	41	72.46
1 April 2008 – 31 March 2009	21	9.05

Table 4.3 After Use of Development Sites

Use	No. of Sites	Area(Hectares)	%
Housing	12	4.76	53%
Business & Industry	4	2.03	22%
Retail	2	1.83	20%
Transport	1	0.14	2%
Recreation & Leisure	1	0.04	0%
Community Services	1	0.25	3%
TOTAL	21	9.05	100%

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

Land Type

Table 4.4 Total Number of Previously Developed Sites by Land Type in St.Helens

	98-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	
a Previously Developed Land which is now Vacant	69	65	58	51	60	145	160	168	176	
b Vacant Buildings	60	47	46	41	15	21	20	16	13	
c Derelict Land and Buildings	64	61	58	52	72	66	59	69	52	
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	6	4	
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	10	6	
f Previously developed land or buildings which has been redeveloped or is under-construction				35	51	55	22	41	21	
g sites being previously recorded in error, merged or reverting to natural landscape							5	7		
Total	219	212	203	226	203	296	275	317	272	

4.5 Table 4.4 shows the number of previously developed sites by Land Type. 88% of the sites are in the first 3 categories of vacant or derelict land and buildings.

Distribution

Table 4.5 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	6	2.21%	0.32	0.12%	1061	0.03%
Green						
Blackbrook	9	3.31%	2.37	0.90%	327.7	0.22%
Bold	15	5.51%	14.34	5.43%	1967	1.35%
Earlestown	34	12.50%	13.33	5.05%	462	1.26%
Eccleston	6	2.21%	20.17	7.64%	970.8	1.90%
Haydock	20	7.35%	11.1	4.20%	1407	1.05%
Moss Bank	14	5.15%	30.51	11.56%	566.1	2.88%
Newton	15	5.51%	58.2	22.04%	702.9	5.49%

Parr	30	11.03%	12.49	4.73%	443.4	1.18%
Rainford	6	2.21%	2.37	0.90%	3085	0.22%
Rainhill	3	1.10%	3.48	1.32%	659.1	0.33%
Sutton	22	8.09%	16.41	6.22%	228.3	1.55%
Thatto Heath	22	8.09%	9.99	3.78%	581.6	0.94%
Town Centre	60	22.06%	64.99	24.62%	583.5	6.13%
West Park	3	1.10%	1.42	0.54%	248.1	0.13%
Windle	7	2.57%	2.52	0.95%	293.3	0.24%
TOTAL	272	100%	264.01	100%	13,587	

4.6 The 2009 NLUD survey shows 1.94% of the area of land in St.Helens is brownfield with just under a quarter of this previously developed land concentrated in the Town Centre. There are 60 Sites (22.06% of all sites) in the Town Centre Ward with a total area of 64.99 hectares, and the highest amount (24.62%) of previously developed land, covering 6.13% of the total ward area. This is followed closely by Newton (22.04% of previously developed land, covering 5.49% of the total ward area). This year West Park joins Rainhill Ward with the lowest figures with only three recorded previously developed land sites.

Ownership

Table 4.6 Ownership of Previously Developed Land in St.Helens

Ownership	Sites	Area (Hectares)	% of Area
Local Authority (1)	41	32.85	12.44%
Private (3)	147	191.57	72.56%
Other Public (2)	21	1.55	0.59%
Not Known (4)	63	38.04	14.41%
Mixed (5)	0	0	0.00%
Total	272	264.01	100%

4.7 The majority (72.56%) of sites are identified as in private ownership. Sites in Local Authority ownership account for around 12%.

Planning Status

Table 4.7 Planning Status of Previously Developed Land in St.Helens

Planning Status	Sites	Area (Hectares)	% of Area
Allocated in Development Plan	21	50.36	19.08%
Detailed Planning Permission	61	42.3	16.02%
Outline Planning Permission	22	13.68	5.18%
None	168	157.67	59.72%
Total	272	264.01	100%

4.8 Around 16% are subject to detailed planning proposals. Almost 20% are allocated in the Development Plan. Over half (60%) of the sites have no Planning Status.

Previous Use and Dereliction

4.9 The largest previous use of previously developed land are Manufacturing and Mineral workings and quarries each accounting for around 31% of total sites identified. Other significant uses include Dwellings with 169 sites and 14%.

