



ST HELENS
BOROUGH COUNCIL

FIVE-YEAR HOUSING LAND SUPPLY: ADDENDUM

Prepared by Sara Manson
Principal Planning Officer (Policy)
St Helens Borough Council

Prepared 05 November 2024

Local Authority Reference: APP/2024/0022/REF, and P/2023/0619/FUL
PINs Reference: APP/H4315/W/24/3350503

1. FIVE-YEAR HOUSING LAND SUPPLY - BACKGROUND

- 1.1 The five-year housing land supply position as of 31st March 2024, is detailed in the Strategic Housing Land Availability Assessment (SHLAA) 2024 and is based on evidence available at the time of publication and assesses whether there is five years' worth of land that can deliver housing for the period 1st April 2024 - 31st March 2029.
- 1.2 For the period 1st April 2024 to the 31st March 2029, the deliverable sites can yield an estimated 3,048 dwellings within St Helens, as demonstrated in Table 1.

	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	Total
Sites with planning permission (including SHLAA sites and local plan allocations)	336	398	358	258	136	1486
Sites without planning permission (including SHLAA sites and local plan allocations)	0	0	263	464	370	1097
Small sites - allowance	93	93	93	93	93	465
Total	429	491	714	815	599	3048

Table 1: Housing supply over the next 5 years

- 1.3 In accordance with the requirements of the current NPPF (December 2023), the Council has identified a supply of specific deliverable sites sufficient to provide 6.38 years' worth of housing against the latest assessment of housing need in the Borough, as demonstrated in Table 1.
- 1.4 In identifying the five-year housing land supply of deliverable housing sites, the supporting evidence submitted as part of the examination of the Local Plan was based on a 5% buffer, a position considered and found justified and sound by the Local Plan Inspectors, as the previous three-year completions had been considerably above the 486 dpa requirement. The Inspectors stated that '*The Council's track record in robustly monitoring supply and the flexibility in the overall supply give us comfort that a five-year supply can be maintained over the Plan period. This is reflected in the housing trajectory.*' (Paragraph 299, Report on the examination of St Helens Borough Local Plan (18 May 2022) [Adopted plans and policies - St Helens Borough Council](#)). Concluding that subject to proposed Minor Modifications (all of which were accepted) the housing requirement '*will be met; the means of meeting the requirement have been justified and will be effective; and the Plan will have a five-year housing land supply upon adoption **and be able to maintain it through the Plan period***' (my emphasis).' (Paragraph 301, Report on the examination of St Helens Borough Local Plan (18 May 2022) [Adopted plans and policies - St Helens Borough Council](#)).
- 1.5 Regarding the delivery and build out rates of the Local Plan allocated sites, the Inspectors agreed with the Council's projected commencement times and rates of delivery, based on the assumption that there would be a single housebuilder, even though some developers indicated at the examination that they could provide shorter lead-in times and higher build-out rates. Concluding, the Inspectors stated that the

'Council's assumptions about lead-in times and build-out rates are realistic.' (Paragraph 132, Report on the examination of St Helens Borough Local Plan (18 May 2022)).

2. SITES IN DISPUTE

- 2.1 The appellants have disputed several sites (Table 2 below) within the five-year housing land supply, where they consider the SHLAA has not provided the necessary evidence to be included in the supply and conclude that the supply should be 4.83 years.

	LPA ref:	Address	LPA 5YHLS	Appellants' 5YHLS	Difference
Planning permission: Not started					
A	HL483	Former Ibstock Bricks	202	157	45
SHLAA 2024 Sites					
B	SHLAA003	Somerset St	26	0	26
C	SHLAA004	Leyland Green Road	8	0	8
D	SHLAA005	Fairclough Street	14	0	14
E	SHLAA006	Liverpool Arms	29	0	29
F	SHLAA010	Former central works	10	0	10
G	SHLAA018	Former Parr High School	54	0	54
H	SHLAA022	Laffak Road	75	0	75
I	SHLAA025	Former Carr Mill Infants	53	0	53
Total			313	0	313
Local Plan Allocation					
K	1HA	Smock Lane	112	0	112
	2HA	Florida Farm	112	67	45
	6HA	Cowley Hill	112	0	112
	7HA	Mill Lane	112	0	112
	Total		448	67	381
Grand Total					-739

Table 2: Sites disputed by appellant

- 2.2 In total there are 11 sites that they consider should be removed completely, and two further sites that they consider should have their lead-in dates pushed back a year. No individual reasons for each site have been provided by the appellant.

3. COUNCIL'S RESPONSE

- 3.1 The following paragraphs, set out St Helens Borough Council's position as to why the sites in dispute have been included within the five-year housing land supply, and why they should remain so, with further evidence appended in appendices 1 - 10.

Site Ref: HL483 - Former Ibstock Brick Roughdales Ltd, Chester Lane, Clock Face, WA9 4EN – Permissioned

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
239	239	No	22	45	45	45	45	202	0

- 3.2 The Council have a very good working relationship with the applicant and have worked closely to secure a positive outcome for the site. There are no ownership constraints, and no external infrastructure is required to bring the site forward. The site has been cleared, demonstrating firm progress with site work, and the applicant, Backhouse Developments, has secured Brownfield Land Funding to help deliver this scheme.
- 3.3 The applicant's agent has confirmed (see Appendix 1) that the acquisition of the site was completed last week, and following the discharge of remaining pre-commencement conditions for the site, they are hoping to make a start on site this side of Christmas. The agent added that their projected completion of the site of all 243 dwellings is the end of 2028. Place North West published an article (04 November 2024) on Backhouse Developments success in securing the £12 million funding [Backhouse completes £12m Ibstock brickworks sale to Vistry - Place North West](#).

