

Much-needed new homes for Rainford



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Welcome to our virtual exhibition

Miller Homes, the award-winning homebuilder, is delighted to share with you our plans to develop new sustainable homes in Rainford. The site is located on land south of Higher Lane and east of Rookery Lane in the south-east of Rainford and offers a great opportunity to create a modern and stylish community in the village and provide much-needed housing in the area.

Our proposals, which include plans for 337 new homes, have been carefully considered and have accounted for many different factors in the development process. Miller Homes has taken great

care to ensure that its designs are in-keeping with the character of Rainford, whilst creating a natural extension to the existing residential area in the south of the village.

St Helens is growing and the demand for quality housing is greater than ever. It is our ambition to support the sustainable growth of Rainford by providing a mixture of stylish modern homes in a variety of sizes and designs. Our plans include a proportion of affordable homes for first time buyers and a wide variety of much needed family housing.

Miller Homes will submit its detailed planning application to St Helens Council in July 2022. We look forward to hearing your thoughts and feedback on our proposals.

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our workplaces and
the wider environment
a better place

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Have your say

Please read through the exhibition boards to find out more about our vision for Rainford.

You can leave your comments via the feedback form or by getting in touch with us on the contact us page of our website.

Construction benefits

Approximate construction jobs over construction phase.

Direct: **79**
Indirect: **77**

These benefits are based on 311 homes, so the figures could be higher.

Community benefits

Economically active resident population and resident GVA.

Approximately

£14.7m GVA per annum
793 Residents
349 In employment

Council tax.

Approximately

£748,000 per annum

Approximate construction GVA.

Direct: **£14.6m**
Indirect: **£15.9m**
Total GVA: **£30.5m**
(Over construction period)

Retail and leisure expenditure.

Approximately

£6.2m per annum

New homes bonus.

Approximately

£598,000
(Over one year)

Deliverable Benefits

- Providing 337 new high-quality and sustainable homes, in a variety of styles
- Deliver 101 much-needed affordable homes which will be managed by a registered affordable housing provider
- Investment of around £30.5 million into the local economy
- Build a sustainable community with homes for generations to come
- Creation of around 156 new jobs during the build timeframe, directly through construction and indirectly in the supply chain and wider economy
- Generous parking provision and electric vehicle charging points for all homes
- Enhancement of existing green spaces
- Financial contributions to St Helens Council to provide improvements to local services/infrastructure

Dependable family homes for Rainford

At Miller Homes we pride ourselves on providing quality homes. For over 85 years we have listened and learned from our customers. Our vastly experienced team is dedicated to building houses that delight our customers and satisfies their vision for what a home should look like, down to the small details. We are excited to share with you our plans for Rainford which will see us invest in bringing 337 new, high-quality, sustainable homes to the area.

We are committed to sustainability. Our homes are designed to enhance the communities they serve for generations to come, and we place great value in employing the very best when it comes to innovation in our designs. Furthermore, we work considerably with the natural environment. Everything from building materials to our construction process is chosen with the purpose of maximising the protection of the surrounding environment and providing as much green space for our new residents as possible.

Miller Homes recognises the important role green space has in our communities, and the importance of maintaining existing landscaping. This is why we have taken care during our design process to ensure that the proposal is not only sympathetic to surrounding natural and recreational features, such as Dial House Wood and the Rainford Linear Park, but also enhances the green space in the area with generous landscaping provisions which will benefit new and existing residents alike.

Our team works hard to make sure each one of our homes is created with modern and sustainable features whilst remaining in keeping with the heritage and style of the community they are built in. We remain committed to working closely with St Helens Council and with this development we strive to leave a meaningful legacy in Rainford.



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Emerging Masterplan

Landscaping

At Miller Homes we recognise the huge responsibility we have as homebuilders in supporting the environment around us. From the very beginning our developments are designed with the natural environment in mind. Wherever possible we enhance our neighbourhoods with naturalistic landscaping and work to make sure our homes are provided with healthy gardens and green leisure space.

We are committed to working closely with St Helens Council and local residents to ensure that the proposed landscaping protects boundaries and provides an attractive housing development that accommodates the welcoming aesthetic of Rainford.

We will seek to work with neighbouring residents to ensure that our landscape design mitigates the impact of our proposal on their property while at the same time looking for opportunities where our landscaping can provide amenity for our neighbours.

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We have undertaken a Transport Assessment for this proposal which looks at the highway network around the site with and without the 337 houses. The assessment has found that there is sufficient capacity on the local highway network to accommodate the proposals.

Vehicular access will be via two priority-controlled T-junctions, which will be located on Rookery Lane and Higher Lane. We will provide the required number of parking spaces for each home, in line with St Helens Council's current standards, with an electric vehicle charging point included at each property, while also promoting sustainable travel with local public transport services.

For those without vehicles there will be many ways to get in and around the new neighbourhood sustainably.

Pedestrian and cycle access will be available at both entry points to the development. There will also be pedestrian and Cycle access points along the Rainford Linear Path as well as on Higher Lane. The proposed development is accessible by public transport, with bus stops on Higher Lane travelling to St Helens frequently.





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Miller Homes

We're enormously proud of the homes we've been building for more than 85 years. Since 1934, we've built around 100,000 new homes and throughout that time, we've been listening to our customers and learning from them - from insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment. Our wide range of new homes for sale have all been built with our customers' needs in mind.

Considerate Constructors

As part of the planning application, a Construction Management Plan will be agreed with St Helens Council.

Our proposed operating hours are outlined below. During the construction period it may be necessary in exceptional circumstances to work outside the prescribed working hours. Should this occur, the hours and duration of these works will be subject to consultation with St Helens Council. Official site working hours would be:

Monday - Friday: 8:00am - 6:00pm

Saturday: 8:00 - 1:00pm

Sunday/Bank Holidays: No Work

In order to maintain these working hours, contractor(s) may require a period of 30 minutes before and at the end of the working shift to start up and close down the works activities.



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Miller Homes prides itself in listening and learning from the people who live in the areas our developments are located.

We would like to thank you for taking the time to view our proposals and welcome all feedback.

Timeline

Planning application submitted
July 2022

Planning Approval
December 2022

Construction starts on site
February 2023

First homes are put on the market
September 2023

Thank you for attending our virtual public exhibition.

Following a review of any public comments received, and making any necessary changes to the proposals, we will submit a detailed planning application to St Helens Council. Dependent on the outcome of our application, we hope that construction can begin in February 2023 and the first properties can be occupied by September 2023.

If you have comments, queries or questions, please feel free to get in touch by clicking the “Have your say” button at the top of this page, emailing feedback@millerhomesconsult.co.uk, or calling the freephone information line on 0800 298 7040.

Thank you again, for viewing our proposals for Rainford.



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Emerging Masterplan

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