Table 4.8 Previous Use of Previously Developed Land in St.Helens

Previous Use	Sites	Area (Hectares)	% of Area
Amusement and show places	1	0.11	0.04%
Car Parks	1	1.32	0.50%
Community Services	1	0.56	0.21%
Derelict	1	0.93	0.35%
Dwellings	169	37.25	14.11%
Education	7	8.73	3.31%
Manufacturing	45	82.5	31.25%
Medical and health care services	1	0.14	0.05%
Mineral workings and quarries	7	81.78	30.98%
Places of worship	3	0.73	0.28%
Public houses and bars	5	0.75	0.28%
Refuse disposal	2	3.16	1.20%
Residential institutions	1	0.47	0.18%
Shops	7	2.58	0.98%
Storage	2	3.55	1.34%
Transport tracks and ways	8	17.93	6.79%
Vacant Land	7	11	4.17%
Vehicle storage	1	0.34	0.13%
Water storage and treatment	2	9.93	3.76%
Wholesale distribution	1	0.25	0.09%
Total	272	264.01	100%

Future Use

Table 4.9 Proposed Use of Previously Developed Land in St.Helens

Proposed Use	Sites	Area (Hectares)	% of Area
Housing	145	61.93	23.46%
Employment	41	112.57	42.64%
Retail	6	21.15	8.01%
Mixed with housing component	11	12.05	4.56%
Open Space	5	16.48	6.24%
Other	7	21.19	8.03%
None	57	18.64	7.06%
Total	272	264.01	100%

4.10 Employment as the proposed use accounted for around 43% with Housing accounting for 23%.

4.11 As a separate question, the NLUD survey asks if sites are suitable for housing. In St.Helens, 78% of previously developed land is considered suitable for Housing – more than 3 times the 24% 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.

Size

4.12 The NLUD database shows 35.76% of all previously developed land in St.Helens is located on sites less than 2.5 hectares in size with 16.31% of land on sites between 10 & 20 hectares in size.

Table 4.10 Size Breakdown of Previously Developed Land in St.Helens

Size Band	Sites		Area	
	No	% Sites	Hectares	% of Area
< 2.5	252	92.65%	94.42	35.76%
2.5 - 5.0	11	4.04%	36.06	13.66%
5.0 - 10.0	5	1.84%	36.45	13.81%
10.0 - 20.0	3	1.10%	43.06	16.31%
20>	1	0.37%	54.02	20.46%
TOTAL	272	100%	264.01	100%

Performance Target

4.13 The new performance framework for local government contains a set of national outcomes and a set of national indicators by which to measure progress against them.

4.14 National Indicator 170 is in place to gauge the success of local authorities in facilitating the re-use of brownfield land as a contribution to regeneration and economic growth. This indicator measures the proportion of the area of developed land that is vacant or derelict for more than 5 years.

4.15 In 2008/9 there were 14.61 hectares (ha) of vacant land on NLUD-PDL for more than 5 years, 0.33 ha of vacant buildings on the database for more than 5 years, and 140.34 ha of derelict land and buildings in NLUD-PDL for more than 5 years. The total hectares of developed land within the area of the local authority is 4029.6 ha. The proportion of developed land represented by vacant and derelict land is therefore 3.56%.

4.16 See Appendix F (page 21) for the definition and formula of National Indicator 170.

Appendix A: 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 levelling. 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 levelling. 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 judgement. The objective here is to identify major potential redevelopmentsites before they reach the planning permission stage. It is not envisaged that extensivesurveys 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 ON TO 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 B: Sites Developed

