



Revised plans for residential development at Elton Head Road, St Helens

We are writing to let you know that Taylor Wimpey has purchased the site at Elton Head Road and have submitted a planning application to develop the site for new homes.

This newsletter provides information about our planning application to amend the existing planning permission for 180 high-quality new homes. Taylor Wimpey are seeking a number of minor amendments to the existing planning permission to reflect market demand and our design standards; whilst largely reflecting the approved scheme. This leaflet introduces our detailed proposals for the residential development of the site.

As a responsible housebuilder, it is important to us that you are kept up to date on the changes in your area and given the opportunity to comment through the planning process.

This is not only to facilitate the smooth progression of our development, but also to make sure we create the community that the area wants and needs.

About the site

The site is located on Elton Head Road, St Helens, with frontages onto both Elton Head Road and Lea Green Road. St Helens town centre is located 2.9 miles to the north of the site. The 15-acre plot of land was previously used for agricultural purposes.

The site has been carefully designed to respect the railway line to the south and will include an ecology buffer, wildlife & drainage ponds to the west, creating a strong landscaping and enhanced ecology area to the scheme.

The land benefits from existing planning permission for 180 homes, together with the creation of open space areas and an earth bund and acoustic fence on the western boundary.

Taylor Wimpey have now submitted a planning application to St Helens Borough Council. This includes a detailed layout, landscaping design of the site, and the appearance and design of the new houses.

Our proposed development is shown on pages 2 and 3.

Our Proposals

Our scheme will contribute to the delivery of new housing for St Helens. We aim to provide 180 high-quality new homes.

Key features of the site include:

- 180 new homes, all for private sale.
- A mixture of 2, 3 and 4 bedroom houses to meet the local need.
- A combination of 2 and 2.5 storey, mews style, semi-detached and detached homes.
- Extension and widening of the cycle way and footpath on Elton Head Road and two new Bus Stops.
- Vehicle, cyclist and pedestrian access via Elton Head Road.
- Pedestrian and cycle connections through the site.
- 'Village Green' open space area, an ecology/ acoustic buffer, wildlife & drainage ponds to the west.





What happens now?

Anticipated Timescales

- **Submission of planning application:**
January 2022
- **Planning determination:**
May 2022
- **Start on site:**
Summer 2022
- **First home completed:**
Summer 2023

Keeping up to date

If you are interested in the development and would like to receive updates about its progress and the homes for sale, visit the website www.taylorwimpey.co.uk/elton-head-road and register your interest.



About Taylor Wimpey

Taylor Wimpey is one of the largest homebuilders in the UK. We are a responsible residential developer, committed to working with local people, businesses, community groups and local authorities to build aspirational high-quality homes within sustainable developments.

If you have any comments you would like to discuss with us, please feel free to get in touch by emailing eltonheadroad@taylorwimpey.com