


SITE	1		
Site name	Former Parkside Colliery		
Policy reference	1.1		
Description	The site is a former colliery . The M6 motorway runs north to south through the site and to the east of the motorway the site is divided into fields some of which are in active agricultural use. To the west of the motorway is the former colliery. The buildings and infrastructure have been removed to leave a surface layer of concrete hardstanding. The land is particularly higher in the south and any development here would have an impact on Hermitage Green.		
Site area (Gross)	272 ha		
Site area (Net)	Not determined		
Estimated floorspace	715,000m ² of warehousing		
Surrounding development	The site lies to the south east of Newton-Le-Willows. To the north of the site lies the Trans Pennine rail route and to the north west the West Coast Main Line. The settlement of Hermitage Green is located to the southern end of the colliery, residential properties line Winwick Road to the south west and a residential estate lies to the north west. The site lies substantially in the greenbelt.		
Access	The site has access to the A49 which links with junction 9 of the M62. Access would be via construction of part of relocated M6 junction 22.		
Ownership	Network Rail/Astral Developments and others (multiple ownership).		
Planning status and considerations	<p>The site is allocated as Green Belt in the current UDP. It is identified as a Strategic Regional Site by NWDA and Astral Developments submitted an outline planning application to St Helens and Warrington Borough Councils for a rail freight distribution facility on 17/10/06.</p> <p>Strategic Rail Freight Interchange to provide up to 715,000 sq m of rail served warehouse and distribution buildings; train assembly area; a container depot; a cargo exchange; waste recycling centre; power generating facilities (including 1,850 sq m of ancillary buildings); relocation of 132kv electricity substation and re-routing of 25,000 volt underground cable; part of the Park Centre and bus interchange; part of the Countryside Park including mounded and planted perimeter landscape framework together with ground remodelling. Construction of part of relocated M6 junction 22, access roads, parking, servicing and infrastructure on-site and off-site highway works together with the dismantling and relocation of Newton Park Farm Manor House and Barn. (All matters except for access reserved for future consideration.)</p> <p>The application has not yet been determined.</p>		
Identified use	Former colliery / agricultural		
Exceptional development constraints	High voltage power lines diagonally cross the site north east to south which would have to be accommodated in any development.		
Availability	Medium Term		
QUALITATIVE ASSESSMENT	GRADING		
Ground conditions and topography	D (on former colliery)		
Site environment	B		
Surrounding uses	C		
Location	A		
Access/Transport/Highways	C		
Utilities	Not known		
Sustainability features	Waste recycling centre, power generating facilities, rail freight interchange		
	PRESENT POTENTIAL		
Range of uses	Y/N	Suitability	Market attractiveness
Offices (B1)	N	Unsustainable and sequentially uncertain	Yes (attractive)
Industrial (B2)			
Warehousing (B8)	Y	Yes: good strategic location	Yes: prime location
Residential			
Non-food retail			
Food retail			
Tourism and leisure			
	FUTURE POTENTIAL		
For what?	The site has prominence from the M6 motorway and is well located adjacent to the West Coast Main Line and the Trans-Pennine rail routes.		
Inter-modal rail freight distribution / B8 uses	Suitable for warehousing subject to release from Green Belt policy and securing a suitable access from the motorway.		
Group	6		
How any constraints can be removed	Only likely if greenbelt review revealed it should be de-allocated.		