This table shows details of Previously Developed Land or Buildings which have been subject to redevelopment or where construction has commenced in 2008-2009. They are recorded as category 'f' in table 4.4 on page 6. There are 21 identified sites where development has taken place during the study period, totalling 9.05 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 07 - March 08	Developed For
431500061	FORMER LOWE HOUSE SCHOOL	DUKE STREET	1.18	1.18	Dwellings
431500276	Land off	Knowsley Road	0.82	0.82	Dwellings
431500300	FORMER SHERDLEY COLLIERY	THE SCORE	2.85	1.07	Shops
431500303	Land at	Lea Green Farm (East) Elton Head	0.66	0.66	Dwellings
431500337	Buildings at	1-19 Oxford Street, St Helens	0.04	0.04	Dwellings
431500366	Land Adjacent to	32 Allan Road	0.09	0.09	Dwellings
431500386	Land at	Central Street	0.14	0.14	Car parks
431500388	Land at	Johnson Avenue	0.11	0.11	Dwellings
431500389	Land between	143 - 149 Belvedere Road	0.11	0.11	Dwellings
431500451	Former Caledonian Garage	Knowsley Road	0.56	0.56	Dwellings
431500483	Land Formally of	7,8,9,10,11,12,14 Brampton Court	0.04	0.04	Open Space
431500486	Land at	Chapel Street	0.71	0.71	Dwellings
431500492	Land encompassing Brook cottage Farm	397-399 Watery Lane	0.17	0.17	Dwellings
431500495	Land opposite	159, Billington Avenue	0.16	0.16	Dwellings
431500518	Industrial Flooring Ltd, Sankey Valley Industrial Estate	Sankey Street	0.51	0.51	Manufacturing
431500519	Prev. Linacre Plant Hire, Matrix Moulds & Models Ltd	Glover Street	0.1	0.1	Manufacturing
431500520	Land Adjacent to	North Street and Lyme Community	0.25	0.25	Education
431500525	Land at Rear of	1 and 4 ST Michaels Road	0.84	0.84	Offices
431500526	Victoria House	Victoria Street	0.15	0.15	Dwellings
431500527	Rainford Industrial Estate	Land at Sandwash Close	0.58	0.58	Manufacturing
431500533	Kwik save	Boundary Road	0.76	0.76	Shops
		TOTALS		9.05	

Appendix C: Sites Removed - Outflows 2008-2009

This table shows all 21 sites which will be removed from the NLUD study and the reasons why they have been removed.

Site Ref.	Address		Area	Reason
431500061	FORMER LOWE HOUSE SCHOOL	DUKE STREET	1.18	f
431500276	Land off	Knowsley Road	0.82	f
431500300	FORMER SHERDLEY COLLIERY	THE SCORE	2.85	f
431500303	Land at	Lea Green Farm (East) Elton Head	0.66	f
431500337	Buildings at	1-19 Oxford Street, St Helens	0.04	f
431500366	Land Adjacent to	32 Allan Road	0.09	f
431500386	Land at	Central Street	0.14	f
431500388	Land at	Johnson Avenue	0.11	f
431500389	Land between	143 - 149 Belvedere Road	0.11	f
431500451	Former Caledonian Garage	Knowsley Road	0.56	f
431500483	Land Formally of	7,8,9,10,11,12,14 Brampton Court	0.04	f
431500486	Land at	Chapel Street	0.71	f
431500492	Land encompassing Brook cottage Farm	397-399 Watery Lane	0.17	f
431500495	Land opposite	159, Billington Avenue	0.16	f
431500518	Industrial Flooring Ltd, Sankey Valley Industrial Estate	Sankey Street	0.51	f
431500519	Prev. Linacre Plant Hire, Matrix Moulds & Models Ltd	Glover Street	0.1	f
431500520	LAND ADJACENT TO	NORTH STREET AND LYME COMMUNITY	0.25	f
431500525	Land at Rear of	1 and 4 ST Michaels Road	0.84	f
431500526	Victoria House	Victoria Street	0.15	f
431500527	Rainford Industrial Estate	Land at Sandwash Close	0.58	f
431500533	Kwik save	Boundary Road	0.76	f
		Total	10.83	
Reasons for Removal				
f - Redeveloped or Under Construction, r - Site Reverted back to natural landscape				
n - No Dev Potential, x - Site entered in error / boundary amended / site merged				

Appendix D: New Sites - Inflows 2008-2009

This table shows the 4 New Sites as identified from methods outlined in *Chapter 3. Data Collection Process* (page 4)

Site Ref.	Address		Area	Inflow 2008/9
431500582	Former Sherdley Colliery	The Score	1.78	p
431500583	Land to rear of	72 Clipsley Lane	0.14	pp
431500584	Land at	235-237 Leach Lane	0.44	vl
431500585	Willow Green Hostel, Ashton Green Elderly Persons Home	Berwyn Grove	0.47	vl
		Total	2.83	
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 - development potential site				

Appendix E: Completed Checked Records (Sorted By Ward)

These 251 Records (253.18 hectares) are the final result of the NLUD process – this excludes all Sites Developed (Appendix B) and Sites Removed/Outflows (Appendix C) but includes all New Sites/Inflows (Appendix D). This list will form the basis / starting point for the 2009 - 2010 NLUD Survey.

