

# Unlocking land for homes North West of England

SEPTEMBER 2017





# Our sites in the North West

● Hillside Southport

● Horwich, Red Moss

## Manchester

● Embankment  
West, Salford

● Deansgate

● Oxford Road

● New Victoria

## Liverpool

● Liverpool Love Lane

● Saint Helens Central

# Network Rail is unlocking land to deliver homes for the north west of England

**The need to deliver new homes for the north west of England is now more important than ever. The Office for National Statistics predicts that the population in this region will grow by 3.9% by 2024. Alongside this growing population, the Government's Northern Powerhouse strategy indicates that the region holds particular importance for the future prosperity of the UK.**

Rapid population growth in cities like Manchester and Liverpool, alongside the wider trend towards urban living makes the search for sites for development in this region increasingly important. This is why Network Rail has been working to connect the region and release land for development in the north west of England for over a decade through successful partnerships with both the public and private sectors.

We know how the development of stations and surrounding land delivers clear benefits to passengers, local communities and businesses by unlocking housing supply, creating jobs and helping to stimulate the wider regeneration of regional town centres.

We are working hard to release as much land for housing as we can, without compromising rail infrastructure. In many cases the development we unlock enhances station and transport facilities, helping to regenerate local communities.

In the north west, we are working closely with local councils, elected Mayors and developers to realise the potential of under-used rail land to deliver much-needed homes, as part of the wider housing strategy for the region.

As well as our work in the north west of England, we have ambitious plans in place across Britain to release land for around 12,000 new homes by 2020, across more than 150 sites.

Network Rail will continue to assess these sites to maximise their housing potential, while also reviewing other land assets across the country to see how many more sites can be released for housing. This land release plan is in support of the Department for Transport's contribution to the Government's goal of building 1.5 million homes between 2015 and 2022.

## We are the experts

The vast majority of Network Rail land is operational, and our team are experts in maximising development opportunities from this land whilst ensuring that the safe and efficient operation of the railway is maintained. This allows us to shape and help deliver residential, commercial and mixed-use developments that drive long-term community regeneration, as well as generating revenue for re-investment in the wider rail network.

We have extensive experience in unlocking housing land in the north west of England, from Manchester to Liverpool, so delivering land for housing is not new for us.

Property development is often complex and adopting a 'one size fits all' approach to development is not an option. Instead, we put in place wide-ranging delivery vehicles and partnership models to ensure we get the best value out of every development for the local community and rail users alike.

We always seek to find the best model for each development opportunity. In some instances, joint ventures work best, and in others, our role may be to make the site ready and work in partnership with the developer to create the right scheme. And sometimes we may sell the site directly. Whatever the model, any capital raised is invested back into Britain's railways, improving infrastructure and services for the 1.69 billion passengers who use the railway every year.

The population in the north west of England will grow by **3.9% by 2024.**





Using a variety of different approaches, we are identifying and releasing land to build new homes in the north west of England. We are now accelerating our housing delivery programme in the coming years to meet and in some cases out-perform our housing delivery targets.

# Horwich, Red Moss

## Connected family living

Network Rail is working with Morris Homes to deliver 400 residential units on this 43 acre site as part of the wider regeneration of the area. The detailed planning application for this medium density residential development is expected to be submitted during late 2017.

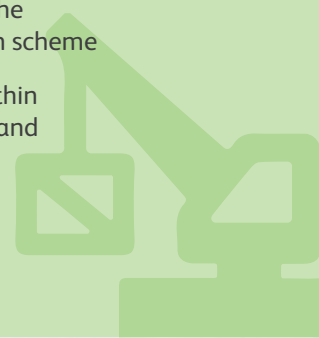
The site is on the fringe of Horwich town centre and is within walking distance of Blackrod station and Horwich Parkway station, which provide direct access to Manchester and Bolton, and is close to Middlebrook retail and leisure park.

The development will include areas of public open space to provide an attractive range of play spaces and walking and cycling routes. New habitats will be created to enhance the ecological diversity across the site.



Horwich Red Moss site aerial view

- Potential for up to **400 residential units**
- Delivers **new homes** to contribute towards housing need
- An important component of the **Rivington Chase** regeneration scheme
- Sustainable location being within walking distance of **Blackrod** and **Horwich Parkway** stations
- Convenient road access to the **M61 motorway**.