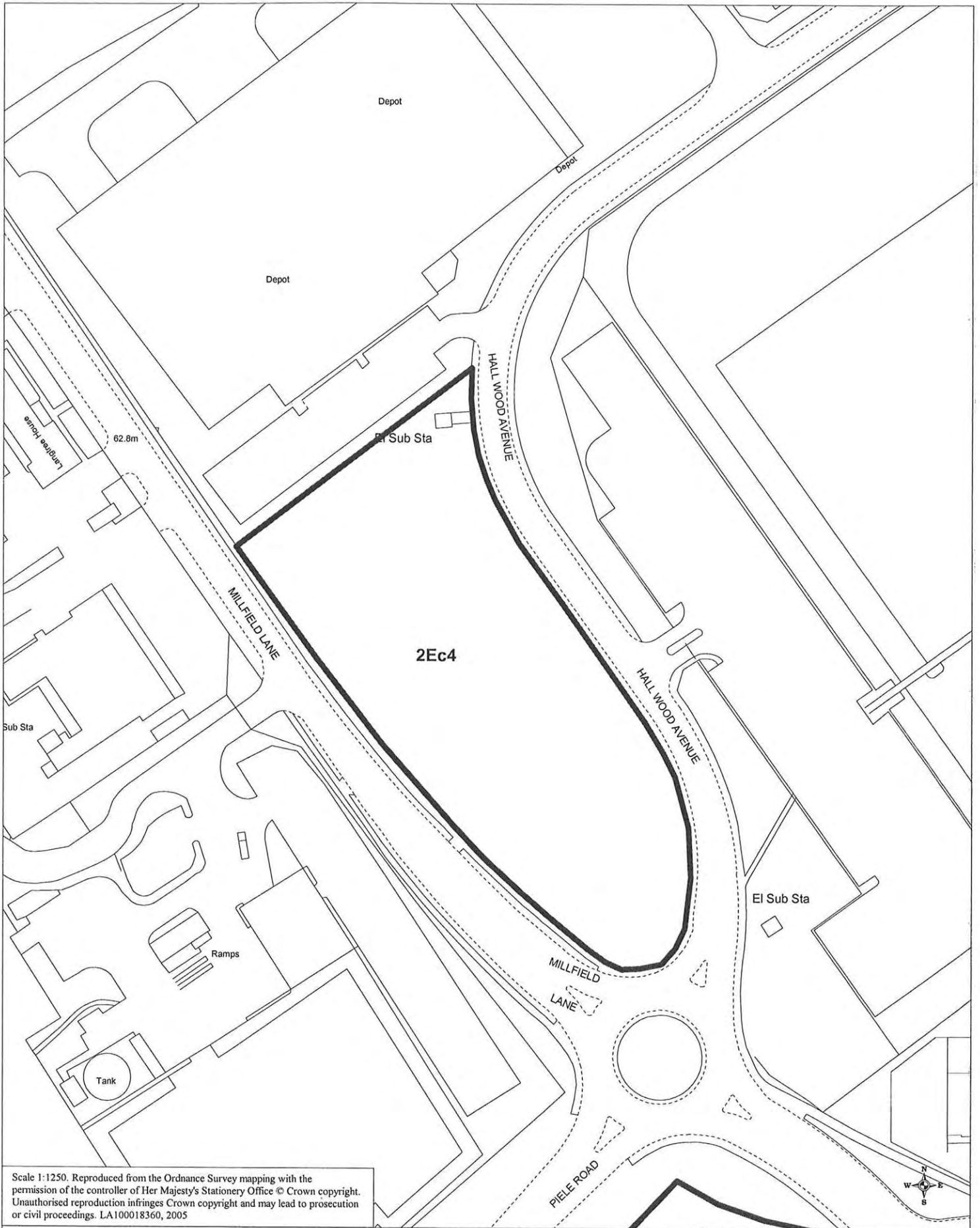
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 <p>St. Helens Metropolitan Borough Council</p>	<p>URBAN REGENERATION AND HOUSING DEPARTMENT</p>	<p>PLANNING SECTION</p>
	<p>Site. 1 Policy Ref. 1.1</p> <p>Address. Former Parkside Colliery</p> <p>Area. 132.1 hectares</p>	<p>Date: 05 August 2005 Scale 1:10000 Grid Ref: 350785,392362 Drawn: Policy</p>