Billinge & Seneley Green – 6 Sites			
NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500344	Holy Trinity Church Hall	Rectory Road	0.04
431500346	Land between	12-18 Leyland Green Road	0.06
431500369	Land between	97 and 107 Birch Grove	0.06
431500475	Land at jnc of	Main street and Garswood rd	0.04
431500538	Land to north east of	86 Rectory Rd, Booths Brow Rd	0.07
431500577	Land of previously	21-23 Billinge Road	0.05
		Total	0.32

Blackbrook – 9 Sites			
NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500021	REAR OF PRINCESS PUBLIC HOUSE	PARK ROAD	1.56
431500192	LAND TO THE REAR OF THE OWLS NEST PH	WEST END ROAD	0.28
431500325	Land between	No's 1 & 27 Link avenue	0.04
431500326	Land between	No's 1 & 27 Link avenue	0.05
431500373	Land at	Park Street	0.08
431500489	Land between	135 and 137 Frodsham Drive	0.06
431500501	LAND BETWEEN	48 AND 50 SINGLETON AVENUE	0.1
431500534	Former Pet Food Warehouse	Vicarage Road	0.12
431500575	Land Adj to	13 Longridge Avenue	0.08
		Total	2.37

Bold – 14 Sites			
NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500075	LAND ADJACENT TO RAIL LINE, REGINALD ROAD INDUSTRIAL ESTATE	REGINALD ROAD	1.15
431500078	LAND EAST OF T A C, ABBOTSFIELD INDUSTRIAL ESTATE	ABBOTSFIELD ROAD	0.93
431500118	LAND AT	LIONEL STREET	0.04
431500148	LAND AT	REGINALD ROAD	3.25
431500332	Land at	7-17 Dunsop Avenue, Clock Face	0.06
431500408	Land Adj to	46 Milton Street	0.03
431500490	Land between Culburn and Newby	Warrington Road	0.13
431500512	Former Railway Line		4.18
431500515	Disused Tip	CHESTER LANE	2.65
431500516	LAND NORTH OF T A C, ABBOTSFIELD INDUSTRIAL ESTATE	ABBOTSFIELD ROAD	0.92
431500554	Land of previously	Reginald Road, 2-4	0.02
431500555	Land of previously	Reginald Road, 14-20	0.02
431500561	Land adj. to	16 Field Close	0.06
431500563	Land of previously	1 - 11 Millersdale	0.06
		Total	13.5

Earlestown – 29 Sites			
NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500004	FORMER SANKEY SUGAR WORKS	ANGLEZARKE ROAD	5.07

431500135	LAND AT THE CORNER OF	FAIRCLOUGH STREET WARGRAVE ROAD	0.41
431500278	Land at, Deacon Trading Estate	Earle Street	0.17
431500279	Land at, Deacon Trading Estate	Earle Street	0.47
431500280	Land between	144 and 150 Common Road	0.06
431500281	Land adjacent to	251 Crow Lane West	0.07
431500285	Land to South	Earle Street	0.2
431500292	LAND TO SOUTH	EARLE STREET	0.37
431500299	Land South of Earlestown Station	Junction Lane	2.23
431500358	Earlestown Entertainment Centre	Railway Street	0.11
431500390	Land between	160 - 162 Queens Drive	0.03
431500391	Former	169 - 179 Crow Lane West	0.07
431500392	Former	381 & 383 Common Road	0.14
431500393	Land to the rear of	26 Tully Avenue	0.1
431500395	Land at	Derby Close	0.05
431500396	Land at Jnc of	Borron Rd/Frawley Ave	0.35
431500397	Former	119 Crow Lane West	0.31
431500493	Land between	81 and 93 Belvedere Road	0.12
431500498	Site corner of	Cunliffe Avenue and Borron Road	0.08
431500535	Land at	1 Belvedere Road	0.23
431500536	Former garage site	rear of 3-15 Lloyd Crescent	0.45
431500542	Land at	Formerly 59 - 65 Fairclough Str	0.03
431500547	Land at Rear of	2 - 6 Lyme Street	0.06
431500557	Land at Rear of	Hope Street	0.07
431500558	Land at End of	Birch Crescent	0.54
431500559	Former Nursery School	off Patterson Street	0.17
431500569	Land adj. to	28 Dixon Avenue	0.03
431500579	Land at Rear of	100 Queens Drive	0.16
431500580	Land adj. to	4a Silverdale Road	0.04
		Total	12.19