CGI render of Embankment West scheme

# Embankment West, Salford

## City centre regeneration

**Network Rail is working with Select Property Group who have secured planning consent for 694 apartments on the Embankment West development scheme in Salford, adjacent to Manchester city centre.**

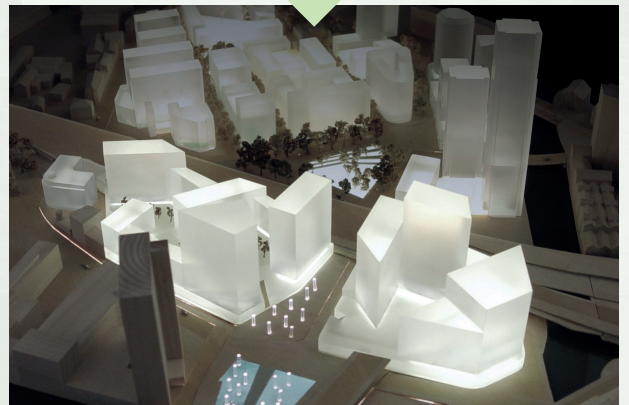
The site is located on the northern bank of the river Irwell, conveniently located adjacent to Manchester Victoria station, providing fantastic transport links.

The deal will unlock and utilise land next to the station, delivering much-needed jobs, homes and economic regeneration.

The wider Greengate regeneration scheme includes public lounge areas, private entertainment space, co-working facilities and a gym.

The site can deliver a mix of uses depending on the eventual demand.

- Site has the potential to deliver **694** residential units.
- **1,000** square metres of commercial space.
- Accommodation will be arranged across three blocks, ranging from **12 to 33 storeys**.



# Hillside Southport

## Golf course views

**Network Rail is looking to select a development partner in early 2018 to deliver a new residential development on a 3.4 acre site just south of Hillside railway station.**

The current plans allow for the delivery of up to 44 residential units with sweeping views over Hillside and the Royal Birkdale Golf Club.

This development is a vital part of the recently adopted Sefton Council local plan.

Aerial view of the Hillside site



- **3.4 acre site**
- Site has the potential to deliver up to **44 residential units**
- Attractive location within green belt and near **Hillside Golf course**.



Aerial view of the Hall Road site



- Creates **construction jobs** that will contribute towards **economic growth**
- Delivers **new homes** to contribute towards housing need
- Sustainable location being directly adjacent to **Hall Road station**
- A desirable location directly adjacent to **West Lancashire Golf Course** and within walking distance of **Crosby beach**.

# Hall Road, Crosby

## Rejuvenating underused land

**Network Rail has partnered with Morris Homes to develop this 2.7 acre site, which has planning consent to build 14 four and five bed detached houses with views over the West Lancashire Golf Course.**

**The site was formerly occupied by a railway maintenance depot that was demolished several years ago.**

The site is adjacent to Hall Road station, which provides direct access to Southport and Liverpool city centre.



# New Victoria, Manchester

## Partnering for success

This site is located next to the recently refurbished Manchester Victoria station, and encompasses the regeneration of a current surface car park. Network Rail has partnered with Muse Developments (Part of the Morgan Sindall Group) to deliver this project, which occupies a 2.5 acre site.

Manchester Victoria station has been transformed through a £44m refurbishment programme, part of a broader £1bn investment programme designed to boost rail capacity across the north of England.

- Highly sustainable city centre location with easy access to a variety of **public transport options**
- **Landmark buildings** in a central location
- Significant **new office space**.

The development will provide two striking residential apartment blocks ranging from 20 to 25 storeys that can provide 520 residential units. In addition, the development will include high quality public spaces and car parking.

Alongside this, 13,934 square metres of office space will be provided in a standalone building, and this will be supported by ground floor commercial space of 680 square metres.

The target date for construction to begin on site is mid-2018.

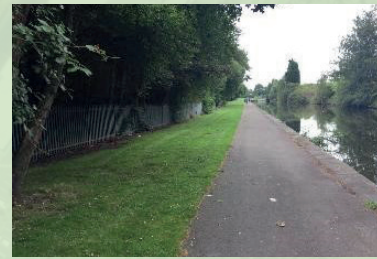


CGI renders of one of the scheme's proposed residential blocks





Aerial site view and ground level images of the site's surroundings



## St Helens Central (Canal Side)

### Canal-side regeneration

**This scheme, earmarked for land off Parr Street and opposite St Helens Central station, is forecast to deliver around 80 family homes. The site is centrally located for the town centre and borders the canal.**

The site benefits from its central location in St Helens, and its close proximity to the station as well as a bus interchange and St Helens town centre to promote sustainable travel.

