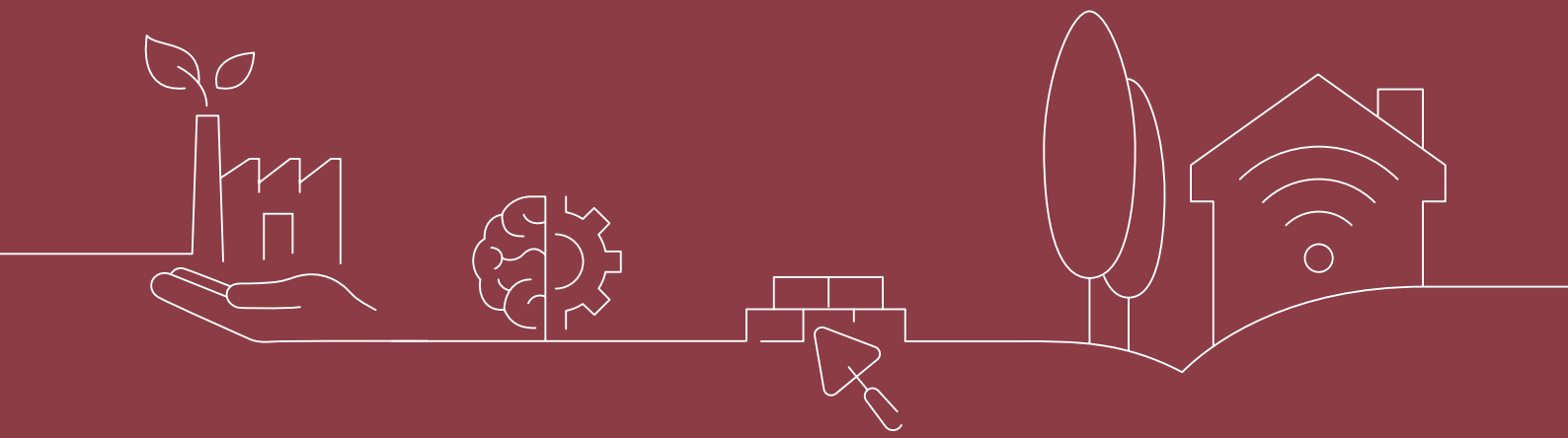


ST HELENS BOROUGH INVESTMENT OPPORTUNITIES 2026



#STHELENSTOGETHER

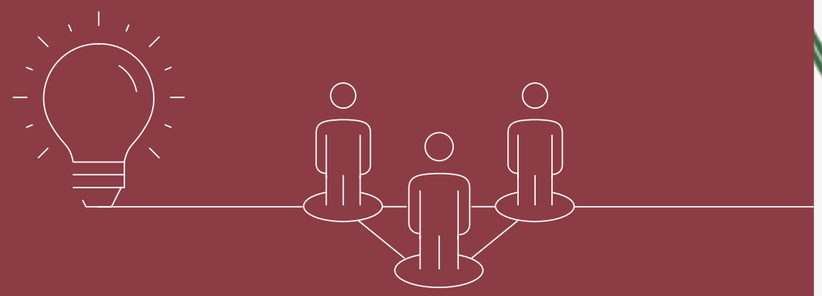
ST HELENS
BOROUGH COUNCIL

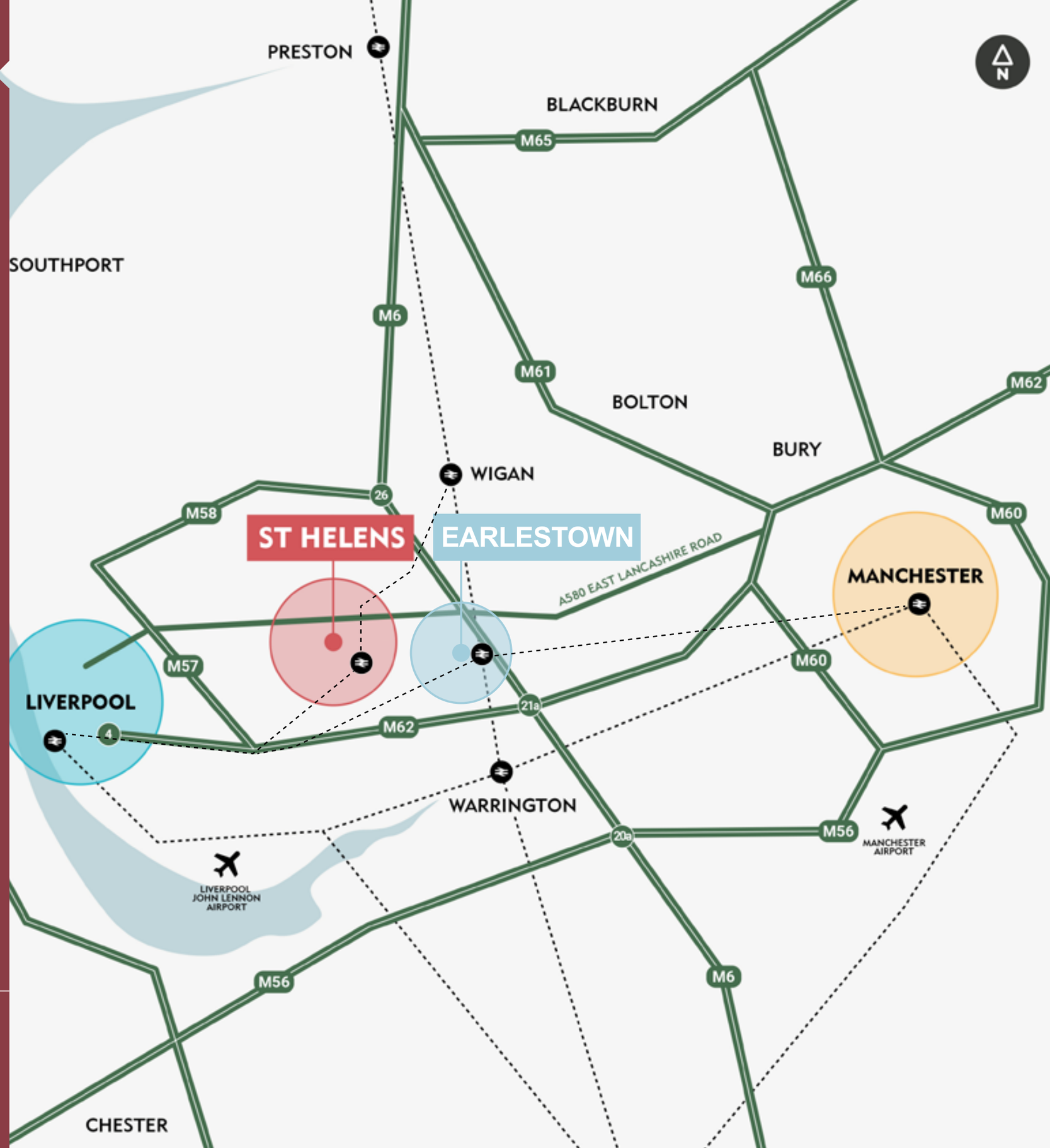
WELCOME TO ST HELENS BOROUGH

AT THE HEART OF THE NORTH WEST, ST HELENS IS AN ATTRACTIVE SEMI-RURAL PLACE TO LIVE, WORK, VISIT AND INVEST.

We are well located, between the major urban economies of Manchester and Liverpool and highly connected. We are a place of strong, supportive communities and a vibrant identity, rooted in our highly successful world-famous rugby league team and our long-standing industrial heritage as pioneers and a centre for glass, chemicals, pharmaceuticals and coal mining. St Helens is the birthplace of many world firsts, from its rail and canal systems to glass production and, today, innovative manufacturing and engineering businesses are part of a continuing tradition of making.

Everyone wants a successful future for St Helens and now is the time to invest here, with this prospectus providing a snapshot of the emerging varied opportunities available across the borough.







ST HELENS SNAPSHOT

6M PEOPLE
LIVE WITHIN A
1-HOUR DRIVE

1.6M
POPULATION
IN THE LCR

30 MINUTES
FROM 2
MAJOR AIRPORTS

2 MINUTES TO M6 AND M62.
ON THE WEST
COAST MAINLINE

HOME TO MORE
THAN **4,500**
BUSINESSES

£800M INVESTMENT
IN LIFE SCIENCES
INVESTMENT ZONE
THROUGH LCR

HOME TO **WORLD CLASS RESEARCH CENTRES**
OF EXCELLENCE AND
FACILITIES

MORE THAN
7,000 HOMES
BUILT BY 2033

OVER 200 HECTARES
OF LAND ALLOCATED
FOR EMPLOYMENT
DEVELOPMENT

FREEPORT - CREATING
£800M OF NEW INVESTMENT AND
14,000 NEW JOBS
ACROSS THE LCR

£2.7BN
GVA

2 HOURS
JOURNEY TIME
TO LONDON

10 MOTORWAYS
WITHIN 10 MILES OF
LIVERPOOL AND 10 RAIL
LINKED TERMINALS

LIVERPOOL CITY INVESTMENT ZONE



THE LIVERPOOL CITY REGION LIFE SCIENCE INVESTMENT ZONE IS A 10-YEAR PROGRAMME TO DRIVE GROWTH AND CREATE THOUSANDS OF JOBS BY UNLOCKING MORE THAN £800M OF PUBLIC AND PRIVATE FUNDING.

Starting in April 2024, it will deliver new facilities, innovation and training. The Investment Zone will also offer significant financial benefits to occupiers and investors at three designated tax sites. More than 20 grant-supported Investment Zone projects have already been identified which together have the potential to secure over £320m of private funding during the initial phase. Alongside this, the University of Liverpool has prepared a £200m investment programme to support the Zone.