SITE	4		
Site name	Old Boston/Wilcock Road		
Policy reference	2Ec12		
Description	This is a large site at the rear of Old Boston Trading Estate.		
Site area (Gross)	5.811 ha		
Site area (Net)	2.11 ha		
Estimated floorspace	Either 65,000ft ² B1,B2 or B8, or 80,000ft ² B2 or B8		
Surrounding development	Old Boston Trading Estate lies to the east of the site. To the north is Green Belt and the site adjoins units on Yew Tree Farm Trading Estate to the west.		
Access	Access not ideal due to the railway arch on Old Boston Road and Wilcock Road via the existing trading estate. There is potential to reconfigure Dixon Close to provide access onto the site and give the site more prominence		
Ownership	Morley Estates		
Planning status and considerations	The site is allocated as an Economic Development Site in the UDP. Planning consent for either 65,000ft ² B1, B2 or B8 or 80,000ft ² B2 or B8 subject to ground conditions, highways, capacity constraints (ref P/2006/0141).		
Identified use	Former mining.		
Exceptional development constraints	Low voltage power lines cross part of the site which could affect access from Wilcock Road. Public right of way crosses north east portion of the site (footpath no.4).		
Availability	Short term.		
QUALITATIVE ASSESSMENT	GRADING		
Ground conditions and topography	D		
Site environment	C		
Surrounding uses	C		
Location	B		
Access/Transport/Highways	D		
Utilities	C		
Sustainability features	C		
PRESENT POTENTIAL			
Range of uses	Y/N	Suitability	Market attractiveness
Offices (B1)	Y	Yes	Reasonable
Industrial (B2)	Y	Yes	Reasonable
Warehousing (B8)	Y	Yes	Reasonable
Residential			
Non-food retail			
Food retail			
Tourism and leisure			
FUTURE POTENTIAL			
For what?	Old Boston Trading Estate has been relatively successful and a new unit has just been completed. Therefore the site would be suited to similar industrial uses. However although access to the East Lancashire Road and junction 23 of the M6 is good from Haydock the site occupies a backland location and would not give prominence to potential users if access is not improved.		
B1, B2, B8 No potential for other uses			
Group	2		
How any constraints can be removed	Improvements in A580 East Lancs Road / M6 Haydock junction would remove Highways capacity constraints for this site and Haydock Industrial Estate generally.		

SITE	6		
Site name	Land east of Millfield Lane, Haydock		
Policy reference	2Ec4		
Description	The site is rectangular-shaped, flat and partially overgrown. It is a prominent corner site on the Haydock Lane Industrial Estate.		
Site area (Gross)	0.771 ha		
Site area (Net)	0.771 ha		
Estimated floorspace	3,600m ²		
Surrounding development	The site is surrounded by other units on the Industrial Estate including Sainsbury's Distribution Warehouse to the east.		
Access	Access onto Millfield Lane is possible feeding onto the East Lancashire Road and junction 23 of the M6 motorway. There is only eastbound access onto the East Lancashire Road.		
Ownership	Williams Tarr		
Planning status and considerations	The site is allocated as an economic development site in the adopted UDP		
Identified use	Vacant		
Exceptional development constraints	Site owner unwilling to sell plot without D&B contract.		
Availability	Short term, site is being actively marketed for design and build.		
QUALITATIVE ASSESSMENT	GRADING		
Ground conditions and topography	C		
Site environment	B		
Surrounding uses	B		
Location	A		
Access/Transport/Highways	B		
Utilities	C		
Sustainability features	C		
PRESENT POTENTIAL			
Range of uses	Y/N	Suitability	Market attractiveness
Offices (B1)			
Industrial (B2)	Y	Yes	Yes
Warehousing (B8)	Y	Yes	Yes
Residential			
Non-food retail			
Food retail			
Tourism and leisure			
FUTURE POTENTIAL			
For what?	The site is well located on a prominent plot within the Haydock Lane Industrial Estate.		
B2 and B8 uses			
Group	1		
How any constraints can be removed	None required.		