Site Ref: SHLAA003 – Land at Somerset Street and Sussex Grove – Part Permissioned

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
66	66	Yes	20	20	10	16	0	66	0

- 3.4 The applicant, Torus, own and manage 73% of social housing in the Borough. The Council has an excellent working relationship with this Registered Provider and have approved and worked with them on several sites across St Helens including this SHLAA site. The site comprises of two sections. The northern section (Somerset Street) has consent for 40 dwellings and is currently under construction. The Council are waiting for written confirmation from the applicant to confirm their delivery intentions and anticipated start and build-out rates. However, it is the Council's understanding that Torus's intends to keep the current contractors on site, so following completion of the northern section (Somerset Street), work will then immediately start on the southern section (Sussex Gove).
- 3.5 This brownfield site is in the ownership of the applicant's and there are no known infrastructure constraints, that would prohibit the delivery of the site.

Site Ref: SHLAA004 – Leyland Green Road, Garswood – Application pending decision

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
8	8	No	0	0	8	0	0	8	0

- 3.6 A greenfield site, situated in a sought-after location. There is developer interest in this site, evident by a recent planning application being submitted (Ref: P/2024/0493/FUL), following encouraging pre-application advice from the Council. The site also benefited previously from planning consent, which has since expired, however, this shows the principle of development for this site has been found acceptable. Therefore, the Council are confident that this development will come forward within the next five years. Attached at Appendix 2 is a copy of the previous approval for the site.

Site Ref: SHLAA005 - Land at corner of Fairclough Street and Wargrave Road – Not permitted

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
14	14	No	0	0	10	4	0	14	0

- 3.7 There is developer interest in the site, following recent pre-application submissions. The Council have sought confirmation from the applicant, who has confirmed that a full planning application will be submitted early November 2024. The scheme as assessed through pre-application discussions, is for a number of apartments (considerably more units than stated in the SHLAA). Evidence of the applicant's intentions is provided in Appendix 3.

Site Ref: SHLAA006 - Liverpool Arms and Former Sacred Heart RC Church and School, Borough Road – Not permitted

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
29	29	No	0	0	10	19	0	29	0

- 3.8 This is a cleared, vacant site, owned by the Council, with no ownership constraints or known infrastructure restrictions. There is developer interest in this site, but no confirmation of a date for submission. As part of the Council's Asset Disposal Strategy, the Council's Assistant Director – Property & Economy, has confirmed (see Appendix 4) that it is the Council's intention to take this site to market for sale by tender before the end of the calendar year. Therefore, the Council are confident that this site will be developed out within the next 5 years.

Site Ref: SHLAA010 - Former central works – Not permitted

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
48	48	No	0	0	0	0	0	0	0

- 3.9 This site does not form part of the five-year housing land supply.

Site Ref: SHLAA018 - Former Parr High School – Not permitted

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
54	54	No	0	0	15	30	9	54	0

3.10 St Helens Borough Council has just secured £1.01m from the One Public Estate Brownfield Land Release Fund (Appendix 5). This brownfield site has been earmarked for much-needed high-quality new housing and its redevelopment will support the Council's wider regeneration ambitions for Parr.

3.11 The Council's Assistant Director - Property & Economy, has confirmed (see Appendix 4) that the funding comes with set timescales for spend. The conditions of the funding state that the Council must be in contact with a developer/contractor for the remediation/delivery of the project by 31st March 2025. The funding also provides that delivery of housing on the site must commence before 31st March 2028. Therefore, the Council are confident that this site will be developed out within the next 5 years.

Site Ref: SHLAA022 – Laffak Road – Not permitted

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
99	99	No	0	0	15	30	30	25	50

3.12 Extensive pre-application discussions have been had on this site and as a Council we have been very supportive in our response. Although the proposals are commercially sensitive, the applicant's agents have confirmed (Appendix 6) that a further pre-application is likely to be submitted November/December this year, with a full application expected 3-6 months after that. However, based on the current pre-application scheme, the Council is willing to concede on approximately 50 dwellings for this site, as due to viability issues, more mixed uses are potentially likely to come forward for the site, which could reduce the overall number of dwelling units.

Site Ref: SHLAA025 – Former Carr Mill Infants – Not permitted

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
53	53	No	0	0	15	30	8	53	0

3.13 Similar to site SHLAA006, there is developer interest in this site, but no confirmation of a date for submission. The brownfield site (Brownfield Land Register Ref: BR064), has been cleared, and is now vacant, situated in a predominantly residential location. The site is owned by the Council, with no ownership constraints or known infrastructure restrictions. As part of the Council's Asset Disposal Strategy, the Council's Assistant Director – Property & Economy, has confirmed (Appendix 4) that it is the Council's intention to take this site to market for sale by tender before the end of the calendar

year. Therefore, the Council are confident that this site will be developed out within the next 5 years.

Site Ref: Local Plan Housing Allocation 1HA - Land South of Billinge Road, East of Garswood Road and West of Smock Lane, Garswood – Not permitted

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
216	216	No	0	0	22	45	45	112	0

- 3.14 This is an allocated greenfield site in the adopted Local Plan. The examining Inspectors noted that the overall assumptions relating to the delivery of allocations had not been subject to significant challenge during the examination, with some developers advising that their sites could come forward sooner than anticipated, however, the Inspectors concluded that the lead-in times and build out rates the Council proposed for all the allocations were realistic.
- 3.15 Regarding this site specifically, the Inspectors concluded that there were no significant technical constraints in that a safe access can be obtained and mitigation can be put in place to resolve on-site and off-site drainage issues for the site.
- 3.16 The applicant, Persimmon, have confirmed (Appendix 7) that they intend to submit a full planning application during the course of this month (November 2024). This comes after two very thorough positive pre-application responses from the Council. A draft planning performance agreement (PPA) has also been submitted.
- 3.17 The applicant has also confirmed that the assumptions we have made (start date 2026/27 and 45 dpa) are reasonable.

