

Examination Note

Parkside East and West

1. The current situation with the Parkside East and West sites in St Helens i.e. planning status, planning applications etc.

Parkside West - the development is being promoted by a Joint Venture between St Helens Borough Council and Langtree Developments. Parkside West Phase 1 gained outline consent in November 2021 following SoS decision. A Reserved Matters application (P/2023/0341/RES) for the first 3 units on Phase 1 has recently been received (06.06.2023). Discussions have been held in relation to a further Reserved Matters application for a fourth unit within Phase 1 of the site, as well as a planning application for Phase 2 of the site – this is scheduled for submission before the end of 2023.

Parkside Link Road (PLR) - the Parkside Link Road will provide access to M6 J22 from both the Parkside West and East sites, therefore supporting their delivery. The SoS granted permission for this in November 2021 (SHBC planning app reference P/2018/0249/FUL), and the PLR is now under construction, with completion scheduled for Spring 2024.

Parkside East - the site is allocated in the St Helens Borough Local Plan (allocation reference 7EA). It is anticipated to come forward as a Nationally Significant Infrastructure Project via the Development Consent Order route due the nature of the allocation, ie. the proposal for a SRFI. Discussions are ongoing with the development parties about bringing the site forward, with formal submissions currently being scoped and scheduled for late 2023/early 2024.

2. Confirmation of the amount of land that can come forward on each site (total amount, amount that is required to be rail served and the amount that could be road served).

Parkside West - The site is allocated in the Local Plan (reference 8EA) for 79.57ha. This total excludes 5.58ha of land which is required to facilitate rail access to Parkside East (reference 7EA) and a further 12.1ha occupied by a spoil heap which is not considered developable. The outline consent for phase 1 provides for 92,900 m² of employment floorspace. Policy LPA10 in the St Helens Borough Local Plan is a bespoke policy to support the Parkside West allocation. It states that the site "shall be considered suitable for B2 and B8 uses". It is anticipated to be road served.

Parkside East - The Parkside East site has a gross area of approx. 124.55ha, of which at least 60ha is reserved for the development of a Strategic Rail Freight Interchange (SRFI). The remaining 64.55ha of the site may be developed for a wider range of employment uses, subject to compliance with the site allocation policy (LPA09). The policy states that the site shall be considered suitable in principle for development of a SRFI. It then continues to say that the site is also considered suitable in principle for other forms of B2 and B8 employment use provided that they would a) bring significant inward investment, local employment, and training benefits for the local community; and b) i) be rail served (ie. requiring on-site access to a railway; or ii) be of a layout and scale that would not prejudice the ability to develop and effectively laid out SRFI or other rail served employment development (including any necessary rail and road infrastructure, buildings and landscaping) on at least 60ha of the site, at any time in the future.

General background information sources

For further information on the Parkside sites, please see the [St Helens Borough Local Plan](#), specifically:

- Policy LPA03: A Strong and Sustainable Economy
- Policy LPA03.1: Strategic Employment Sites
- Policy LPA09: Parkside East
- Policy LPA10: Parkside West