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URBAN REGENERATION AND HOUSING DEPARTMENT

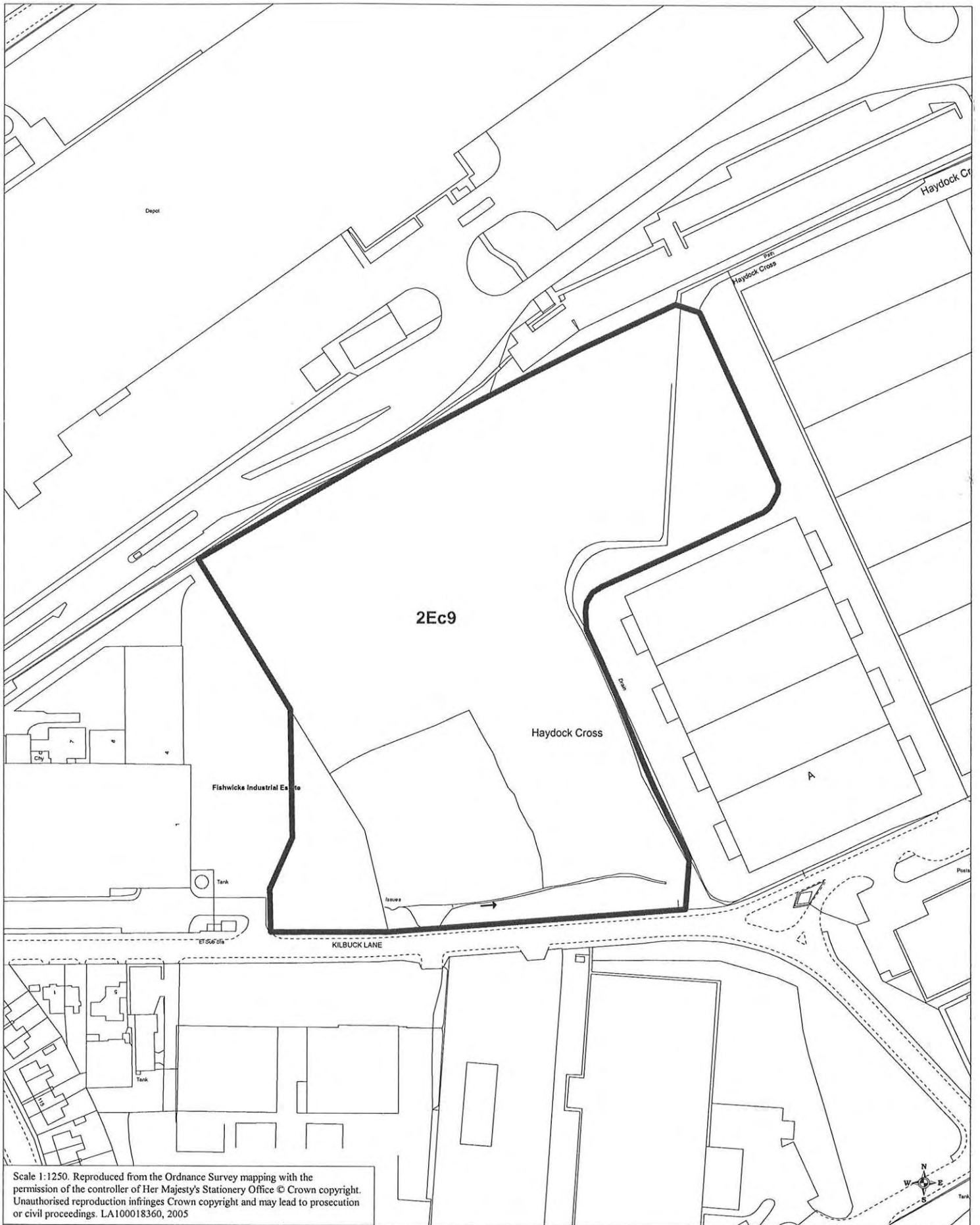
PLANNING SECTION



Site. 6
Policy Ref. 2Ec4
Address. Land East of Millfield Lane, Haydock
Area. 0.77 hectares