Site Ref: Local Plan Housing Allocation 2HA - Land at Florida Farm (South of A580), Slag Lane, Blackbrook – Application pending decision

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
522	522	No	0	0	22	112	112	112	0

- 3.18 This is an allocated greenfield site in the adopted Local Plan, and the examining Inspectors comments on lead in times as set out in paragraph 3.14, above, should be noted. The Inspectors examining the Local Plan, concluded that this site was situated in a sustainable location with good access to services and jobs. Aside from some limitations imposed by the capacity of J23 of the M6, there are no significant technical constraints. Flood risk, noise, and historic mineshafts can be mitigated.
- 3.20 The Council took a cautious approach in the Local Plan housing trajectory and anticipated that this site would not commence until 2027/28, due to potential capacity issues at J23 of the M6. However, National Highways have since removed their holding recommendation and are working on a suitable scheme to address these capacity issues and a planning application was submitted earlier than expected, therefore, officers have brought the lead in times for the site forward a year.

- 3.21 The applicants are eager to get an approval for this site as they are keen to start construction. There are some technical details that need finalising but a decision on the application is likely in early 2025. Furthermore, as there are two separate housebuilders (David Wilson and Barratt Homes), it is expected that build-out rates will be higher than initially anticipated.

Site Ref: Local Plan Housing Allocation 6HA - Land East of City Road, Cowley Hill, Town Centre – Outline consent

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
1,100	1,100	No	0	0	22	45	45	112	0

- 3.22 This Local Plan allocated site has outline planning permission for 1,100 residential units. At a Cabinet meeting on 23rd October 2024, Councillors accepted more than £12 million in funding for two key transport schemes (minutes of this meeting are provided in Appendix 8). The fund will be split with £10m going towards the Cowley Hill Link Road, which will support the redevelopment of this brownfield site.

- 3.23 A remediation strategy has been submitted for the site, with pre-application discussions currently underway for Phase 1 of the site, which would consist of 212 new homes. The Council are waiting for written confirmation from the applicant to confirm their delivery intentions and anticipated start and build-out rates.

Site Ref: Local Plan Housing Allocation 7HA - Land West of the A49 Mill Lane and to the East of the West Coast Mainline railway line, Newton-le-Willows – Not permitted

Dwellings permitted / estimated	Remaining Capacity 31/03/2024	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29	Deliverable units 2024/25 – 2028/29	Discounted agreed from five-year supply
140	140	No	0	0	22	45	45	112	0

- 3.24 This allocated Local Plan site is owned by a registered charity (Redbank Schools Limited), for which the Council are trustees. The Charity has appointed agents to dispose of the area of land allocated for housing to developers. The Council are not aware of any reasons why development should not come forward in the estimated time as set out in the housing trajectory (see email attached as Appendix 4 from the Council's Head of Legal, Matt Jones and Assistant Director – Property & Economy, Steve Littler).

4. OTHER CONSIDERATIONS

- 4.1 It should be noted that two other Local Plan allocated sites (5HA & 8HA) have both now obtained planning permission, earlier than the assumptions made in the five-year housing land supply trajectory, which estimated housing would come forward in years 2026/27. Developer Miller Homes (site 8HA) has discharged all their pre-commencement conditions, and building materials are now being delivered and stored on site, which is also currently being cleared, they have also confirmed (Appendix 9) that construction is due to commence in the first quarter of 2025.

- 4.2 The Council are waiting for written confirmation from developers of site 5HA (Taylor Wimpey) as to when they estimate construction will commence; with discharge of conditions being submitted (Ref: C/2024/0101/CON, C/2024/0102/CON, C/2024/0103/CON, C/2024/0104/CON). It is the Council's understanding that development will also commence at least one year earlier than originally estimated on this site. As a consequence, of both these sites coming forward earlier than anticipated, there will be a potential of 45 - 90 dwelling units being added to the five-year housing supply.
- 4.3 Planning application P/2022/0063/OUP, has also been approved (23 September 2023), for outline consent for up to 130 dwellings. Working on the SHLAA assumptions a total of 122 dwellings could also be added to the five year housing land supply.
- 4.4 Furthermore, St Helens Borough Council do not currently monitor residential institutions within the C2 use class (such as residential care homes) that can attribute a ratio that equates the bedspaces to C3 use (dwelling house) numbers for a five-year housing land supply. The ratios relate specifically to extra care units and student accommodation and are sourced from the Department of Levelling Up, Housing and Communities' guidance.
- 4.5 Should St Helens Borough Council decide to apply these ratios for the purposes of additional caution and consistency¹ then a further 86 dwelling units could be added to the five-year housing land supply. This is based on two care homes currently under construction and a further care home application currently awaiting a decision.

5. SUMMARY

- 5.1 The Council can identify a supply of specific deliverable sites sufficient to provide 6.27 years' worth of housing against the latest assessment of housing need in the Borough, in line with the Government's requirements and in the context of the NPPF (December 2023). This amended figure is based on the latest pre-application discussions for one particular site, and as a consequence of that potential scheme the Council has conceded on the reduction of 50 units.

6. DECLARATION

- 6.1 This proof has been prepared by St Helens Borough Council on the most-up-to date information available.

Signed on behalf of St Helens Borough Council by:

Name: Sara Manson
Position: Principal Planning Officer (Policy)
Date: 05 November 2024

¹ In line with the Housing Delivery Test: 2021 measurement technical note ([Housing Delivery Test: 2021 measurement technical note - GOV.UK](#)) (January 2022) under 'To calculate the homes delivered, the steps taken were:', paragraph 2. For C2 extra care units a 1.8 ratio is applied, therefore, for every 1.8 C2 extra care units, 1 C3 unit would be recorded.