Eccleston – 6 Sites

NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500029	FORMER RESERVOIR	BURROWS LANE	9.56
431500308	Eccleston Methodist Church	Burrows Lane	0.3
431500329	Triplex Safety Glass Co Ltd	Holme Road	10.08
431500334	Land at	16 Central Avenue	0.06
431500362	Land at	67 Millbrook lane (Seven Stars)	0.14
431500476	Land rear	166 St Helens Rd	0.03
		Total	20.17

Haydock – 20 Sites

NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500016	LAND SOUTH OF THE BOOK PEOPLE	HALLWOOD AVENUE	0.89
431500017	FISHWICKS SITE	KILBUCK LANE	3.24
431500189	LAND AT	WOODSIDE ROAD	0.29
431500226	UNIT 13, HAYDOCK INDUSTRIAL ESTATE	WINCHESTER ROAD	0.09
431500245	UNIT 4, WITHINS ROAD INDUSTRIAL ESTATE	WITHINS ROAD	0.23
431500274	Haydock Labour Club 2	110 Penny Lane	0.1
431500297	LAND ADJACENT TO ROLLINGSTOCK	NORTH FLORIDA ROAD	0.69
431500336	Land Rear of	1 to 27 Station Road	0.14
431500349	Land at	7-21 Gray Avenue	0.06
431500355	Land at	Abbeyway North / rear of 26-28	0.05
431500412	Land of previously	127-129 Penny Lane	0.05
431500413	Former	61-63 Vicarage Road	0.04
431500484	Part of FORMER NCB CENTRE, OLD BOSTON	PENNY LANE	2.64
431500485	CENTRAL WORKS	CHURCH ROAD	1.34

431500521	Empress Park	Penny Lane	0.9
431500524	Former Providence Baptist Church	372, Clipsley Lane	0.06
431500564	Land at Rear of	16-24 Pimblett Road	0.05
431500573	Land Adj to	62 Wycliffe Road	0.04
431500581	Land adj. to	33 Willow Road	0.06
431500583	Land to rear of	72 Clipsley Lane	0.14
		Total	11.1

Moss Bank – 13 Sites			
NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500022	HARESFINCH BURG Y	ISLANDS BROW	16.96
431500121	LAND AT	COWLEY STREET	1.32
431500180	LAND OFF	LAFFAK ROAD	3.31
431500196	LAND TO THE REAR OF	KENTMERE AVENUE	0.34
431500452	Land South of	Washway Ln and East of City Rd	0.92
431500453	Land South of	Washway Lane and East of City R	5.37
431500480	Land b/w	Eskdale and Grizedale Av (West)	0.18
431500481	Land b/w	Eskdale and Grizedale Av (East)	0.19
431500500	Land off	Laffak Road	0.08
431500517	Carr Mill Infants School	Ullswater Avenue	1.49
431500560	Land adjacent to	22 Sandy Lane	0.02
431500570	Land between	12-18 Queensway	0.05
431500572	Land at Rear of	Ennerdale Avenue	0.19
		Total	30.42

Newton – 15 Sites			
NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500005	FORMER PARKSIDE COLLIERY	MILL LANE	54.02
431500129	LAND AT	ALDER STREET	0.12
431500136	FORMER GAS HOLDER SITE	OLD WARGRAVE ROAD	0.56
431500177	LAND OFF	WARGRAVE ROAD	0.3
431500282	Land of previously	2 - 8 Park Avenue North	0.11
431500284	Land at	Cedar Crescent / Laurel Avenue	2.15
431500341	Land west of	11 Crow Lane West	0.03
431500363	MTB Chrysler Dealership	Mill Lane	0.26
431500364	MTB Chrysler Dealership	Mill Lane	0.19
431500398	Land at	Wargrave Road	0.04
431500399	Land to West of	44 Acorn Street	0.06
431500400	Land Between	17 - 19 Acorn Street	0.04
431500401	Land at Rear of	352 - 362 Wargrave Road	0.09
431500473	Land rear of	98-100 Alder St	0.1
431500530	Former Crouchley House	Bradleigh Road	0.13
		Total	58.2

