

Statement of Deliverability

Introduction

This note has been prepared having regard to National Planning Policy Framework (NPPF) to evidence the delivery credentials of Wallace Land Investments (Wallace) in the context of the use of land at Mill Lane, Rainhill for housing.

Wallace Land Investments

Wallace Land Investments (Wallace) is a strategic housing land promotion company who specialise in the promotion and delivery of strategic housing and mixed-use development projects across the UK. Wallace has a proven track record of delivering land for housing. Notable examples include;

- **Shifnal, Shropshire** (200 homes) – Wallace delivered this site through the Local Plan review process. Outline planning permission was achieved in October 2014. Reserved matters consent was achieved in May 2015. The site has now delivered all 200 new homes.
- **Hoo, Kent** (200 homes) – Wallace secured an outline planning permission in August 2018. The outline planning application with all matters reserved except access was granted by the Members of Medway Council. Medway and Wallace agreed that the Council could not demonstrate a 5-year housing land supply. Reserved matters consent was achieved in June 2019 and construction commenced in February 2020.
- **Lang Loan, Edinburgh** (260 homes) – Wallace secured outline planning permission in August 2016. Reserved matters were achieved in November 2017 and construction commenced on site in February 2018. The first new home was delivered in December 2018.
- **Strathaven, South Lanarkshire** (155 homes) – Wallace secured outline planning permission in June 2015. Reserved matters consent was achieved in March 2016 and construction commenced on site in May 2016. The first new home was delivered in January 2017.
- **High Blantyre, South Lanarkshire** (195 homes) – Wallace secured outline planning permission in June 2015 following promotion of the site through the LDP process with South Lanarkshire Council. Reserved matters consent was achieved in August 2016 and construction commenced on site in November 2016. The first new home was delivered in December 2017.
- **Elsenham, Uttlesford District** (99 homes) – Wallace secured outline planning permission in December 2020. The site is in the process of being sold to a housebuilder.

Wallace brings this track record to Rainhill, St Helen's and is entirely confident that the site is suitable and deliverable, having regard to the technical due diligence undertaken e.g.

- Masterplan
- Highways and Access Strategy
- Heritage Impact Assessment
- Agricultural Land Assessment
- Ecological Assessment
- Landscape and Visual Assessment
- Noise Assessment

Furthermore, as of 18th May, Wallace has been acquired by Miller Homes. Miller Homes has a track record of delivering houses across the country for over 80 years. Since 1934, they have provided around 100,000 new homes built to the highest standards. The company has previously successfully delivered houses in Widnes (Fairfield Gardens) providing proof of their interest and delivery credentials within the local housing market context.