PROOF OF EVIDENCE OF ANTHONY JOHN MEULMAN

APPENDICES

ST HELENS METROPOLITAN BOROUGH COUNCIL
PARKSIDE REGENERATION LLP
PARKSIDE ACTION GROUP (PAG)

LOCAL PLANNING AUTHORITY APPLICATION REFERENCES:
P/2018/0048/OUP – PARKSIDE COLLIER SITE (ST HELENS)
P/2018/0249/FUL – PARKSIDE LINK ROAD (ST HELENS)

THE PLANNING INSPECTORATE REFERENCES:
APP/H4315/V/20/3253194 – PARKSIDE COLLIER SITE (ST HELENS)
APP/H4315/V/20/3253230 - A49-A573 LINK ROAD (ST HELENS)
APP/M0655/V/20/3253232 - A49-A573 LINK ROAD (WARRINGTON)

DECEMBER 2020
APPENDICES

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APPENDIX 1 – BIBLIOGRAPHY

National Planning Policy Framework
Planning Practice Guidance – Housing and Economic Needs Assessment
Planning Practice Guidance – Housing and Economic Land Availability Assessment
National Policy Statement for National Networks
The North West of England Plan Regional Spatial Strategy to 2021
Draft Liverpool City Region Local Industrial Strategy
Liverpool City Region Strategic Housing and Employment Land Market Assessment
Liverpool City Region Assessment of the Supply of Large-Scale B8 Sites (June 2018)
Liverpool City Region Spatial Planning Statement of Common Ground
Draft Liverpool City Region Local Industrial Strategy
St Helens Employment Land and Skills Review: Addendum Report
Review of Employment Land in St Helens to 2027
St Helens Local Plan Core Strategy
Employment Land Needs Study
Employment Land Needs Study – Addendum Reports
Parkside Logistics and Rail Freight Interchange Study
St Helens Borough Local Plan 2020-2035 Submission Draft
Employment Land Need and Supply Background Paper
APPENDIX 2 – SITE PLANS

Parkside Phase 1 – Parkside West

Source: LandInsight, 2020
Parkside Link Road

Source: LandInsight, 2020
Haydock Point

Source: LandInsight, 2020
Wingates Industrial Estate

Source: LandInsight, 2020
Omega Warrington Western Extension

Source: LandInsight, 2020
Land at Barleycastle Lane

Source: LandInsight, 2020
APPENDIX 3 – FUNCTIONAL ECONOMIC MARKET AREA IN ELNS

Source: ELNS Definition of FEMA; map sourced from Nomis
APPENDIX 4 – DRAFT LOCAL PLAN SITE ALLOCATIONS
Evidence of Anthony Meulman, BE Group
APPENDIX 5 – GROWTH OF ONLINE RETAIL AS A PROPORTION OF ALL RETAIL

Internet sales as a percentage of total retail sales (ratio) (%)

Core Strategy Adopted Oct 2012: Internet sales 9.4%

Submission Draft Jan 2019: Internet sales 19.3%

Covid-19 lockdown impacts
APPENDIX 6 – RECENT WAREHOUSE DEVELOPMENTS IN ST HELENS

Source: LandInsight

A. Kellogg’s
B. Amazon
C. Movianto
APPENDIX 7 – OMEGA WARRINGTON OCCUPIERS

Source: LandInsight

A. The Delivery Group
B. Royal Mail
C. Haydock Commercial Vehicles
D. Amazon Warehouse and London Metric Property
E. Domino’s Pizza
F. The Hut Group
G. Plastic Omnium
H. Travis Perkins
I. ASDA
J. Hermes
K. Brakes