Date: 05 August 2005
Scale 1:1250
Grid Ref:356,472 397,881
Drawn:Policy

SITE	9		
Site name	Land north of Kilbuck Lane		
Policy reference	2Ec9		
Description	Large flat cleared site with some overgrowth of vegetation.		
Site area (Gross)	3.463 ha		
Site area (Net)	3.463 ha		
Estimated floorspace	15,600m ²		
Surrounding development	Distribution, industrial uses.		
Access	Access is onto Kilbuck Lane which links to the East Lancashire Road eastbound carriageway leading to junction 23 of the M6.		
Ownership	Fishwicks		
Planning status and considerations	The site is allocated in the UDP as an economic development site with planning permission. Outline permission granted for B2 & B8 use.		
Identified use	Vacant		
Exceptional development constraints	The site is only marketed for design and build by the owner.		
Availability	Medium term.		
QUALITATIVE ASSESSMENT	GRADING		
Ground conditions and topography	C		
Site environment	C		
Surrounding uses	C		
Location	C		
Access/Transport/Highways	B		
Utilities	C		
Sustainability features	C		
PRESENT POTENTIAL			
Range of uses	Y/N	Suitability	Market attractiveness
Offices (B1)			
Industrial (B2)	Y	Yes	Yes
Warehousing (B8)	Y	Yes	Yes
Residential			
Non-food retail			
Food retail			
Tourism and leisure			
FUTURE POTENTIAL			
For what? B2/B8 uses No potential for other uses	This large site would be suitable for a distribution or industrial use.		
Group	2		
How any constraints can be removed	The site appears to have been available for a lengthy period and is not known to have any particularly unusual constraints other than typical brownfield issues, therefore it is assumed that marketing the site on a design and build only basis (rather than freehold) is limiting its appeal to the market. It cannot therefore be relied upon as an immediately available site.		