The Government will contribute £160m - with 60% going towards capital schemes to develop new high-quality facilities including state-of-the-art office and lab space and also to provide capital grants to innovation businesses. The remaining 40% will be allocated to revenue projects providing business, research and innovation support, and skills development. In addition, St Helens Borough Council can retain the next 25 years of business rates - up £15m - from new properties on the tax sites, with the money ring[1]fenced for schemes to further develop premises and capability.

The Investment Zone tax site at St Helens will offer new and expanding occupiers:

- 100% Business Rate Relief for five years.
- Exemption from Stamp Duty Land Tax (SDLT).
- Relief from employers National Insurance contributions (for three years and worth £6,582 per employee).
- Further cash flow benefits (Structures and Buildings Allowances and Enhanced Capital Allowances) are also available.

The Investment Zone is expected to create more than 8,000 jobs with new skills and talent programmes for local people to aid workforce creation and recruitment. Social value, net zero and equality, diversity and inclusion will be important considerations in project development.

ST HELENS MANUFACTURING AND INNOVATION CAMPUS



THE ST HELENS MANUFACTURING AND INNOVATION CAMPUS IS COMPRISED OF A MIX OF REDEVELOPMENT, GROWTH AND LAND DEVELOPMENT PROJECTS ON THE FORMER UNITED GLASS AND CURRENT NSG PILKINGTON UK WATSON ST SITE.

The location will see significant investment in refurbished, expanded and new life science manufacturing and innovation accommodation and capability.

The clustering of existing manufacturing and innovation operations with the opportunity of vacant development land is intended to further extend the benefits of the location to attract investment into these centrally located development sites.

The Campus is supported by St Helens Borough Council, SINA Medical Glass, Inovus Medical, Glass Futures, NSG Pilkington and Network Space.

