

Moss Nook

HJB / PA511 / 244A

BANKSProperty
development with care

LOCATION:

About one mile south east of St Helens town centre, North West England

SIZE:

52 hectares / 128 acres

SITE STATUS:

On hold

LOCAL PLANNING AUTHORITY:

St Helens Metropolitan Council



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PROJECT DESCRIPTION

The aim of the project was to create a new “urban village” near the centre of St Helens from former industrial land to improve the area for existing nearby residents and good quality much needed new housing.

Banks Property received planning permission for its plan in 2007 following a public inquiry. Shortly afterwards Banks contracted land rectification and remediation work as well as earth moving works to make the site suitable for redevelopment. 40 hectares of land have now been remediated from their former industrial use.

However such works have now been suspended following the 2008/9 crash in the property market and slow recovery in this part of the North West which caused the volume home builders to withdraw from this project. (The “big four” UK home builders are Taylor Wimpey; Barratt; Persimmon and Berkeley). When the market recovers this project will re-commence.

HISTORY

The site was formerly occupied by a chemical works, a coal pit, colliery and a concrete pipe works.

ECONOMIC BENEFITS

There was earth moving jobs created by the land remediation works. There will be local construction employment opportunities throughout the construction phases of the homes.

SOCIAL BENEFITS

The Moss Nook site is part of wider regeneration proposals for this area of St Helens, which the Council and Banks Property continue to work towards.

ENVIRONMENTAL BENEFITS

Cleaning up industrial land to make it suitable for homes to be built on. The plan that was granted permission includes the creation of new public open spaces and footpaths with new trees planted along each side of the footpaths.

