



Approach to Delivery

Timing of Development

Parkside Regeneration LLP believes that the Parkside West (8EA) site provides an opportunity to deliver new commercial premises in a sustainable location to meet the identified sub regional and local needs for strategic warehousing and logistics and manufacturing. There is strong market interest in the employment land.

The illustrative masterplan shows the approach to site delivery. A delivery programme has been developed and establishes an indicative timetable for the development, demonstrating that Site 8EA can be delivered within the Plan Period. The key milestones are detailed below.

In respect of Phase 1, subject to the Secretary of State supporting the application and the timing of the decision, an application for reserved matters would be anticipated to be submitted in Q4 of 2021. A start on site is expected around Q3 2022, and the first unit would be capable of occupation circa Q2 of 2024.

The delivery of the PLR will facilitate the delivery of Parkside West Phase 2. The timing of the PLR will be determined by St Helens, and their delivery partners. Based on our current understanding of the timetable and subject to the Secretary of State supporting the PLR application, construction of the PLR is expected to commence around Q4 2021/Q1 2022 and to be operational from around Q2 2024.

If the Secretary of State supports both the Phase 1 application and the PLR, then a planning application for Phase 2 would be submitted around Q1 2022, aligning with the anticipated timing of adoption of the Local Plan. Construction would be expected to commence in 2023 with the first building being capable of occupation in 2026. As indicated above it is anticipated that the PLR would have been opened in 2024 and hence would be in place to accommodate the traffic from Parkside West Phase 2.

The above phased approach to site delivery is underpinned by extensive technical analysis which confirms that the whole Parkside West scheme will come forward during the Plan period. The site is therefore deliverable, in accordance with The Framework and PPG.

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Viability

Project Managers and Cost Consultants, 4Ward Ltd, have assessed the viability and deliverability of both the comprehensive Parkside West scheme and each of its phases on behalf of Parkside Regeneration LLP. This analysis has included a detailed technical review of the scheme supported by a comprehensive team of expert consultants. Whilst further detailed work is ongoing, the comprehensive array of available technical information for the site has informed an appraisal which demonstrates that the proposed scheme is viable, and hence deliverable.

Whilst the detailed viability appraisal must remain confidential, it has taken into account the necessary infrastructure requirements, abnormal costs, build costs, finance, contingencies and planning requirements, as well as an assessment of the land and property values that are likely to be achieved, so as to ensure that the development is commercially viable.

Given the stage of the plan making process and proportionality of evidence at this stage some standard industry assumptions have been utilised along with sensitivity testing around a number of scenarios. This has demonstrated that both the comprehensive Parkside West scheme and each of its phases will deliver a reasonable return for the landowners and an appropriate level of profit for the developers. The proposed scheme therefore fully accords with The Framework and should be considered deliverable.

Conclusion

Development at Parkside West has been established over many years from the previous St Helens UDP through to the current Core Strategy. Such development provides the opportunity to bring the former colliery site back into effective use and thereby addressing issues of blight, dereliction, anti-social behaviour and skills / opportunity deficits. The draft employment allocation at Parkside West will make a significant contribution to the established need for employment land in St Helens and the wider Liverpool City Region. It will also support the wider regeneration ambitions of the Plan, and delivering significant socio-economic benefits to the local community. It is rightly identified within the draft Local Plan as being truly transformational.

This Delivery Report has shown that the site is available, suitable and achievable and therefore deliverable in accordance with The Framework and PPG.

The proposed allocation of the site for B8 and B2 employment within the Submission Draft Local Plan, is founded on detailed evidence to support the change in the SRFI requirements since the adoption of the Core Strategy, and an acceptance that Parkside West cannot accommodate the rail lengths now required to support the delivery of a viable SRFI. This evidence confirms that an SRFI can be delivered on Parkside East, with a rail reversing leg on Parkside West.

The proposed Parkside West allocation acknowledges the significant potential of the site to meet the local and wider City Region's need for strategic warehouse and distribution facilities, given its location on the strategic road network, high level of accessibility to the labour force and customer base, as well as the ability to make efficient use of the part previously developed site to support the regeneration of the former colliery town.

The Delivery Report has demonstrated that Parkside West is deliverable in two phases, having regard to the infrastructure requirements. The Report demonstrates that the Parkside West scheme will deliver significant benefits through job creation during the construction and operational phases. The nature of jobs to be provided align with the skills and qualifications profile of the local labour force, and when considered alongside the high levels of accessibility to the site by both active travel and public transport, this will ensure that the jobs created are genuinely accessible to the local community. The development of the site will deliver opportunities for training and apprenticeships, as well as career progression in an increasingly diverse sector, with above average wages. The development provides a genuine opportunity to address some of the factors that contribute to the high levels of deprivation within Newton-le-Willows, Earlestown and the

wider area. As a result of the job creation and investment, the scheme will lead to net additional GVA creation, and other fiscal benefits such as business rates generation. Other wider benefits include the reduction of out commuting; health and recreational benefits through the provision of an accessible heritage trail; the opportunity to remediate the site; delivery of 10% biodiversity net gain; and improvements to water quality and a reduction in flood risk.

The Local Plan evidence base confirms that there is a significant need for employment land within St Helens, in particular warehousing and distribution, and an evidenced lack of suitable sites within the urban area. This confirms the Green Belt exceptional circumstances to meet the employment need. This Delivery Report confirms the justification for allocating Parkside West to help to meet the strategic need for warehousing and distribution as well as the overarching need for regeneration. It demonstrates that

Parkside West has limited impact on Green Belt purposes and that it is one of the best performing Green Belt sites to meet this need.

Parkside Regeneration LLP control the site at Parkside West, which is therefore available for development within the Plan period.

The technical work undertaken to date in respect of highways, air quality, ecology, flood risk and drainage, landscape, heritage, ground conditions, noise, utilities and agricultural land has influenced the indicative masterplan. It has also shown that there are no known constraints, that could not be suitably mitigated, that would prevent this site coming forward. As such, the development of the site, as shown within the indicative masterplan, is considered achievable.

The indicative masterplan shows how an employment scheme can be accommodated within the site, alongside green infrastructure,

landscaping and drainage features. It has been shown that the site can deliver a flexible and phased approach to delivering employment development whilst also retaining the opportunity for the future delivery of the Parkside East SRFI through safeguarding land for a rail reversing leg within Parkside West.

It has been shown that the site is suitable for employment development. The site has been reviewed against The Framework and the criteria for allocating sites. It has been shown that the site is available, suitable and achievable and therefore that the site is deliverable, in accordance with The Framework and the PPG.

Parkside Regeneration LLP are keen to deliver this significant opportunity which has substantial economic, social and environmental benefits for the local people and the sub-region.

Appendix I: Illustrative Masterplan