From the commencement of the Investment Zone in April 2024:

- SINA Medical will re-develop the former United Glass Warehouse into a modern medical glass manufacturing location.
- Glass Futures will expand its innovation capability to support innovation in life science products with a new centre of excellence in medical glass.
- St Helens Borough Council and Network Space will bring forward a life science development - Project Halo - on the 2.1 hectare (5 acre) development site adjacent to Glass Futures which has the potential to accommodate future growth by Inovus.
- St Helens Borough Council and NSG Pilkington will bring forward a masterplan for the 12.5 hectare (31 acre) mixed use development of the Watson St site, due to cease glass production in Q1 2024.

PROJECT HALO



PROJECT HALO IS A 5-ACRE DEVELOPMENT SITE ADJACENT TO GLASS FUTURES AND THE TOWN CENTRE OF ST HELENS WITH SCOPE TO ACCOMMODATE UP TO 100,000 SQ. FT OF LIFE SCIENCE LABORATORIES, INNOVATION, MANUFACTURING AND STORAGE SPACE.

The site is part of the LCR Life Science Investment Zone which qualifies it to offer 5 years of 100% business rate relief, 3 years of eNIC reliefs, SDLT relief, ECAs (100% year 1 allowances) and SBAs (10%, 10-year allowances). Qualifying businesses who import and export will also benefit from the LCR Freeport Customs benefits.

Network Space, the appointed Development Manager, is working closely with landowner, St Helens Borough Council to bring forward a planning application later in 2024 once the scope of the scheme and its contribution to the investment zone have been identified and agreed. The programme allows for planning to be secured by the end of March 2025 and a construction period starting in 2025/26.

The opportunity is for a Life Science focused development of up to 100,000 sq. ft aimed at attracting pre-let occupiers seeking occupation from April 2026. The site has the potential to employ over 300 people and make a significant contribution to the Life Science innovation and manufacturing cluster in St Helens and Liverpool City Region.

LAND OPTIONS

Land purchased by St Helens Borough Council to facilitate a development within the LCR Life Science Investment Zone.
Location: St Helens Linkway, St Helens
Development TYPE: Labs, B2, B8 focused on manufacturing Life Science occupiers
Total Site Area: 5 acres

PLANNING STATUS

Previously developed land, no planning status. Detailed application to come forward in 2024.
Potential Development Value: £15-18m (estimate).

TENURE

Mix of Freehold and Leasehold, subject to occupier requirements. Preference for 15-year (minimum) Leasehold. Freehold currently with St Helens Borough Council.

CAPITAL INVESTMENT

Location: St Helens Linkway, St Helens
Developer: St Helens Borough Council with Development Management by Network Space
Total Site Area/Development Size: 5 acres, up to 100,000 sq. ft
Suitable Uses: Life Science focus, labs, manufacturing, storage and distribution, R&D
Development Timescale:
Q1 2024 - Feasibility
Q2 / Q3 2024 - RIBA 2
Q4 2024 / Q1 2025 Planning
2025/26 Development

GROSS DEVELOPMENT VALUE

Circa £15-18m, depending on structure, product mix, subject to feasibility
Investment Sought
Returns/Yield
Potential for development sale shortly after completion.
Yield dependent on occupier mix, circa 6-7% (estimate).

END USER

Location: St Helens Linkway, St Helens
Size: Several unit sizes possible 10,000 sq. ft - 50,000 sq. ft
Overall: up to 100,000 sq. ft subject to configuration and parking / delivery requirements.

SUITABLE USES

Life science focus, labs, B2, B8 Tenure Quoting Rent (lease) - TBC Price (sale) - TBC.



WATSON STREET WORKS



WATSON STREET IS A 13.5 HECTARE MIXED USE DEVELOPMENT SITE ADJACENT TO ST HELENS TOWN CENTRE WITH SCOPE TO ACCOMMODATE A RANGE OF RESIDENTIAL, RESEARCH AND DEVELOPMENT, COMMERCIAL AND LIGHT INDUSTRIAL USES.

The site is part of the LCR Life Science Investment Zone which qualifies it to offer 5 years of 100% business rate relief, 3 years of eNIC reliefs, SDLT relief, ECAs (100% year 1 allowances) and SBAs (10%, 10 year allowances). Qualifying businesses who import and export will also benefit from the LCR Freeport Customs benefits. Initial master planning indicates that 600-700 new homes alongside 44,348m2 of commercial and industrial floorspace could be accommodated. This strategic site is immediately south of the English Cities Fund town centre regeneration area. The site is currently an employment site earmarked for redevelopment from 2024 onwards. Watson Street has been at the centre of global manufacturing and innovation for nearly 200 years. The regeneration proposals provide opportunity to celebrate the unique heritage and history of the site while securing a vibrant future legacy by creating 1000 new jobs and securing £400m GVA of additional economic value to the town. Watson Street is in a key strategic location, benefitting from close access to the M62 motorway via the primary route network as well as local pedestrian access to rail and bus stations with regional and national links. The owner/occupier is preparing a Masterplan for the development that will be consulted on in late summer of 2024 and considered for approval by the Council by the end of 2024.

Opportunity

A large, unique, single ownership development site with emerging masterplan for 600- 700 new homes and 44,348m2 of commercial, R&D and industrial floorspace capable of supporting plans to regenerate the town centre and create 1000 new jobs.

QUICK FACTS

Location: St Helens, Watson Street (on the edge of the Town Centre).
Total Site Area: c.13.5 ha.
Developer: Masterplan led by St Helens Borough Council and NSG Pilkington.
Suitable Uses: Emerging masterplan for residential, commercial, R&D, and industrial uses targeted at Life Science sector.
Development potential: Residential - 600-700 homes.
Commercial, R&D and industrial floorspace: 44,348 m^2.
Employment: 13,700 sqm / 147,450 sq. ft.
Brownfield Land: 100%.
Other:

- LCR Life Science Investment Zone Tax Site.
- Potential LCR Freeport Customs Site.
- Part of St Helens Manufacturing & Innovation Campus.