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URBAN REGENERATION AND HOUSING DEPARTMENT

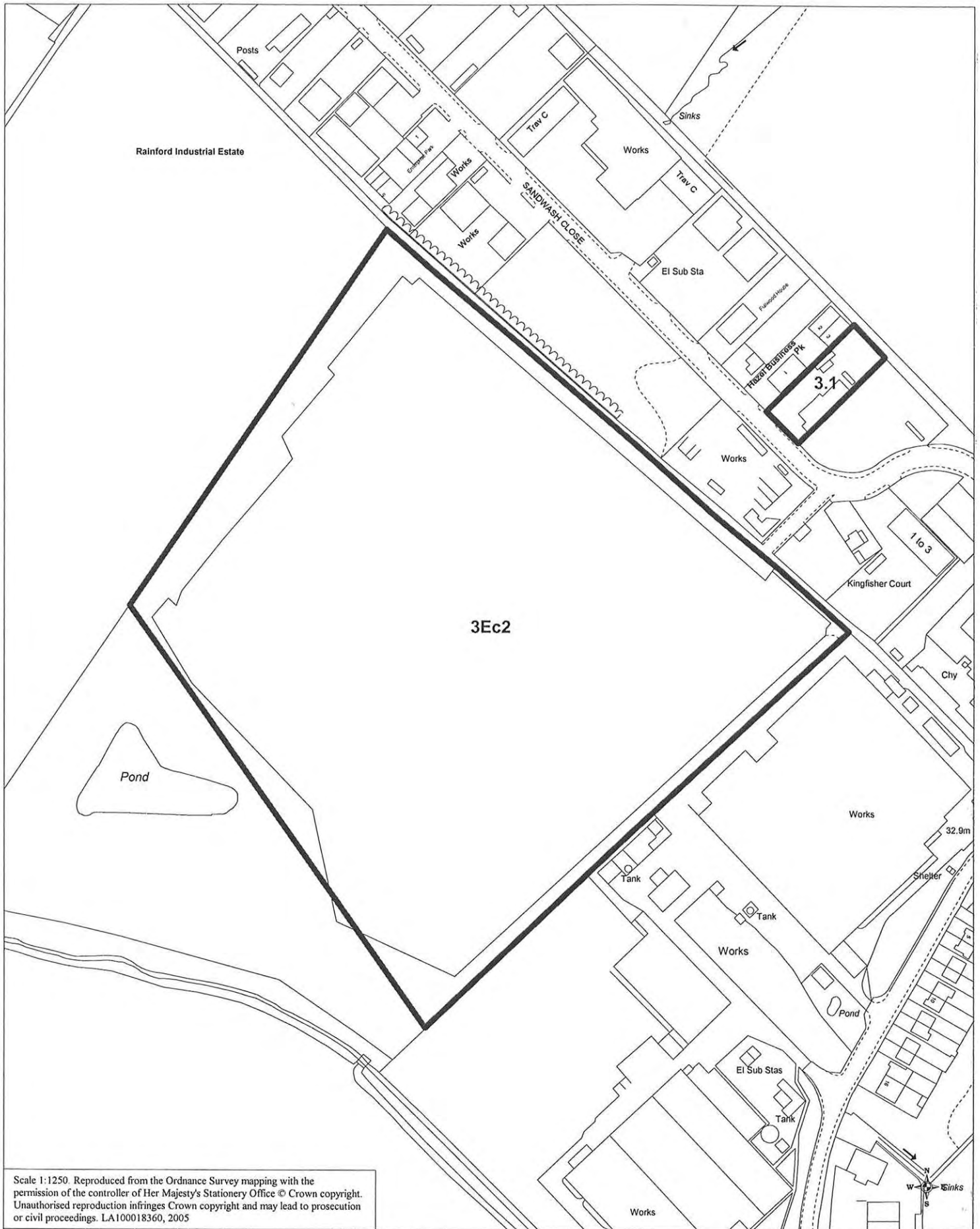
PLANNING SECTION



Site. 9
Policy Ref. 2Ec9
Address. Land North of Kilbuck Lane
Area. 3.46 hectares

Date: 05 August 2005
Scale 1:2000
Grid Ref:356,842 397,875
Drawn:Policy

SITE	10		
Site name	Land south-west of Sandwash Close		
Policy reference	3Ec2		
Description	The site is a single square shaped field in active agricultural use. It backs onto the Rainford Industrial Estate, to units on Sandwash Close. The site is bounded by mature trees along the south west boundary which can be viewed from the Rainford Bypass and the surrounding countryside.		
Site area (Gross)	7.186 ha		
Site area (Net)	7.186 ha		
Estimated floorspace	32,445m ²		
Surrounding development	The site backs onto units on the Industrial Estate to the north east and south east; the large Unifax plant is immediately adjacent to the site to the south east. To the north west and south west lies Green Belt and open countryside. The settlement of Rainford is to the north of the Industrial Estate.		
Access	The Industrial Estate is accessed off Mill Lane which links to the Rainford Bypass and the East Lancashire Road. There are highway issues along Mill Lane which would require addressing by any proposal. Access would be required through land off Sandwash Close which looks like a constraint because of separate ownership.		
Ownership	Mr B H Houghton		
Planning status and considerations	Allocated as a economic development site in the UDP. Full permission granted for B1, B2 and B8 use.		
Identified use	Agricultural		
Exceptional development constraints	None		
Availability	Medium term – depending on access.		
QUALITATIVE ASSESSMENT	GRADING		
Ground conditions and topography	A		
Site environment	A		
Surrounding uses	B		
Location	C		
Access/Transport/Highways	D		
Utilities	C		
Sustainability features	D		
PRESENT POTENTIAL			
Range of uses	Y/N	Suitability	Market attractiveness
Offices (B1)			
Industrial (B2)	Y	Yes	Yes
Warehousing (B8)	Y	Yes	Yes
Residential			
Non-food retail			
Food retail			
Tourism and leisure			
FUTURE POTENTIAL			
For what?	Rainford Industrial Estate is an established estate and the site would be suitable to meet small local needs. There may also be potential for the site to meet expansion needs of adjacent units should they require this at any time in the future.		
B2, B8 uses			
Group	5		
How any constraints can be removed	The principle constraint appears to be access, which cannot be resolved unless via negotiation by the landowners or C.P.O. powers if felt to be of sufficient importance by the council. Alternative access could be via Pasture Lane requiring new road of at least 240m (approximately). This would require planning permission and involve topographical, arboricultural and ecological issues, amongst others.		