Parr – 29 Sites			
NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500081	PARR INDUSTRIAL ESTATE	BEDFORD STREET	0.71
431500094	DERELICT BUILDING	HERTFORD STREET	0.94
431500130	LAND BETWEEN 167 AND 183	NEWTON ROAD	0.06
431500131	LAND BETWEEN 39 AND 45	SUSSEX GROVE	1.01
431500139	Land between	Portland Way & Berry's Lane	0.28
431500140	LAND AT	PORTLAND WAY	0.35
431500141	Land between	Weymouth Avenue & Berry's Lane	0.51
431500142	Land between	36 & 57 Weymouth Avenue	0.19
431500159	LAND AT THE CORNER OF	FLEET LAND AND GRANVILLE STREET	0.08
431500161	LAND TO THE REAR OF	BLACKDOWN GROVE	1.14
431500273	Former Parr Community High School	FLEET LANE	4.03

431500294	Former 39 - 133 Chancery Lane	Chancery Lane	0.41
431500296	Land at	Delta Road	0.22
431500348	Land adjacent to	22 Hertford Street	0.06
431500365	The Beehive Inn	268 Berrys Lane	0.05
431500371	Bowling Green Inn	220 Watery Lane	0.22
431500372	Land to rear of	Carnegie Crescent and Goodban S	0.26
431500462	Land corner of	Allanson Street / Sankey Street	0.12
431500482	Land Formally of	2-38 Chancery Lane	0.19
431500491	Land adjacent to	19 Pennine Close	0.22
431500499	Land between	250 Fleet Ln & Bromilow Road	0.03
431500531	Land adjacent to Bold Miners Club	Fleet Lane	0.28
431500546	Land at Junc of	Newton Road/Provident Street	0.14
431500565	Land at Rear of	11-13 Cherry Tree Drive	0.09
431500566	Land at Rear of	75-77 Cherry Tree Drive	0.19
431500567	Land of previously	224-234 Derbyshire Hill	0.09
431500568	Land off	Ashton Green Drive	0.07
431500571	Land of previously	19-21 Winston Avenue	0.04
431500585	Willow Green Hostel, Ashton Green Elderly Persons Home	Berwyn Grove	0.47
		Total	12.45

Rainford – 4 Sites

NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500024	LAND TO NORTH	SIDINGS LANE	0.65
431500193	LAND AT	LORDS FOLD	0.7
431500345	Land at	12 Old Lane	0.16
431500415	Land adj. to	31 Rookery Lane	0.13
		Total	1.64

Rainhill – 3 Sites

NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500504	Land at	Warburton Hey	3.06
431500523	Land at	111 Stoney Lane	0.31
431500562	Land at Rear of	17-25 King Edward Road	0.11
		Total	3.48

Sutton – 21 Sites

NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500104	LAND ADJACENT ST HELENS JUNCTION RAIL STATION	STATION ROAD	0.38
431500111	LAND AT	ROBINS LANE	0.4
431500116	LAND AT	MONASTERY LANE	0.77
431500162	LAND AT	HOGHTON ROAD	0.54
431500311	Land between 103-111	Clock Face Road	0.64
431500315	Former St Marks Primary School	Willow Tree Avenue	0.5
431500316	Land at	Mill Lane	0.31
431500324	Land rear	24-32 Waterdale Crescent	0.1
431500335	Land at	Mill Brow Cottage	0.07
431500339	Land at	48 Irwin Road	0.04
431500374	Land at	Peckers Hill Road	0.03
431500375	Land North of	Powell Street	0.06
431500376	Land South of	Powell Street	0.07
431500377	Land Adj to	142 Mill Lane	0.04
431500487	FORMER COMMUNITY CENTRE, LAND at	New Street	2.52
431500513	Former Railway Line		9.07
431500544	Land at Rear of	2 - 12 Hoghton Close	0.17
431500550	Former Housing Site	Peckershill Road_4 plots	0.02

431500551	Former Housing Site, Land of Previously	2 - 8 Station Road	0.04
431500553	Land Adj to	17 Station Rd	0.03
431500584	Land at	235-237 Leach Lane	0.44
			Total 16.24