APPENDIX 1

Sara Manson

From: Jan Lourens [REDACTED]
Sent: 04 November 2024 16:19
To: Joe Nanson; Stephen Gill; Sara Manson
Subject: RE: Housing Delivery

Follow Up Flag: Follow up
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WARNING: This email may be from an unknown source. DO NOT reply, click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon All

Thank you for the clarification, Joe. That was my understanding from the discussion I had earlier with Stephen.

I am pleased to inform you that we completed on the acquisition of the site last week (thank you again for your assistance in moving the planning forward!) and will be looking to start on site as soon as we have discharged the remaining pre-commencement conditions on the site. We are hoping to be able to make a start this side of Christmas, but I am mindful that there are 3 more conditions that I need to do a submission for. I am hoping to get them in before the end of this week.

For the purposes of the housing land supply data, we would advise our start date to be no later than January 2025, with projected completion of all 243 dwellings by the end of 2028.

I hope this is sufficient for your purposes Sara and I hope that you are well also. It has been a while!

Kind regards.

Jan

Jan Lourens
Senior Planning Manager

[REDACTED]
Vistry Merseyside and Cheshire West
301 Bridgewater Place, Birchwood Park
Birchwood, Warrington WA3 6XF



Part of the Vistry Group



From: Joe Nanson [REDACTED]
Sent: 04 November 2024 [REDACTED]
To: Stephen Gill <[REDACTED]>

APPENDIX 2



St. Helens Council

WSP
Mr Matthew Hard
8 First Street
Manchester
M15 4RP

Town Planning
Town Hall
Victoria Square
St. Helens
Merseyside
WA10 1HP

TOWN AND COUNTRY PLANNING ACT 1990

Notice of Decision on Full Planning Application P/2020/0478/FUL

Proposal: Erection of 8no dwellings, new access and associated works
(Amended Plans Received).
Location: Land To West Of 64, Leyland Green Road

DECISION: GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS:

1. The works hereby permitted must be begun within 3 years of the date of this decision notice.
2. The development shall be carried out in accordance with the following application drawings unless otherwise required by another condition:
 - o 114_001A Site Location Plan
 - o 114_002B Existing Site Plan
 - o 114_010A Proposed Site Plan;
 - o 114_011 Illustrative Proposed Site Plan;
 - o 114_130 House Type 3b5p (Unit 1) Floor Layout;
 - o 114_131 House Type 3b5p (Unit 1) Elevations;
 - o 114_132 House Type 3b5p (Unit 2) Floor Layout;
 - o 114_133 House Type 3b5p (Unit 2) Elevations;
 - o 114_134 House Type 3b5p (Unit 3 to 8) Floor Layout;
 - o 114_135 House Type 3b5p (Unit 3 to 8) Elevations;
 - o 114_410 Context Elevation;
 - o 114_510 Site Sections; and
 - o 114_810 External Finishes Layout
3. Prior to their use on site, details of the proposed facing materials shall be agreed in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed materials

Signed:

Dated: 09/12/2020

On behalf of St. Helens Council

4. No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance. Where the findings of the intrusive site investigations identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

5. Prior to the commencement of development;

a) A Phase 2 site investigation and assessment shall be undertaken in accordance with the recommendations of the approved phase 1 report (Delta Simons, ref. 19-0698.02, May 2019). The results of the site investigation and assessment shall be submitted to and agreed in writing with the local planning authority.

b) Should the Phase 2 investigation identify any requirements for remediation then a remediation strategy, including a validation methodology, shall be submitted to and agreed in writing with the local planning authority.

All such reports shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).

6. Prior to the occupation of any phase of the development;

The agreed remediation strategy (if required) will have been implemented, and a site validation/ completion report for each building within that phase shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the site validation/ completion report shall include, but will not necessarily be limited to; i) full details of all remediation works undertaken; ii) validation (in accordance with the validation methodology detailed within the agreed remediation strategy) of the adequacy of the remediation; iii) sampling, testing and assessment of the suitability of any imported or site won soils; iv) the fate of any excavated material removed from site. The site validation/ completion report(s) shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).

7. Prior to the commencement of development a scheme of reasonable avoidance measures (RAMs) shall be submitted to and agreed by the local planning authority to ensure no adverse effects of amphibians and reptiles. The RAMs should include but not necessarily be limited to;
- o Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians / reptiles present to move away from the affected areas;
 - o The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians / reptiles from seeking shelter or protection within them; and
 - o Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians / reptiles from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians / reptiles.

The development shall be implemented in accordance with the agreed RAMs.

8. No grassland clearance or tree or hedgerow felling, lopping or pruning shall take place between 1st March and 31st August, unless a survey for breeding birds together with a scheme of

necessary mitigation and protection measures, undertaken by a suitably qualified person, has been submitted to and approved in writing by the Council as Local Planning Authority. Should grassland clearance, tree or hedgerow felling, loping or pruning take place between the dates stated above, any agreed mitigation and protection measures shall be implemented and retained throughout the period.

9. The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval by the Local Planning Authority and implemented in accordance with those details. The details agreed shall be retained thereafter.
10. Prior to the commencement of development a scheme of reasonable avoidance measures (RAMs) shall be submitted to and agreed by the local planning authority to ensure no adverse effects of terrestrial mammals. The RAMs should include but not necessarily be limited to;
 - o A pre-commencement check for terrestrial mammals (such as badger, hedgehog and brown hare);
 - o All trenches and excavations should have a means of escape (e.g. a ramp);
 - o Any exposed open pipe systems should be capped to prevent mammals gaining access; and
 - o Appropriate storage of materials to ensure that mammals do not use them.

o No works shall take place within 5 metres of the top of the river banks and a method of protection of this area should be provided.
The development shall be implemented in accordance with the agreed RAMs.
11. Prior to the commencement of development a method statement for the removal of invasive species, prepared by a competent person, which includes the following information:
 - o A plan showing the extent of the plants;
 - o The methods that will be used to prevent the plant/s spreading further, including demarcation;
 - o The methods of control that will be used, including details of post-control monitoring; and
 - o How the plants will be disposed of after treatment/removal.