LIVERPOOL CITY REGION FREEPORT



THROUGH ITS UNIQUE GEOGRAPHIC LOCATION AND ITS THREE UK GOVERNMENT APPROVED TAX SITES, THE LIVERPOOL CITY REGION FREEPORT PRESENTS INTERNATIONAL INVESTORS WITH A COMPELLING OPPORTUNITY.

UK Freeports are 45km special economic zones within the UK's borders, centred around one or more air, rail, or seaport, where different economic regulations apply.

The Liverpool City Region Freeport has been shaped to support the delivery of the Liverpool City Region's vision outlined in its Plan for Prosperity and Economic Recovery Plan. When complete, it will create up to 14,000 new jobs, delivering £800m of new investment and generating an additional £850m of GVA to the regional economy.

Businesses establishing themselves on a Freeport tax site stand to benefit from a variety of financial incentives, including business rate relief, stamp duty relief and employee National Insurance Contribution relief. Each of the sites have been strategically chosen for their multi-modality with excellent linkages across land, sea and air.

PARKSIDE EAST- TRITAX SYMMETRY



PARKSIDE EAST IS A PRIME STRATEGIC DEVELOPMENT SITE OF OVER 300 ACRES IN THE EASTERN PART OF ST HELENS WITH POSITIVE LAND ALLOCATIONS SECURED BY THE FULLY ADOPTED ST HELENS BOROUGH LOCAL PLAN UP TO 2037, INCLUDING PROVISION OF A STRATEGIC RAIL FREIGHT INTERCHANGE (SRFI) OF AT LEAST 60-HECTARES.

The site is ideally positioned between Manchester and Liverpool at the heart of the M6 and M62 growth corridors, with direct access from Junction 22 of the M6 Motorway provided by the new Parkside Link Road. Parkside East and the SRFI will be critical to the region's delivery plans for logistics and industrial sectors, supporting NorthSouth and East-West movements, particularly import and exports between Liverpool, Hull, Scotland, and Felixstowe. This makes Parkside East one of the most accessible multi-modal sites in the North West, focused on creating a unique SRFI-led industrial and logistics development and a Nationally Significant Infrastructure Project.

Parkside East benefits from Freeport Tax Site Status and is the largest site of the Liverpool City Region Freeport. Eligible businesses locating at Parkside East may benefit from significant tax and custom benefits.

Opportunity

Tritax Symmetry is bringing forward a new SRFI project, along with a new 2.5million sq ft development having acquired 221 acres of the land allocation in October 2023. Tritax Symmetry is now working up a detailed masterplan and will apply for a Development Consent Order (DCO) to allow the development of the whole project.

Tritax Symmetry is the logistics development arm of Tritax Big Box REIT pie, a FTSE 250 company, dedicated to providing best-in-class greener logistics buildings. The company takes a collaborative and entrepreneurial approach, providing an unrivalled choice of building locations and scale to its customers, including some of the biggest names in the retail, logistics, consumer products, automotive and TV / film sectors.

QUICK FACTS

Location: Newton-le-Willows, St Helens.
Developer: Tritax Symmetry.
Total Site Area: 221 acres - up to 2.5 million sq. ft.
Suitable Uses: 82 General Industrial, B8 Storage and Distribution.
Delivery Timescale: Targeting DCO planning submission in 2025.

PARKSIDE EAST



HARWORTH GROUP IS ONE OF THE LEADING LAND AND PROPERTY REGENERATION COMPANIES IN THE UK, OWNING AND MANAGING APPROXIMATELY 13,000 ACRES ON AROUND 100 SITES IN THE NORTH OF ENGLAND AND THE MIDLANDS.

We create sustainable places where people want to live and work, delivering thousands of new jobs and homes in the regions. Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK. In 2022, Harworth acquired the freehold of approximately 50 acres of land at Parkside East in St Helens - part of wider strategic employment site allocated in the adopted Local Plan. The Vision for the Parkside East Strategic Site is to create high value-added, rail connected manufacturing and logistics hub, including the delivery of a state of-the-art new Strategic Rail Freight Interchange (SRFI).

Opportunity

Alongside the SRFI development, over 800,000 sq. ft can be accommodated on the Harworth-owned portion of the site, as shown in the indicative masterplan. It is envisaged this floorspace will be provided across four units ranging in size from 84,000 - 320,000 sq. ft. All units on the site will be developed in line with Harworth's market-leading ESG building specification. All buildings will be capable of being Net Zero Carbon in operation and are expected to achieve EPC A rating and BREEAM 'Excellent' standard.

QUICK FACTS

Location: Newton-le-Willows, St Helens.
Developer: Harworth Group.
Total Site Area: 123 acres - up to 800,000 sq. ft.
Suitable Uses: B2 General Industrial, B8 Storage and Distribution.
Delivery Timescale: Targeting DCO submission 2025.

PARKSIDE WEST



PARKSIDE REGENERATION IS A JOINT VENTURE BETWEEN DEVELOPER LANGTREE AND ST HELENS BOROUGH COUNCIL TO REGENERATE THE FORMER PARKSIDE COLLIERY. IT IS SUPPORTED BY THE LIVERPOOL CITY REGION COMBINED AUTHORITY AS A KEY COMPONENT OF THE LIVERPOOL CITY REGION FREEPORT, WITH PARKSIDE BEING ITS LARGEST DESIGNATED SITE. ELIGIBLE BUSINESSES LOCATING AT PARKSIDE MAY BENEFIT FROM SIGNIFICANT TAX AND CUSTOM BENEFITS.