Network Rail is working with the Homes and Communities Agency (HCA) and St Helens Council to deliver this scheme and it will form part of the wider St Helens Town Centre Regeneration. It is anticipated that the site will be transferred to the HCA in 2018.

- 6.8 acre site
- Potential to deliver up to 80 homes
- Excellent transport links
- Opposite St Helens Central station.





As the nation's population grows and urban living becomes more attractive, the search for sites for development becomes increasingly important. We are working closely with Government and industry partners to deliver an ambitious housing programme for the north west of England.

We are taking an active role in looking at how we can bring forward sites for development in new ways; how we can use the growth in the railway to support regeneration schemes; and explore how we can bring in more investment from the private sector to turn these visions into reality.



## Liverpool Love Lane

### Reimagining railway real estate

Aerial CGI render of an illustrative development option for Oxford Road

Following the strategic demolition of redundant railway viaduct structures, the site at Love Lane will be capable of supporting up to **472 residential units** via a series of medium rise apartment buildings. The proposed development comprises four separate blocks on the 3.55 acre site, all within walking distance of key city centre amenities.

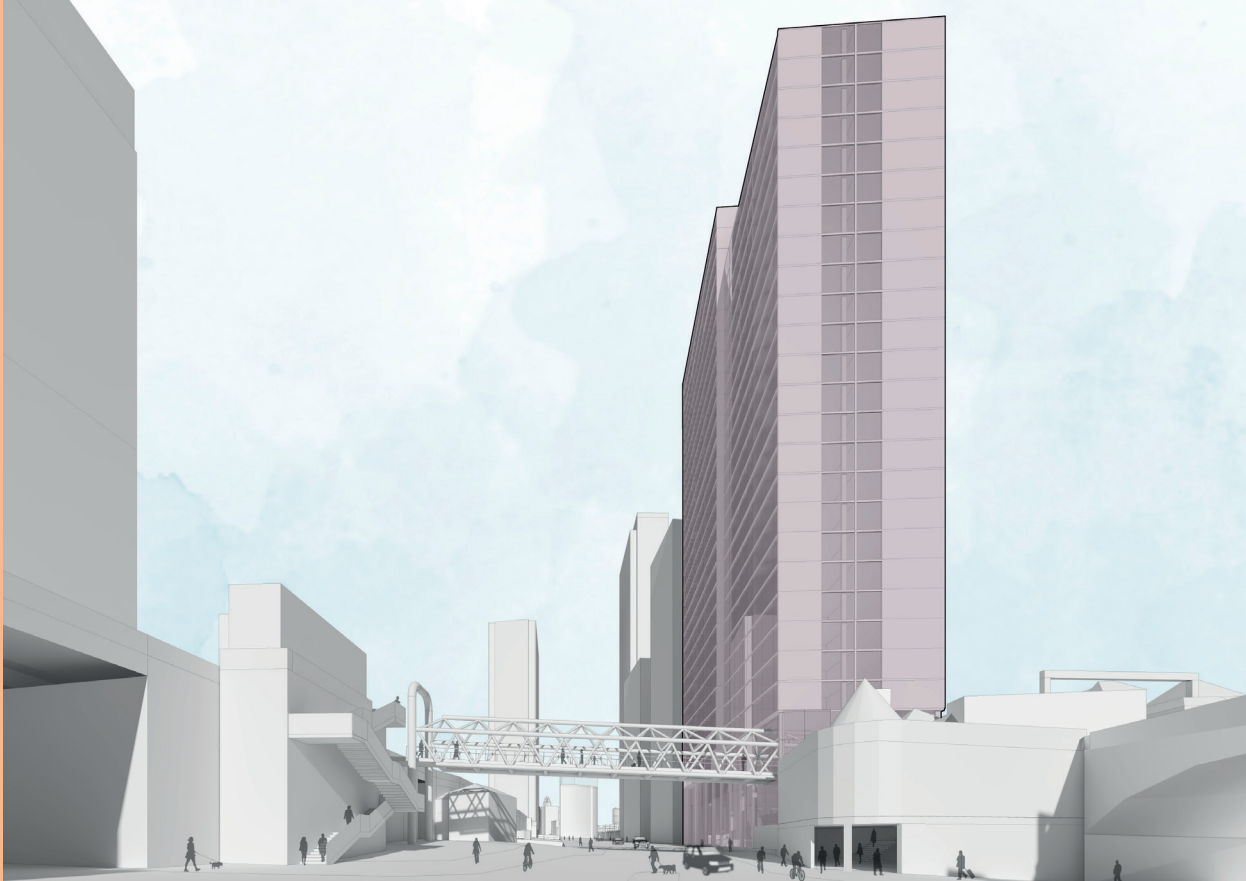
The four blocks may include retail and office accommodation spanning 1,590 square metres on the ground floor and this will be supported with additional space within the adjoining retained railway arches.