Thatto Heath – 21 Sites			
NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500034	VACANT LAND ADJACENT TO RAIL LINE	ELEPHANT LANE	4.33
431500154	UNIT	BURTONHEAD ROAD	0.24
431500307	St Matthews CE Primary School	Scholes Lane	0.22
431500347	Site of	1 to 23 Queensland Place	0.17
431500352	Land to the South of	Coral Avenue	0.15
431500353	Land to the North of	Coral Avenue	0.16
431500354	Land between	83 and 85 Upland Road	0.06
431500380	Land North of	Sunbury Street	0.07
431500381	Land South of	Sunbury Street	0.09
431500471	Land at	Butonhead Road	2.05
431500477	Land rear	14-49 Adelaide Avenue	0.21
431500478	St Matthew's Gardens	St Matthew's Grove	0.16
431500479	Land b/w	4 and 38 Dorothy Street	0.19
431500494	Site of former	74-88 Kimberley Ave & 372-386 S	0.21
431500496	Grange Park Labour Club	Upland Road	0.19
431500528	Land off	Lowfield Lane	0.49
431500537	Former Thatto Heath Family Cen	1 Manley Place	0.14
431500541	Land at Junc. of	Elton Head Road / Sherdley Road	0.08
431500549	Land of Previously	51-57 Parliament Street	0.03
431500576	Land Adj to	103 Queensland Avenue	0.04
431500578	Land of previously	192-194 Scholes Lane	0.05
			Total 9.33

Town Centre – 55 Sites			
NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500027	CLEARED SITE	ECCLESTON STREET	0.5
431500044	FORMER ABATTOIR SITE	CORPORATION STREET	1.48
431500049	UNITED GLASS	PEASLEY CROSS LANE	16.02
431500059	ST THOMAS SQUARE	LIVERPOOL ROAD	2
431500069	REAR OF HAYS CHEMICALS	BAXTERS LANE	1.85
431500070	VACANT LAND	WEBB STREET	1.97
431500076	LAND NORTH OF HAYS CHEMICALS	LANCOTS LANE	2.13
431500088	SIDAC FILTER BEDS	ELLAMSBRIDGE ROAD	0.51
431500091	CLEARED SITE	HOLLYBANK STREET	1.42
431500101	FORMER VARLEY SITE	ATLAS STREET	0.88
431500106	FORMER RAVENHEAD WORKS	ALEXANDRA DRIVE	7.38
431500107	CORPORATION YARD	COLLEGE STREET	2.07
431500110	LAND TO THE NORTH	CORPORATION STREET	1.85
431500113	LAND AT SITE A	SUTTON ROAD	0.21
431500114	LAND AT SITE B	SUTTON ROAD	0.51
431500120	SUTTON ROAD PUMPING STATION	SUTTON ROAD	0.37
431500157	LAND ADJACENT TO	LAWRENSON STREET	0.15
431500164	LAND TO THE REAR OF	SOROGOLD STREET	0.94
431500215	UNIT 29, BAXTERS LANE INDUSTRIAL ESTATE	BAXTERS LANE	0.01
431500262	FORMER CHURCH HALL	TOLVER STREET	0.05
431500269	LAND AT	BURTONHEAD ROAD	0.86
431500270	LAND AT	GLOVER ST / BANNER ST	0.39
431500272	SACRED HEART R C CHURCH	BOROUGH ROAD	0.37
431500288	Former Hays Chemical Works	Lancots Lane	1.86

431500290	FORMER SIDAC WORKS	ROBINS LANE	1.99
431500291	CLEARED LAND OFF PARK ROAD	RECREATION STREET	0.67
431500319	Land at	Pocket Nook Street	0.17
431500321	Land at	Farnworth Street	0.09
431500322	Land at	Gower St & Egerton St	1.16
431500328	Land at	Park Street	0.17
431500330	Land at Park Road	Park Road	0.91
431500370	Land bounded by	Cowley Street and Lord Street	0.19
431500383	Land at	Banner Street	0.03
431500384	Land at	Eldon Street	0.17
431500387	Land Adj to	39 Park Road	0.03
431500463	Land at	Croppershill	0.14
431500464	Gateway Limited	Robins Lane	0.24
431500465	Land at	7-17 O'Keefe Road	0.09
431500466	Land Formally of	3-9 Parlane Street	0.08
431500467	Land at	Gerrards Bridge	0.29
431500502	Land at	Webb Street	0.56
431500503	Land at	Brynn Street	0.13
431500508	Fromer St Helens Glass site	Corporation Street	2.07
431500514	Land at	Sutton Road / Baxters Lane	1.02
431500522	Land at	Eccleston Street	0.48
431500529	Land of previously	113/115 Hall Street	0.02
431500532	Worsley Brow	Land at 29 Edward Street	1.21
431500539	Land at	College Street	0.03
431500540	Land to rear of	18 to 34 Duncan	0.14
431500543	Land of	Formerly 10 - 16 Ardwick Street	0.04
431500545	Land of previously	73 - 77 Eccleston Street	0.06
431500552	Land of previously	108-114 Pocket Nook Street	0.03
431500556	Land adj to	29 Sherdley Road	0.15
431500574	Land of previously	73/75 Pocket Nook Street	0.04
431500582	FORMER SHERDLEY COLLIERY	THE SCORE	1.78
		Total	59.96