Parkside enjoys a prime location on the M6 growth corridor, with a direct link road to junction 22 of the M6 under construction. It also sits just north of junction 9 off the M62. The Port of Liverpool, two international airports (Liverpool and Manchester) along with five million people are all within thirty minutes' drive. The site is bounded by the West Coast mainline and the Liverpool-Manchester railway, with a £21m rail and bus interchange on its boundary. There is also scope to develop an adjacent Strategic Rail Freight Interchange.

Parkside is one of the largest strategic employment sites in the region. As a Freeport Tax and Customs site, it provides a unique opportunity to support business growth through innovation and collaboration, especially in the advanced manufacturing and logistics sectors.

Opportunity

Outline planning consent for Phase 1, comprising 1 million sq. ft, has been granted and work is now underway behind the scenes to bring forward the first phase of speculative development. The Parkside Link Road is scheduled to be complete in early 2024, providing direct access to the M6. Parkside will therefore play a strategic role in creating an M6 growth corridor.

QUICK FACTS

Location: Newton-le-Willows, St Helens.
Developer: Parkside Regeneration LLP.
Total Site Area: 232 acres - up to 2.6million sq. ft.
Suitable Uses: B2 General Industrial, B8 Storage and Distribution.
Delivery Timescale: Parkside Link Road nearing completion.
Phase 1 infrastructure and first phase of speculative development on site 2024.
Phase 2 planning submission Q4 2023.

INVESTMENT OPPORTUNITIES

- INDUSTRIAL & COMMERCIAL

OMEGA WEST



OMEGA IS THE HUGELY SUCCESSFUL BROWNFIELD REDEVELOPMENT OF THE FORMER RAF BURTONWOOD AIRFIELD, EXTENDING TO SOME 762 ACRES IN TOTAL. THE SITE HAS DIRECT ALL-MOVEMENTS ACCESS TO JUNCTION 8 OF THE M62 MOTORWAY AND IS ONLY 2 MILES TO THE WEST OF JUNCTION 21A OF THE M6 MOTORWAY. TO DATE, MORE THAN 5 MILLION SQ. FT OF B2 / B8 SPACE HAS BEEN DEVELOPED AT OMEGA (ALONG WITH 1,400 NEW HOUSES) AND OCCUPIERS INCLUDE ASDA, TRAVIS PERKINS, AMAZON AND THE ROYAL MAIL.

Opportunity

Omega West is the latest phase of the successful Omega development, the pre-eminent Logistics Park in the North West. The site, situated on Junction 8 of the M62, extends to more than 7m sq. ft of B2/B8 floorspace in total, of which 2.2m sq. ft is within St Helens. TJ Morris (Home Bargains) has acquired Unit 1 (879,000 sq. ft) on Omega West for its own occupation, and Iceland has taken Unit 3 (515,000 sq. ft). Both units are currently fitting out and will open towards the end of 2024. Barings has funded Unit 2 (308,000 sq. ft) on a speculative basis and is currently marketing the completed building. Unit 4 (420,000 sq. ft of either B2 or B8 use) now has reserved matters approval and is expected to start on site later this year, again on a speculative basis.

QUICK FACTS

Location: St Helens.
Developer: Miller Developments.
Total Site Area: 185 acres.
Suitable Uses: B2 Industrial / B8 Logistics.
Planning Status: Omega West has a hybrid consent for 2.21 million sq. ft.
Delivery Timescale: Immediate.
Units 1, 2 and 3 are already under construction.
Unit 4 will be available for occupation before the end of 2024.

HAYDOCK INDUSTRIAL ESTATE



HAYDOCK INDUSTRIAL ESTATE IN ST HELENS, AT THE HEART OF THE NORTH-WEST, IS RECOGNISED AS A HIGHLY DESIRABLE LOCATION FOR ADVANCED MANUFACTURING AND MAJOR DISTRIBUTION FACILITIES DUE TO ITS STRATEGIC POSITION ON THE M6 MOTORWAY GROWTH CORRIDOR, ENABLING ACCESS TO BOTH MANCHESTER AND LIVERPOOL WITHIN 25 MINUTES.

Link 23

Link 23 will offer the opportunity for occupiers to have brand-new, high quality buildings for business, industry or distribution. The proposed 20-acre development has detailed planning consent for 287,414 sq. ft across four units, ranging in size from 20,380 - 155,990 sq. ft.

QUICK FACTS

- 24,000 people living locally.
- 15% population growth since 2010.
- Transport links - Rail (North West and North Wales rail network), Bus, Car, M6, M62.
- £28m investment in Earlestown town centre via Levelling Up and St Helens Borough Council.
- £20m investment in Newton-le-Willows via Long-Term Plan for Towns.
- Historic Earlestown Market chartered in 14th century.
- LCR Freeport at Parkside Colliery with Planning consent for up to 1m sq. ft of employment space creating up to 1330 jobs.

LAND OPTIONS

Location: Haydock Lane, Haydock Industrial Estate
Development TYPE: Industrial and Warehousing
Total Site Area: 20 acres
Potential Development Value: £50m
Tenure: Freehold

CAPITAL INVESTMENT

Location: Haydock Lane, Haydock Industrial Estate
Developer: Canmoor
Total Site Area/Development Size: 20 acres/ 290,000 sq. ft
Suitable Uses: Industrial and Warehousing
Development Timescale: 2024/2025
Gross Development Value: £50m
Investment Sought: TBC

END USER

Location: Haydock Lane, Haydock Industrial Estate
Size: 20 acres/ 290,000 sq. ft
Suitable Uses: Industrial and Warehousing
Tenure: TBC
Quoting rent (lease): TBC
Price (sale): TBC

MILLFIELD LANE

Millfield Lane is a 50-acre development site allocated for employment use within St Helens Borough Local Plan to 2037 and will accommodate over 900,000 sq. ft of prime industrial and warehousing accommodation.
Location: Millfield Lane/Liverpool Road, Haydock Industrial Estate
Development TYPE: Industrial and Warehousing
Total Site Area: 50 acres
Planning Status: Allocated employment site within the St Helens Borough Local Plan to 2037. Full application submitted for a 10 unit industrial/warehouse scheme totalling 990,000 sq. ft Potential Development Value £150m.
Tenure: Freehold