The development shall be implemented in accordance with the approved method statement.
12. A validation report confirming the remediation treatment approved has been carried out and the site has been free of invasive species for 12 consecutive months shall be submitted for approval to the Local Planning Authority.
13. No development shall take place until the applicant has submitted a written scheme of investigation for archaeological work for approval in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.
14. No development shall take place until a Construction Risk Assessment Method Statement (RAMS) for construction of the proposed development, is submitted to and approved by the Local Planning Authority. The statement shall outline the potential impacts from all construction activities on the water pipeline infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to this infrastructure. The development shall be undertaken in accordance with the approved RAMS.
15. Construction works shall only take place during the following hours;
 - 8.00am - 6.00pm Monday to Friday
 - 8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.
16. No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

- o Construction traffic routes, including provision for access to the site;
- o Entrance / exit from the site for visitors / contractors / deliveries;
- o Siting of temporary containers;
- o Parking for contractors;
- o Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition / construction;
- o Schedule for large vehicles delivering / exporting materials to and from site;
- o Details of street sweeping / street cleansing / wheel wash;
- o Hours of working;
- o Phasing of works;
- o Details of turning facilities for use by construction vehicles.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

17. The access gates to the agricultural areas should open into the fields, not into the new highway.
18. No development shall take place until a scheme of temporary measures to provide physical protection to trees, hedges and shrubs on the site has been submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the commencement of development and shall be retained for the duration of the construction phase. During development, The areas identified shall be kept free of machinery, stored materials of all kinds and any form of ground disturbance.
19. A landscaping scheme for the site shall be submitted to and agreed in writing with the local planning authority. The agreed landscaping scheme shall be completed prior to any part of the development hereby permitted being brought into use, unless an alternative program of implementation has been submitted to and agreed in writing with the local planning authority. If any of the landscaping planted or shown as retained, dies, is removed, or becomes seriously damaged or diseased within 5 years of the completion of the landscaping scheme. It shall be replaced during the next available planting season.
20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that order, no further development shall take place within the curtilage of the dwellinghouses hereby permitted unless planning permission is sought from and granted by the Council as Local Planning Authority.
21. Before the commencement of any groundworks and foundations on site for the development hereby approved, the finished ground floor levels of the buildings in relation to the existing and proposed site levels, the adjacent highway and adjacent properties, together with details of levels of all accesses to include pathways, driveway, steps and ramps shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme unless the Local Planning Authority gives its written consent to any variation.
22. Before the commencement of any groundworks and foundations on site for the development hereby approved, full details of hard landscape works for the development, which shall include details of all fencing, walling and other boundary treatments, steps, retaining walls and surface finishes shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented following the substantial completion of the development and thereafter retained.

REASONS:

1. Section 91 (as amended) of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure that the development has a satisfactory appearance in accordance with Policy CP1 of the Core Strategy.
4. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.
5. To ensure that any contamination is treated to the satisfaction of the Local Planning Authority in accordance with the National Planning Policy Framework which states that as a minimum, after remediation, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. Also in accordance with policy CP1 of the St. Helens Core Strategy (2012) and retained policy ENV26 of the St Helens Unitary Development Plan (1998).
6. To ensure that any contamination is treated to the satisfaction of the Local Planning Authority in accordance with the National Planning Policy Framework which states that as a minimum, after remediation, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. Also in accordance with policy CP1 of the St. Helens Core Strategy (2012) and retained policy ENV26 of the St Helens Unitary Development Plan (1998).
7. To ensure the proposed development makes appropriate provision for reptiles that this development may effect in accordance with Policy CQL3 of the Core Strategy.
8. To protect ground breeding bird habitat, in accordance with policy CQL3 of the adopted St Helens Core Strategy (2012).
8. To protect ground breeding bird habitat, in accordance with policy CQL3 of the adopted St Helens Core Strategy (2012).
9. To ensure the proposed development makes appropriate provision for the bird habitat which would be lost due to this development in accordance with Policy CQL3 of the Core Strategy.
10. To ensure the proposed development makes appropriate provision for mammals that this development may effect in accordance with Policy CQL3 of the Core Strategy.
11. To prevent the spread of an invasive species in accordance with the requirements of Policy CQL3 of the Core Strategy.
12. To prevent the spread of an invasive species in accordance with the requirements of Policy CQL3 of the Core Strategy.

13. The use of such a condition is in line with the guidance set out in Paragraph 199, Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2019), published by the Ministry of Housing, Communities & Local Government and Managing Significance in Decision Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2 (Historic England 2015).
14. To ensure a satisfactory form of development and to afford appropriate protection of infrastructure that crosses the site.
15. In the interests of protecting the amenities of the occupants of nearby residential properties, in accordance with policy CP1 of the adopted St Helens Core Strategy (2012).
16. To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity; in accordance with Policies CP1 - Ensuring Quality Development in St Helens and CP2 - Creating an Accessible St Helens of the adopted Core Strategy.
17. In the interest of highway safety.
18. To ensure that sufficient protection is in place on the site to retain important landscape features in accordance with Saved Policies ENV12A and ENV12B in St Helens Unitary Development Plan (1998). This condition requires that measures be put in place prior to development commencing because, if development commences without the measures in place, harm could be caused to the landscaped features this condition seeks to protect.
19. To ensure that an appropriate landscaping scheme is implemented and maintained, in accordance with Policies CP1 and CQL3 in the St Helens Core Strategy Local Plan (2012).
20. Further development would be detrimental to the amenities of the occupiers of nearby residential properties or to the character of the area, in accordance with policy CP1 of the adopted St Helens Core Strategy (2012).
21. In order to achieve a satisfactory form of development with regard to the topography of the site having regard to Core Strategy Policy CP1
22. To ensure that an appropriate landscaping scheme is implemented and maintained, in accordance with Policies CP1 and CQL3 in the St Helens Core Strategy Local Plan (2012).

