

# Moss Nook, St Helens



## Advancing a new residential-led, mixed-use community at Moss Nook, St Helens

### CLIENT

Harworth

### LPA

St Helens Borough Council

### STATUS

Planning permission granted

### SERVICES

Planning, Sustainability

### Our role

- We have provided expert Planning services on behalf of Harworth for the residential-led, mixed-use development of Moss Nook in St Helens, a 95-acre brown field site and strategic residential allocation in the adopted St Helens Local Plan.
- Our Planning team has advised Harworth across the various components of the redevelopment to deliver much needed new housing, alongside new sports pitches, public open space, drainage infrastructure and road and pedestrian/cycle infrastructure.
- Having first secured amendments to the original outline planning permission in 2017, our team has subsequently secured detailed planning approval for the first three phases of development.

### Results

- The development represents a significant contribution to St Helens Borough Council's deliverable housing supply, with a capacity to deliver 900 dwellings in total, reusing redundant brownfield land to create a high-quality environment which respects the character of the area, plus diversifies the tenure mix of housing stock in St Helens.

- The first phase of development comprises a new spine road between Watery Lane and Sutton Road (which has been constructed by Harworth), as well as 258 market-sale dwellings, with public open space. Our Planning team secured reserved matters approval for the residential element on behalf of Taylor Wimpey North West.
- The second phase of development comprises a £3 million sports facility, including playing pitches, changing facility, car parking, pedestrian and cycle infrastructure and public open space. Our Planning team secured unanimous approval from the planning committee for full planning permission for this phase.
- Our Planning and Sustainability teams secured reserved matters approval on behalf of Harworth, Watkin Jones Group and Torus62 Limited for the third phase of development which comprises 295 new homes. Of these, 185 homes will be a mix of affordable homes, including a mix of affordable rent, social rent and shared ownership options, whilst 110 will comprise build-to-rent family housing.
- Our team continue to advise Harworth through the delivery of these three phases, as well as on the future phases.

**Turley**