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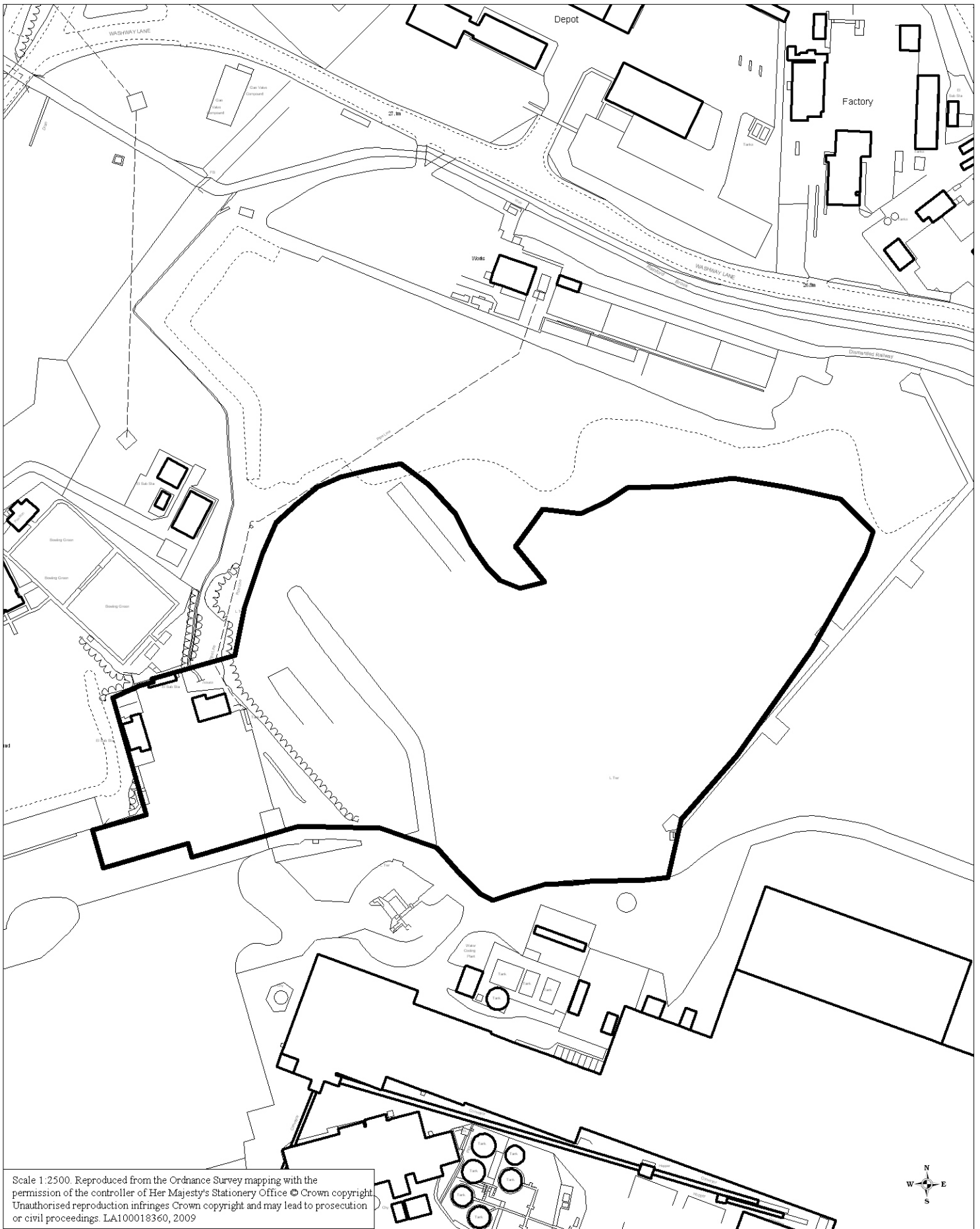
URBAN REGENERATION AND HOUSING DEPARTMENT

Site. 10
 Policy Ref. 3Ec2
 Address. Land South-West of Sandwash Close
 Area. 7.19 hectares