CAPITAL INVESTMENT

Location: Millfield Lane/Liverpool Road, Haydock Industrial Estate
Developer: Canmoor
Total Site Area/Development Size: 50 acres/900,000 sq. ft
Suitable Uses: Industrial and Warehousing
Development Timescale: 2025/2026
Gross Development Value: £150m
Investment Sought: TBC Returns / Yield TBC

END USER

Location: Millfield Lane/Liverpool Road, Haydock Industrial Estate
Size: 50 acres/900,000 sq. ft
Suitable Uses: Industrial and Warehousing
Tenure: TBC
Quoting rent (lease): TBC
Price (sale): TBC

INVESTMENT OPPORTUNITIES

- RESIDENTIAL

COWLEY HILL



COWLEY HILL IS A BROWNFIELD SITE WITHIN THE MERSEYSIDE AREA AND IS LOCATED APPROXIMATELY 10 MILES TO THE EAST OF LIVERPOOL CITY CENTRE AND APPROXIMATELY 20 MILES TO THE WEST OF MANCHESTER CITY CENTRE.

The site comprises circa 42 hectares (104 acres) of residential led, mixed use, development land in St Helens. The site is irregularly shaped and has been split into four main residential development phases, of which Phase 1 is now sold. The wider site will be accessed from a new spine road that is being actively delivered by the Vendor. There are two commercial development parcels identified in the parameters plan, these are located at the northern and southern edges of the site. The residential plots are offered to the market on a fully remediated and serviced basis.

Opportunity

Benefiting from outline planning permission for up to 1,100 residential units and 3,925 sq. m mixed commercial development, Cowley Hill is one of the largest residential development opportunities in the Liverpool City Region.

QUICK FACTS

Location: Cowley Hill, St Helens, Merseyside.
Total Site Area: 104 acres/42 Hectares.
Developer: BXB Land Solutions Ltd.
Suitable Uses: Residential.
Planning Status: Outline Planning Permission Secured.
Estimated Development Value: £283m.
Delivery Timescale: 5 to 7 years.

BOLD FOREST GARDEN VILLAGE



THE BOLD FOREST GARDEN VILLAGE IS A SIGNIFICANT SITE ALLOCATION (REFERENCE 4HA) IN THE ST HELENS LOCAL PLAN (2022). IT WAS RELEASED FROM THE GREEN BELT FOR THE PURPOSES OF ALLOCATING IT FOR RESIDENTIAL DEVELOPMENT AND ENCOMPASSES 132.86 HECTARES MAKING IT THE LARGEST HOUSING ALLOCATION NOT ONLY IN THE LOCAL PLAN, BUT IN THE LIVERPOOL CITY REGION. THE SITE IS COMPRISED OF 15 PARCELS OF LAND AND 12 LANDOWNERS OF WHICH THE COUNCIL HAS THE LARGEST LAND INTEREST (CIRCA 30% OF THE TOTAL).

Bold Forest Garden Village has its own policy within the Local Plan (LPA11) which sets out the requirements of the site allocation to include housing, social infrastructure, design and layout, play, open space and green infrastructure, landscape, access, and highways. Policy LPA11 also states that a comprehensive masterplan is required for the whole site allocation. The Council is commissioning a multi-disciplinary team to deliver a Masterplan Supplementary Planning Document (SPD) for BFGV. The Masterplan SPD will build-upon and provide more detailed guidance on policies within the Local Plan and other Development Plan documentation.

The preparation of a Masterplan will be produced through close collaboration with landowners on the site to facilitate the implementation of policies within the Local Plan to provide a single, comprehensive development, covering the whole of the BFGV site allocation that will:

- Provide a common design framework between landowners of the site, supporting sustainable and integrated development.
- Set out the key physical, green, and social infrastructure requirements and when these are required to ensure all development proportionately contributes to these needs.
- Provide sufficient guidance to both inform planning application content and layout.
- Be used to assess planning applications/negotiate s106 obligations.
- Ensure the highest standards of planning and design are delivered; and
- Ensure that the infrastructure needs arising from the development are met in a timely and coordinated way.

The masterplanning is due to commence in August/ September 2024.

QUICK FACTS

Location: Bold, St Helens.
Total Site Area: 132.86 ha.
Developer: Multiple developers and landowners.
Suitable Uses: Residential, health care, education, local retail centre and associated infrastructure for a site of this scale.
Planning Status: Pre-planning, including preparation of a site-wide Masterplan SPD to align to Policy LPA11.

Estimated Development Value:

Delivery Timescale: It is expected that 510 homes will be delivered within the Local Plan period (based on a conservative 60 homes per year forecast). The Masterplanning work will determine more up to date phasing/build-out rates, etc.

MOSS NOOK



MOSS NOOK IS A LARGE, COMPLEX BROWNFIELD SITE LOCATED LESS THAN 2KM FROM THE CENTRE OF ST HELENS. HISTORICALLY, THE SITE HAS BEEN USED FOR MINING AS WELL AS A NUMBER OF INDUSTRIAL PROCESSES. HARWORTH'S EXPERTISE IN ADDRESSING THE LEGACY OF THESE USES HAS BEEN KEY TO UNLOCKING THE SITE FOR DEVELOPMENT.

Alongside plans to deliver up to 900 new homes, the development includes a major spine road through the site that provides a safer direct route to and from the town centre, addressing local congestion issues and with specific provisions for public transport and segregated pedestrian and cycle routes. Sculptural corten gateway features mark the entrances to the spine road, which has been lined with attractive high quality landscaped zones that connect to a network of public open spaces and play areas. In addition, the proposals provide a new home for Penlake Juniors FC that will see the creation of four new pitches to Sport England standards (including drainage systems), along with modern changing facilities.