POSITIVE AND PROACTIVE WORKING:

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

INFORMATIVES:

1. The watercourse to the north of the site is Down Brook and it is designated "main river". The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- o on or within 8 metres of a main river (16 metres if tidal)
- o on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- o on or within 16 metres of a sea defence
- o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- o in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

2. It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under s38 of the Highways Act 1980. If it is the developer's intention to offer any of the roadworks included in proposals for adoption, a s38 agreement would be required. The applicant is advised to contact Jim Dutton, Highways Design Section, Wesley House, Corporation Street, St Helens WA10 1HF; e jimdutton@sthelens.gov.uk to discuss the matter further.

Where planning permission is granted subject to conditions, it is the responsibility of the applicant, or any subsequent developer, to ensure that the terms of all conditions are met in full at the appropriate time. For each request to discharge one or more conditions, the fee payable is currently £116.00 per request. It should be noted that any number of conditions, relating to the same planning application, can be discharged at one time and therefore will only incur the one applicable fee. If conditions are discharged individually, a fee will be payable for each request made. Should you wish to discuss or seek advice in advance of the submission, you should contact the planning case officer who dealt with the application.

NOTES

1. This decision grants permission under the Town and Country Planning Act 1990. It does not grant approval for anything else, such as the display of advertisements, works to a Listed Building, works under the Building Regulations or works in an adopted highway, which would require separate approval. If you are unsure whether any additional approval is required, please contact the Council on 01744 676789.
2. If a site notice has been placed on or around the application site, can you please ensure it is removed and disposed of properly.
3. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal against your local planning authority's decision, you must do so within 6 months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.
4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.
5. If you require any further assistance or clarification please contact:

Service Manager – Development & Building Control	Melanie Hale	melaniehale@sthelens.gov.uk	01744 676115
Team Leader	Kieran Birch	kieranbirch@sthelens.gov.uk	01744 676177
Case Officer	Mr Daley Parsonage	daleyparsonage@sthelens.gov.uk	01744 676178

APPENDIX 3

Sara Manson

From: [REDACTED]
Sent: 22 October 2024 10:09
To: Daley Parsonage
Subject: RE: 4387_STH_Fairclough Street, Earlestown_Planning

Importance: High

WARNING: This email may be from an unknown source. DO NOT reply, click links or open attachments unless you recognise the sender and know the content is safe.

Hi Daley,

I hope you are well.

Sorry for the late response, we are currently working to get the application submitted in the next couple of weeks.

I am currently on leave (half term) and will be back in next week, I am free on/after 31st October if you wanted to pencil in a meeting to discuss the scheme with councillors?

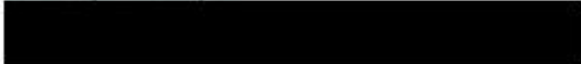
Kind regards,

Elliot Denby
Director
BA(Hons), M.Arch, ARB, RIBA.



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From: Daley Pars [REDACTED]
Sent: 21 October [REDACTED]
To: Elliot Denby - [REDACTED]
Subject: Re: 4387_STH_Fairclough Street, Earlestown_Planning

APPENDIX 4

Sara Manson

From: Sara Manson
Sent: 30 October 2024 15:58
To: [REDACTED]
Subject: FW: Planning Inquiry - land off Mill Lane, Newton

Caption: Civica Email
CivicaMail: No
ConvertToPDF: No
SaveToCivica: No

FYI

-----Original Message-----

From: Matt Jones <[REDACTED]>
Sent: Wednesday, October 30, 2024 9:09 AM
To: Sara Manson <[REDACTED]>
Subject: RE: Planning Inquiry - land off Mill Lane, Newton

Hi Sara,

Steve is correct. We are looking to dispose of our interest to a developer and are in negotiations with the freeholder.

Regards,

Matt

-----Original Message-----

From: Steve Littler <[REDACTED]>
Sent: Tuesday, October 29, 2024 5:22 PM
To: Sara Manson <[REDACTED]>
Subject: Re: Planning Inquiry - land off Mill Lane, Newton

Hi Sara,

Yes, the funding for the former Parr High School does come with some challenging timescales for spend. The conditions provide that we have to be in contract with a developer/contractor for the remediation/delivery of the project by 31 March 2025 however we are currently seeking a possible extension to this date as MHCLG have recognised the delay in this funding being announced.

However, I think any extension is likely to be short (possibly 3 months) and the plan is to take this opportunity to market in the next month to seek expressions of interest from developers to work with the Council to deliver a housing scheme on this site with the added benefit of the OPE funding. The funding also provides that delivery of housing on the site must commence before 31 March 2028.

In terms of the other sites please see below:

Liverpool Arms/Sacred Heart Church - It is our intention to take this site to market for sale by tender before the end of the calendar year.

Site of Former Carr Mill Infants School - It is our intention to take this to market for sale by tender before the end of the calendar year.

1

Redbank Site - This is not owned by the Council and is held by a registered charity (Redbank Schools Limited). The charity have appointed agents to dispose of the area that has been allocated for housing but they must first seek to acquire the freehold interest (held by Leigh Estates) or seek their consent to release of restrictions on the use of site. I understand that negotiations are ongoing Matt Jones in Legal would probably be best person to provide an update on the charity's progress.

