

Site Reference:	200	Site Location:	Canal Wharf
Ward:	St Helens	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.79	Grid Reference:	SK 38580 72070
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Business, Ind. Area	
Surrounding Land Use:			

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>SLOPES FROM WEST TO EAST AND FROM NORTH TO SOUTH</i>
Location of any pylons:	<i>None</i>
Access:	<i>GOOD ACCESS, 30MPH</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>Part of the site is within the AQMA</i>
Possible contamination from past land use:	<i>1901-1929 Railway Line. 1960-1979 Plant Hire Depot, Works, Tyre Depot. 1980-1999 Depot</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>None known</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>NONE</i>	Ancient Woodland:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Registered Historic Parks and Gardens:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **48.3**
Potential number of dwellings (suitable sites): **48**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 -
Developable Year 11-15 -
Developable Year 16+ - **48***

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	48
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Multiple ownerships</i>
Suitability:	<i>Not currently suitable</i>
Suitability Comments:	<i>Existing industrial site potentially available in the long term</i>
Deliverability:	<i>Highly unlikely</i>
Deliverability Comments:	<i>likely to be a popular site following relocation; specific abnormalities , potentially deliverable after 5 - 10 years</i>
Why?	
Conclusion	<i>Potentially suitable in longer term</i>