Development Progress

Harworth's team of regeneration specialists unlocked the first residential plot sale to Taylor Wimpey in 2021 to build out the first 258 homes. The remediation programme continues to progress across the wider site and planning consents have been secured for Phase 2 (Sports Facilities) and Phase 3 (295 dwellings).

QUICK FACTS

Location: Providence Avenue, St Helens.
Development size: 95 Acres.
Consented housing plots: 900.
Completion date: Phased delivery ongoing.

INVESTMENT OPPORTUNITIES - TOWN CENTRE REGENERATION INITIATIVES



ST HELENS TOWN CENTRE



ST HELENS IS PERFECTLY POSITIONED AT THE HEART OF THE NORTH WEST, HAVING A PROUD INDUSTRIAL HERITAGE WITH INNOVATION AT ITS CORE ALONGSIDE STRONG COUNCIL LEADERSHIP AND A BEST IN CLASS DELIVERY PARTNER, THE ENGLISH CITIES FUND (ECF).

St Helens Borough Council has entered a 20-year partnership with ECF that will deliver a range of investment opportunities across the borough. Initial activity includes a council investment of £69m for the first phase of a £200m town centre masterplan, to provide commercial, leisure and housing opportunities in St Helens town centre.

Opportunity

A unique opportunity to deliver the most sustainable commercial office in the UK, designed as a mass timber frame construction with the lowest operational energy design in the Liverpool City Region (set to achieve NABERS 5.5* and a potential to be NABERS 6*, the first in the UK). The office (Plot 3) is a core component at the heart of a major £200m investment transforming the heart of the town centre with a new quality branded hotel, new indoor market, transport interchange, residential and commercial components within an extensive high-quality public realm. St Helens Town Centre.

The key elements of the office are:

- 49,700sqft (4,617m²) NET of Grade A office space next to new transport hub.
- 13,530sqft (1,257m²) NET typical floor plate.
- Low carbon, low energy timber frame office.
- LETI rating B · NABERS 5.5* (with 6* potential).
- Health and wellness supported by mixed mode ventilation with openable windows.
- Exposed timber structure.
- Exposed mechanical and electrical services.
- 4th floor south facing terrace.

QUICK FACTS

Location: St Helens Town Centre.
Total Site Area: 75,070 sq. ft GIA (6,975m²).
Developer: St Helens Borough Council / The English Cities Fund.
Suitable Uses: Grade A Office.
Planning Status: Outline consent and reserved matters expected Summer 2024.
Estimated Development Value: £16m+ Delivery Timescale: Phase 1 development to commence Summer 2024.

A CORE COMPONENT AT THE HEART OF A MAJOR £200M INVESTMENT TRANSFORMING THE HEART OF THE TOWN CENTRE WITH A NEW QUALITY BRANDED HOTEL, NEW INDOOR MARKET, TRANSPORT INTERCHANGE, RESIDENTIAL AND COMMERCIAL COMPONENTS WITHIN AN EXTENSIVE HIGH-QUALITY PUBLIC REALM

EARLESTOWN TOWN CENTRE



EARLESTOWN IS A TRADITIONAL MARKET TOWN WITH A STRONG INDUSTRIAL HERITAGE, DEVELOPED AS A RESULT OF THE RAILWAY, IT IS ONE OF THE TWO TOWN CENTRES IN THE BOROUGH. IT FALLS WITHIN THE TOWN OF NEWTON-LE-WILLOWS AND IS LOCATED ON THE EASTERN EDGE OF THE BOROUGH; IN ADDITION, EARLESTOWN HAS SIGNIFICANT LINKAGES TO WARRINGTON AND THE SURROUNDING TOWNS AND VILLAGES OUTSIDE OF THE BOROUGH.

It is highly accessible with good links from the surrounding residential areas and wider parts of Newton-le-Willows and benefits from a well-connected rail station that provides access to a range of local, regional and national destinations. The town benefits from key heritage assets and a unique street pattern that is recognised through the designation of the Conservation Area.

ST HELENS BOROUGH COUNCIL HAS BEEN AWARDED £20MILLION FROM THE LEVELLING UP FUND FOR ITS EARLESTOWN REGENERATION PLANS.

This £20m package bid will deliver three bold and transformative interventions within Earlestown's town centre, in line with the ambitious vision of St Helens Borough Council and its partner the English Cities Fund (ECF) articulated within the Earlestown Masterplan Development Framework (MDF).

Investment will revitalise Earlestown's historic market square and surrounding public realm; reimagine its Grade-II listed derelict Town Hall as a community and workspace hub; and improve safety and amenity at its rail station.

Supported by £8m secured match funding from St Helens Borough Council, these complementary projects will drive substantial regeneration and reinvigorate Earlestown as a place in which to live, work and invest.

QUICK FACTS

- 24,000 people living locally.
- 15% population growth since 2010.
- Transport links - Rail (North West and North Wales rail network), Bus, Car, M6, M62.
- £28m investment in Earlestown town centre via Levelling Up and St Helens Borough Council
- £20m investment in Newton-le-Willows via Long-Term Plan for Towns.
- Historic Earlestown Market chartered in 14th century.
- LCR Freeport at Parkside Colliery with Planning consent for up to 1m sq. ft of employment space creating up to 1330 jobs.

INVESTMENT WILL REVITALISE EARLESTOWN'S HISTORIC MARKET SQUARE AND SURROUNDING PUBLIC REALM

THE GAMBLE



LOCATED AT THE VERY HEART OF THE CIVIC AND HERITAGE ZONE, AND IMMEDIATELY ADJACENT TO THE ECF FIRST PHASE DEVELOPMENT, IS THE ICONIC GAMBLE BUILDING; ONE OF THE TOWN'S KEY HERITAGE BUILDINGS AND ASSET.