Regards

Steve Littler

Assistant Director - Property & Economy

Place Services | St.Helens Council | Town Hall | Corporation Street | St.Helens | Merseyside | WA10 1HP

Tel: [REDACTED]

Mobile: [REDACTED]

APPENDIX 5

£1M FUND WILL BOOST TRANSFORMATION IN PARR, ST HELENS

A vacant brownfield site in Parr will benefit from £1.01million of government funding in a huge boost to the regeneration of the area.



Article date: 21 October 2024

The Evelyn Avenue site, which was once home to the former Parr High School, is the subject of investment from the One Public Estate Brownfield Land Release Fund. The money will support decontamination of the site and its preparation for redevelopment.

The brownfield site has been earmarked for much-needed high-quality new housing and its redevelopment will support the council's wider regeneration ambitions for Parr, complementing existing programmes of activity that include improvements works at Mill Green School, while regeneration opportunities across Parr continue to be explored.

The application was part of a bid from the Liverpool City Region Combined Authority for several projects and the Evelyn Avenue site was awarded the highest amount of funding in the city region.

Welcoming the investment announcement, Council Leader Councillor Anthony Burns said: "This shows the intent we have as a council to deliver transformation of our whole borough and the support from our Liverpool Combined Authority City Region partners means that we can capitalise on opportunities like this from Government. Parr is an area that is starting to see regeneration projects like this coming to fruition and we will continue to look at other possible projects where we can get support from partners to transform our borough for the benefit of our communities."

The next steps will also see interested parties invited to find out more about the opportunities for house building on the site.

Councillor Richard McCauley, Cabinet Member for Inclusive Growth and Regeneration, said: "We are determined to make the most of our brownfield land and bring it back into positive use, and the One Public Estate fund will allow us to do just that. We need to build more quality homes to support the wider housing market in our borough, which will help to meet the growing demands as we start to see a significant number of new jobs being created at the likes of Glass Futures, Omega, Parkside and SINA Medical, and provide children in our borough with the chance to live in their hometown in the future."

APPENDIX 6

Sara Manson

From: Mansley, Helen (Avison Young - UK) [REDACTED]
Sent: 31 October 2024 14:04
To: Natasha Ayres
Cc: Sara Manson; Brown, Dan (Avison Young - UK)
Subject: RE: Laffak Road

WARNING: This email may be from an unknown source. DO NOT reply, click links or open attachments unless you recognise the sender and know the content is safe.

Dear Natasha

Please find our responses to your queries in relation to Aldi's proposals for the Laffak Road site in St Helens below.

- When are you likely to submit the new pre-application? **November to December 2024**
- When you believe a full application would come forward? **Three to six months (January to March 2025)**
- Could you briefly outline what any future application would consist of in terms of housing numbers / care provision? I appreciate that some of the information maybe confidential at this stage, however, if you would be able to provide some further information this would be really helpful for our case. **50 bed care home**

I confirm that Aldi is happy for you to use this email as evidence in relation to the Council's five-year housing land supply.

Kind regards
Helen

Helen Mansley (she/her/hers)
Associate Planner

+44 [REDACTED]
[hele\[REDACTED\].com](mailto:hele[REDACTED].com)

From: [REDACTED]
Sent: [REDACTED]
To: M [REDACTED]
<dan.[REDACTED]>
Cc: Sara Manson [REDACTED]
Subject: FW: Laffak Road

CAUTION: External Sender

Hi Helen

Thank you for your email, I can see Dan is now off on leave, therefore please could you respond to the below, if possible we need this by tomorrow and would be really grateful if you could provide as much information as possible.

Thank you.

Kind Regards

Natasha Ayres
Senior Planning Officer

APPENDIX 7

Sara Manson

From: Williams, Bobby [REDACTED]
Sent: 04 November 2024 14:23
To: Natasha Ayres; Meachin, Ross
Cc: Sara Manson; Joe Nanson
Subject: RE: Weathercock Hill Farm, Garswood

WARNING: This email may be from an unknown source. DO NOT reply, click links or open attachments unless you recognise the sender and know the content is safe.

Hi Natasha – apologies for the delay, last week was a very busy week for us.

Specifically in the case of our Garswood site, the assumptions you have made with regards to start date (2026/27) and delivery (i.e.: 45 units p.a. in full years) are reasonable.

We are intending to submit the planning application during the course of this month.

Thanks,

Bobby Williams MRTPI | Senior Land Manager
Persimmon Homes (North West) | First Floor East, Chadwick House, Birchwood Park, Warrington, WA3 6AE
Switch [REDACTED]
Email [REDACTED]

[REDACTED]

From: Natasha Ayres [REDACTED]
Sent: 04 November 2024 12:57

Subject: RE: Weathercock Hill Farm, Garswood

Hi Both,

I tried to call on Friday but couldn't get any answer, we would really appreciate if you could possibly provide a response to the below before the end of the day.

Thank you in advance.

Kind Regards

Natasha Ayres
Senior Planning Officer
Place Services | St Helens Council | PO Box 512 | ST Helens | WA10 9JX



APPENDIX 8

CABINET

At a meeting of Cabinet held on
23 October 2024

(Present) Councillors Bond (in the Chair), Bowden, Charlton, Groucutt, Laird, T Long, McCauley, Murphy.

(Not present) Councillors Burns and Gomez-Aspron MBE

53 APPOINTMENT OF CHAIR

- * Resolved that Councillor Bond be appointed Chair for the meeting.

Councillor Bond here took the Chair.

54 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Burns and Gomez-Aspron MBE.

55 MINUTES

- * Resolved that the minutes of the meeting of the Cabinet held on 25 September 2024 be approved and signed.