- Site has the potential to deliver up to **472 residential units**
- Proposed creation of **new public realm** in the form of a **linear park**
- The development includes the **rejuvenation** of the **adjacent railway arches**.

Moorfields Railway station is located 0.8 miles away, offering good connectivity between Liverpool city centre and the surrounding areas. The three sites located on Love Lane fall within the World Heritage Site Buffer Zone whilst the Pall Mall site lies on its periphery. Network Rail's aim is to select a preferred developer by end of 2017.

# Manchester Deansgate

## City centre mixed-use development



Street-level CGI render of the proposed Deansgate development

**Network Rail is working to bring this site, which is adjacent to Deansgate station off Whitworth Street, to the market by the end of 2017. It is conveniently located to the city's commercial and retail core areas.**

The site is considered capable of supporting mixed use development including a tall building and up to 275 residential units. The development is likely to be led by this residential offer, with the opportunity for retail, leisure and commercial uses on the lower levels of the tall building. The scheme is also likely to enhance the station facilities.

As an alternative to residential-led development, there may be the opportunity for hotel or office-led development subject to planning, developer interest and viability.

- Potential to deliver up to **275 residential units**
- Delivers **new homes** to contribute towards housing need
- Significantly improves station experience, creating a **high-quality environment and new destination**
- Acts as a **catalyst** for further investment.



**We understand demand for housing across the north west of England and we are already working on the big opportunities for the next decade.**

Our knowledge of the rail network and expertise in property planning and development puts us in the unique position to be able to plan for developments in line with improvements to the rail network. This allows us to take on projects that other developers might not.

## Manchester Oxford Road

A new residential, retail and business destination

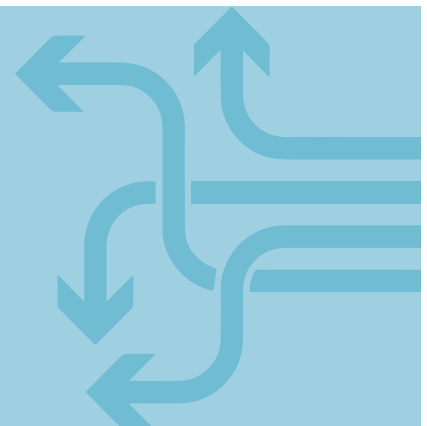


Aerial CGI render of the proposed Oxford Road development

**Network Rail is working with Bruntwood and Manchester City Council on this significant mixed use development opportunity that includes improvements to the Grade II-listed Oxford Road station.**

It will also unlock valuable land around the station to dramatically improve the experience for passengers whilst delivering circa. 272 new homes, as well as boosting jobs and promoting economic growth in the area.

- Creates **new jobs** that will contribute towards **economic growth**
- Delivers **new homes** to contribute towards housing need
- Significantly improves station experience, creating a **high-quality environment** and **new destination**
- Creates **new connections**, improving onward journeys into the city
- Creates a new **retail and leisure destination** that complements the city centre
- Acts as a **catalyst** for further investment.



# Open for business

**While Network Rail's first priority is the safe and sustainable operation of the railway, identifying and releasing land for housing is a key objective.**

"As our plans progress we will continue to review our assets to make sure we are maximising the opportunities to deliver housing and long-term regeneration.

Network Rail Property is committed to supporting the Government's aims to provide more housing across the UK. We have high hopes and are excited about the potential we have to make a difference to the housing situation in the north of England whilst helping to fund improvements to the railway across the country.

We are continually looking for innovative ways to collaborate with partners and get the best value for money that we can from opportunities, such as launching new portfolios of sites to the market or selecting a single developer to take several sites forward in one package."

**Nigel Escott**

Director, Property, Network Rail Property

We have ambitious plans to release land for around



**12,000 new homes nationally by 2020, across more than 150 sites.**



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