Erected in 1896, the Gamble Institute as it was then known began life as a library and technical school. Towards the end of the 19th Century St Helens was relatively well served with elementary schools but lacked schools capable of providing qualifications of a more advanced technical nature - qualifications that were required by local industries.

A skills gap existed that Sir David Gamble - local chemical magnate and the first Mayor of St Helens - wanted to close. Gamble offered to build a technical school, "for the purpose of assisting our people to make themselves equal or superior to those countries where technical education has been an institution for a great number of years."

David Gamble donated £30,000 (worth £3.57 million today) and in 1894 the plans were drawn up.

Only two years later the building was finished. The original library occupied the whole of the ground floor. The basement was devoted to manual training, including engineering and plumbing, and had a complete metallurgical laboratory. The first floor housed various technical classrooms, a laboratory, a lecture room, a geometrical drawing room, and cookery and laundry departments. The second floor also had a laboratory but was mostly devoted to chemical and art departments.

The Gamble Building is still very much-loved but sadly it has been closed to the general public since 2017 due to external fabric issues (now resolved following council investment); however, once again there is an identified gap in the provisions for St Helens communities due to the borough's current positive evolution and taking inspiration from Sir David Gamble it is considered that the Gamble Building can once again play a pivotal role with a strong public desire to bring the building back into public use.

The new vision for the Gamble Building places outcomes for the people of St Helens at the heart of the process and how the current proposition is developed, delivered, and experienced can be a modern day catalyst for transforming how St Helens communities feel about themselves, each other, and the place they call home.

We believe this project can become an exemplar of best practice for the future facing re-purposing of heritage buildings, continuing the Gamble Buildings legacy (and that of Sir David Gamble) by catering for a sustainable future with facilities that can evolve and adapt to changing demands and opportunities; once again "assisting our people to make themselves equal or superior".

What we want to do

Bring the St Helens Central Library back into the building as a modern and interactive facility allowing residents to 'dwell and learn' in the town's new high quality and inviting 'living room', a place where everyone is welcome

- Create an engaging and inclusive youth facility with a digital focus allowing young people to engage in activities that support future careers and are current day local growth industries
- Create a new, modern, state of the art Archive facility, including search room, specialist storage facilities, and most importantly interactive heritage learning. There will be exhibition space and flexible displays to encourage people to explore their own history
- Create flexible and functional spaces within the building for community, cultural, educational and commercial uses.

Projected Minimum Outputs

- 4,200sq.m of heritage floorspace brought back into use.
- 1,882sq.m new cultural floorspace.
- 1,160sq.m of new creative workspace.
- 500sq.m of accommodation for a youth facility.
- 209 sq. m. of new food and beverage floorspace.
- 95FTE jobs and £1.025, GVA per annum.
- 5 net additional volunteers.
- 16,125 net additional visitors per annum.
- 500 cultural, community and educational events per annum with 13,500 visits.

We are seeking an investment of circa £15m to complete the Gamble Building property improvement programme - bringing the building back into positive use in response to the current needs of the St Helens community, providing a continuing legacy for the original vision of Sir David Gamble, raising aspiration and delivering innovation and enterprise for generations to come.



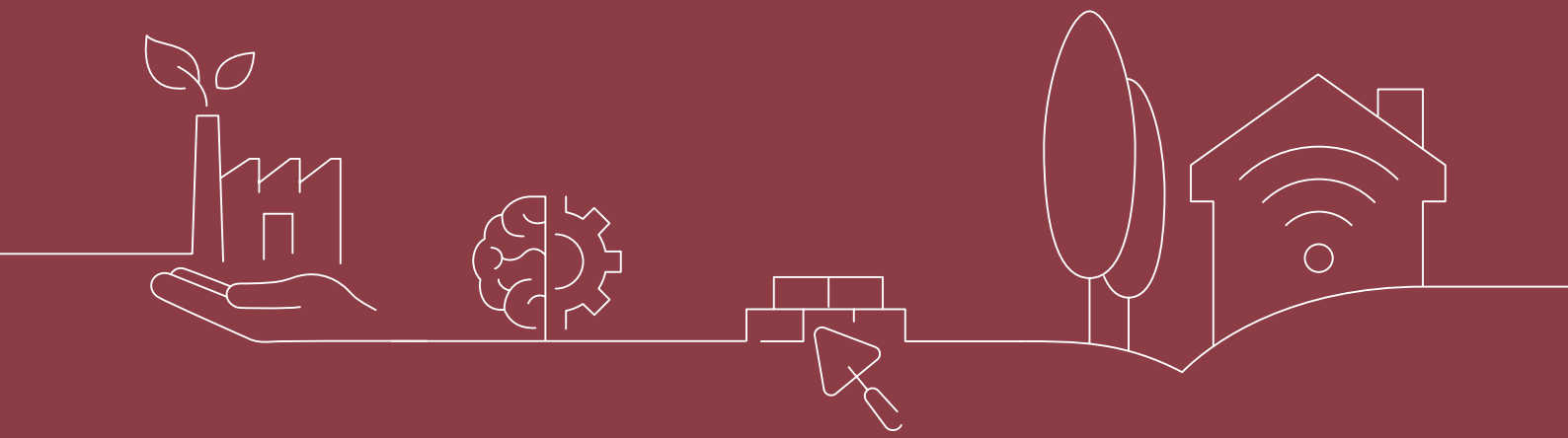




LIKE WHAT YOU'VE SEEN?
ENQUIRE NOW.

Whatever your business ambition, requirement or opportunity - if you think St Helens has the right credentials for what you're looking for, talk to one of our team to see how we can help.
We are waiting to hear from you.

Please get in touch with our Growth Delivering Prosperity Team at: **GDP@Sthelens.gov.uk**



ST HELENS
BOROUGH COUNCIL