56 DECLARATIONS OF INTEREST FROM MEMBERS

Item	Title	Member(s)	Interest
11	Award of Contract for Supply of Water	Councillors Bond and Laird	Declared a Personal interest in the item

57 COWLEY HILL LINK ROAD AND PEASLEY CROSS ROUNDABOUT – GRANT FUNDING ACCEPTANCE

A report was submitted which informed Cabinet of the proposed delivery of two transport projects that would unlock significant regenerative development whilst improving local accessibility, create a fairer society and help tackle the climate emergency. Collaborating closely with strategic partners, grant funding of £12.048m had been successfully secured from the City Region Sustainable Transport Scheme.

The first project was Cowley Hill Link Road, which was an integral component of the St Helens Northern Access Corridor Strategy and the St Helens North Housing Access initiative. This project would directly facilitate redevelopment of the brownfield, former Cowley Hill glassworks site that would deliver circa 1,100 new homes and complimentary commercial/leisure facilities.

The second project related to Peasley Cross Roundabout, which was a 5-arm junction (comprising Peasley Cross Lane, Parr Street, Linkway East and Phoenix Brow) that had limited and poor-quality provision for people that were walking,

CABINET

wheeling and cycling. It had been identified as a major area of severance for sustainable trips to and from St Helens town centre and beyond. The intervention would enable active travel movements by providing controlled pedestrian and cycle crossings alongside complementary improvements.

Cabinet was informed that the decision was a Key Decision and details had been published in accordance with the provisions within the Constitution.

* **Resolved that:**

- (1) **the Liverpool City Region Combined Authority capital grant funding award of £10m from the City Region Sustainable Transport Settlement for the Cowley Hill Link Road project be accepted;**
- (2) **the Executive Director of Place Services (in consultation with the Director of Legal & Governance and Director of Finance/Section 151 Officer) be delegated authority to execute respective Grant Funding Agreements with the Liverpool City Region Combined Authority and developer of the Cowley Hill site pursuant to delivery of the Cowley Hill Link Road project;**
- (3) **the Liverpool City Region Combined Authority capital grant funding award of £2.048m be accepted from the City Region Sustainable Transport Settlement for the Peasley Cross Roundabout project; and**
- (4) **the Executive Director of Place Services (in consultation with the Director of Legal & Governance and Director of Finance/Section 151 Officer) be delegated authority to execute all necessary agreements pursuant to delivery of the Peasley Cross Roundabout project.**

58 CUSTOMER FIRST – CUSTOMER EXPERIENCE STRATEGY 2024-2027

A report was submitted which sought Cabinet approval for the adoption and implementation of the Customer First, Customer Experience Strategy 2024-2027 which had been informed by a period of codesign and development which incorporated key stakeholder feedback. The strategy would form the basis for the council's approach to customer focussed transformation over the next three years.

* **Resolved that:**

- (1) **the Customer First Customer Experience Strategy 2024 - 2027 be approved for adoption and implementation.**

59 LIVERPOOL CIT REGION FREEPORT AND INVESTMENT ZONE – ST HELENS UPDATES

A report was submitted which informed Cabinet that Government had recently approved the creation of Investment Zones across the UK, which included a Liverpool City Region Life Sciences Investment Zone incorporating a St Helens Investment Zone Tax Site.

CABINET

The report considered the requisite arrangements to progress the new key opportunity alongside an explanation of the related opportunities for retained business rates and implementation of a Tax Increment Financing (TIF) fund.

The Liverpool City Region (LCR) Freeport was approved by government in December 2022 and a Memorandum of Understanding (MoU) had been agreed between central government, the LCR Combined Authority, St Helens Borough Council, Halton Borough Council, Wirral Council and the Freeport Management Board.

The report provided an update on revised governance arrangements, with the LCR Combined Authority creating a new joint Board providing oversight of both the Freeport and the Investment Zone initiatives.

Cabinet was informed that the decision was a Key Decision and details had been published in accordance with the provisions within the Constitution.

*** Resolved that:**

- (1) St Helens Borough Council's participation in the Liverpool City Region Life Science Investment Zone be approved;**
- (2) the Executive Director of Place Services (in consultation with the Director of Legal & Governance and the Director of Finance/Section 151 Officer) be delegated responsibility to enter into the Memorandum of Understanding attached at Appendix 1 and execute final documentation for the Gateway Policy attached at Appendix 2; and**
- (3) the establishment of a St Helens Investment Zone (Tax Increment Finance) Fund and corresponding Reserve using the retained business rates from the St Helens Life Science Investment Zone Tax Site be approved. This follows the principles in the Liverpool City Region Combined Authority Retained Rates Strategy for the Investment Zone at Appendix 3.**

APPENDIX 9

Sara Manson

From: Stephen Gill
Sent: 04 November 2024 09:19
To: Sara Manson
Subject: Miller - Rookery

Hi Sara,

Miller have confirmed that construction will commence in the first quarter of 2025 for Rookery.

Thanks,

Steve


From: Johnathon Lowe [REDACTED]
Sent: Monday, November 4, 2024 9:17 AM
To: Stephen Gill [REDACTED]
Subject: RE: Rainford - Condition 30 - landscaping

WARNING: This email may be from an unknown source. DO NOT reply, click links or open attachments unless you recognise the sender and know the content is safe.

Morning Steve. Yes, first quarter 25 is correct.

Thanks for letting me know about Mike's absence.

Thanks.

Johnathon Lowe | Design Manager | Miller Homes
M : ([REDACTED])@uk
103 Dalton Avenue, Birchwood Park, Warrington, WA3 6YF

the place to be

From: Stephen Gill <[REDACTED]>
Sent: 04 November 2024 07:51
To: Johnathon Lowe [REDACTED]
Subject: FW: Rainford - Condition 30 - landscaping

Hi Johnathon,

Sorry, I forgot to mention in my e-mail below.

I am aware that Miller are already on site at Rookery, however, it would be good to know when you envisage the first units being constructed—first quarter of 2025?

Thanks,

Steve.