PLANNING SECTION

Date: 05 August 2005
 Scale 1:2500
 Grid Ref:348,837 399,596
 Drawn:Policy

SITE	11		
Site name	Land south of Washway Lane and east of City Road		
Policy reference	4.1 (a&b). The area and reference number has now changed from that included in the UDP (4Ec2) as much of the site is no longer available.		
Description	This is a large part brownfield former glassworks site within a predominantly glass making industrial area. The site comprises derelict plant buildings and also woodland in places. It is well screened from Washway Lane by heavy tree cover.		
Site area (Gross)	6.164 ha		
Site area (Net)	6.164 ha		
Estimated floorspace	Not calculated		
Surrounding development	The site is surrounded by glass factories to the north and south. Private recreational open space immediately adjoins the west of the site, beyond which is the residential area of Windlehurst. The residential area of Haresfinch is located east of the site.		
Access	There are several disused access points onto Washway Lane.		
Ownership	Pilkingtons		
Planning status and considerations	Granted outline application for mixed-use development including residential with B1, B2 and B8 units.		
Identified use	Vacant industrial / woodland.		
Exceptional development constraints	Overhead lines, main river crosses the site, varying site levels.		
Availability	Medium term		
QUALITATIVE ASSESSMENT	GRADING		
Ground conditions and topography	D		
Site environment	C		
Surrounding uses	D		
Location	C		
Access/Transport/Highways	B		
Utilities	Not known		
Sustainability features	C		
PRESENT POTENTIAL			
Range of uses	Y/N	Suitability	Market attractiveness
Offices (B1)	N		
Industrial (B2)	Y	Suitable	
Warehousing (B8)			
Residential			
Non-food retail			
Food retail			
Tourism and leisure			
FUTURE POTENTIAL			
For what?	The site has potential for light industrial uses although clearance and improvements are required to improve its commercial potential. The site requires comprehensive redevelopment and due to its size may be suitable for a mix of uses.		
B2 uses			
Group	2		
How any constraints can be removed	Site clearance, levels, servicing and remediation should be investigated and solutions identified.		



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URBAN REGENERATION AND HOUSING DEPARTMENT

4.1a
Address: Land South of Washway Lane

PLANNING SECTION

Date: 17 March 2009

Scale 1:2500

Grid Ref: 357371,397707

Drawn: Policy

SITE	12		
Site name	Land at Lea Green Farm East		
Policy reference	5Ec1(a)		
Description	This large site is flat and currently fallow. It is well screened along the northern boundary to Elton Head Road.		
Site area (Gross)	6.99 ha		
Site area (Net)	6.99 ha		
Estimated floorspace	31,560m ²		
Surrounding development	Elton Head Road runs along the northern boundary of the field and the site wraps around St Michaels Mount property on Elton Head Road. There is also another dwelling in the north west corner. Lea Green Road runs along the western edge of the site on the other side of which is the Somerfield Distribution Warehouse. The Trans Pennine rail route runs along the southern edge of the site.		
Access	Access could be achieved onto Elton Head Road, linking directly onto the M62 linkway.		
Ownership	Sherdley Estates		
Planning status and considerations	The site is allocated in the UDP as an economic development site with planning permission. Pending application for nine B1 units and ten B2 and B8 units (ref P/2004/1854).		
Identified use	Agricultural		
Exceptional development constraints	None		
Availability	Short term		
QUALITATIVE ASSESSMENT	GRADING		
Ground conditions and topography	A		
Site environment	A		
Surrounding uses	B		
Location	A		
Access/Transport/Highways	A		
Utilities	C		
Sustainability features	B		
PRESENT POTENTIAL			
Range of uses	Y/N	Suitability	Market attractiveness
Offices (B1)	Y	Yes	Yes
Industrial (B2)	Y	Yes	Yes
Warehousing (B8)			
Residential			
Non-food retail			
Food retail			
Tourism and leisure			
FUTURE POTENTIAL			
For what?	The site is well located close to the St. Helens Linkway to the M62.		
B1, B2 uses	Development for other uses including residential and B8 warehousing would not take advantage of the site's excellent location and nearby residential areas.		
Group	1		
How any constraints can be removed	There are no exceptional known constraints and the site is therefore expected to come forward in line with market conditions.		