West Park – 1 Site

NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500333	Land West of	16 Factory Row	0.04
		Total	0.04

Windle – 5 Sites

NLUD_Ref	DESCRIPTION	STREET	Area_ha
431500343	Site of Polar Ford	City Road	1.5
431500404	The Lodge Victoria Park	Rutland Street	0.05
431500406	Land at Corner of	Morley Street/Cooper Street	0.04
431500407	Land at	Halefield Street	0.09
431500548	Land at Junc of	Oxford Street/Halefield Street	0.09
		Total	1.77

Appendix F: NI 170 - National Indicator for Local Authorities

NI 170: Previously developed land that has been vacant or derelict for more than 5 years			
Is data provided by the LA or a local partner?	Y	Is this an existing indicator?	N
Rationale	To gauge the success of local authorities in facilitating the re-use of brown field land as a contribution to regeneration and economic growth.		
Definition	<p>This indicator measures the proportion of the area of developed land that is vacant or derelict for more than 5 years.</p> <p>The total area of developed land is the area recorded for the relevant local authority for 2001 in the urban land figures published in the Urban Settlements report by DCLG.</p> <p>The National Land Use Database of Previously-Developed Land (NLUD-PDL) contains a typology of previously developed land covering a number of different categories including vacant and derelict land:</p> <p><i>‘Previously developed land which is now vacant is land that could be developed without treatment. Treatment includes any of the following: demolition, clearing of fixed structures or foundations and levelling. 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.</i></p> <p><i>“Vacant buildings” are buildings that have been 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.</i></p> <p><i>“Derelict land and buildings” is 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 levelling. Includes abandoned and unoccupied buildings (including former single residential dwellings) in an advanced state of disrepair i.e. with unsound roof(s).</i></p> <p><i>It excludes land damaged by development which has been or is being restored for agriculture, forestry, woodland or other open countryside use. It also 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.</i></p> <p>The information needed to make the calculation is included in the NLUD-PDL reflecting information collected annually based on site returns made by local authorities. The most recent data is for 2006.</p> <p>All of the information is available to the local authority.</p>		

NI 170: Previously developed land that has been vacant or derelict for more than 5 years (continued)			
Formula	<p>The proportion of the area of developed land that is vacant or derelict is calculated as follows:</p> $\left(\frac{a+b+c}{d}\right)*100$ <p>where:</p> <p>a = the number of hectares of previously developed land which have been vacant for more than 5 years as recorded on the NLUD database;</p> <p>b = the number of hectares of buildings that have been vacant for more than 5 years as recorded on the NLUD database;</p> <p>c = the number of hectares of land and buildings which have been derelict for more than 5 years as recorded on the NLUD database;</p> <p>d = the area in hectares of developed land within the area of the local authority.</p>		
Worked example	<p>In 2006 there were 14 hectares (ha) of vacant and derelict land on NLUD-PDL for more than 5 years, 15 ha of vacant buildings on the database for more than 5 years, and 5 ha of derelict land and buildings in NLUD-PDL for more than 5 years. The total hectares of developed land within the area of the local authority is 1,158 ha.</p> <p>The proportion of developed land represented by vacant and derelict land is therefore:</p> $\left(\frac{14+15+5}{1158}\right) = 2.94\%$	Good performance	A low and reducing percentage, based on baseline 2006
Collection interval	Annual	Data Source	
Return Format	Percentage	Decimal Places	Two
Reporting organisation	CLG, using data provided by English Partnerships		
Spatial level	Single tier and district council		
Further Guidance	<p>CLG statistical release "Previously developed land that may be available for redevelopment: England 2006"</p> <p>National Land Use Database of Previously-Developed Land</p>		



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