

# 1 INTRODUCTION

## 1.1 INTRODUCTION

This Environmental Statement (ES) has been prepared to accompany an outline planning application to Liverpool City Council (LCC) submitted by CBRE Limited, on behalf of Everton Stadium Development Limited (from herein referred to as ‘the Applicant’), for a proposed mixed-use development on the site of Everton Football Club’s current home stadium, Goodison Park (the ‘application site’).

The EIA has been carried out by the Environmental Planning and Assessment team of CBRE Limited (‘CBRE EP&A’) and a number of technical specialists.

This ES has been undertaken following and in line with the Institute of Environmental Management and Assessment (IEMA) Quality Mark indicator checklist.

### 1.1.1 The People's Project

The scheme to which this ES relates is referred to as the ‘Goodison Park Legacy Project’ and it forms part of ‘The People’s Project’, which comprises:

- The development of a new 52,888 seated capacity stadium predominantly for football use (with the ability to host other events) with ancillary development at Bramley-Moore Dock, Liverpool (subject of separate planning application); and
- Demolition of the existing Goodison Park stadium and redevelopment of the site for a mixed-use development, including housing, commercial space, community / retail uses and open space, which is referred to as the Goodison Park Legacy Project.

### 1.1.2 Scheme Background and Context

Goodison Park has been the home of Everton Football Club (‘the Club’) since 1892 and is recognised as the first major football stadium built in England. The stadium has the capacity to seat up to 39,572 people.

Goodison Park has fallen behind its rival’s home stadia during a period of unprecedented and intensive infrastructure development in the English Premier League (EPL). The key constraints that exist at Goodison Park are the restricted capacity of the stadium, the age and condition of the stands and stadium itself, the lack of modern amenities to meet supporter expectations and the constraints of the area around the stadium, which limit the potential for expansion or redevelopment.

In December 2019, the Club submitted a planning application for development of a new stadium at Bramley-Moore Dock in Liverpool to replace Goodison Park as the Club’s home stadium (Application ref: 20F/0001). The new stadium will have an increased capacity and improved stadium facilities, which will improve accessibility and supporter experience, which will allow the Club to compete commercially with top tier EPL and European Clubs.

To date, the Club’s charity, Everton in the Community (EitC), has established a network of community facilities around Goodison Park, which include Everton Free School and Sixth Form College, the Peoples Hub (a

community centre) and the Blue Base (a function venue), from which the charity runs a range of community programmes. Together, these facilities comprise a substantive community campus.

The vacating of Goodison Park as a football stadium creates an opportunity to re-develop the site as a dynamic and high-profile mixed-use scheme, and focal point of EitC’s existing community campus, providing a wide range of services including potential for education, housing, health, employment, community and wellbeing opportunities, all of which would ensure a highly positive social and economic impact on the local community. To ensure that the Club’s legacy at the site is not lost, the proposals will also include the retention of iconic features from the Club’s history at the site.

### 1.1.3 Application Site and Proposed Scheme

The application site is centred on National Grid Reference (NGR) SJ 35897, 93976. It is bounded by Goodison Road to the west, Spellow Lane to the south-west, Walton Lane to the south, Bullens Road to the east, Gwladys Street to the north and Goodison Place and Church of St Luke the Evangelist to the north-west.

Over time and to comply with modern safety standards the ground has been progressively developed and modernised to comprise four enclosed, all seated stands with turnstile entrance, a central football pitch and a club shop (known as the Toffee Shop). The pitch occupies a north-south orientation and is surrounded by the four stands, which are named as follows:

- Goodison Road Stand or ‘Main Stand’ (west);
- Howard Kendall Gwladys Street End (north);
- Bullens Road Stand (east); and
- Park End Stand (south).

Together, the pitch, the stands and associated ancillary structures, such as turnstile entrances and ticket offices, cover much of the application site, with the exception of the southern portion of the site, which comprises hardstanding used primarily for surface car parking. This part of the site has approximately 300 car parking spaces. On a match day, the car park is predominantly used by Club staff and the capacity is reduced by the presence of a match day fan zone and broadcasting vehicles. On a non-match day, it is used by both staff and visitors.

The predominant access to the site is from Goodison Road at the south-western corner of the site. This provides vehicle and pedestrian access to the stadium building and the car parking area. Other access locations are discussed in Chapter 3 Site Description and Development Proposals.

Goodison Park was granted a Certificate of Immunity from Listing in 2019, following an application to Historic England.

The proposals are for a mixed-use development. The full description of development as it appears on the outline planning application is as follows:

‘Application for Outline Planning Permission for the demolition of existing buildings and redevelopment of the site for a mix of uses, comprising residential units (Use Class C3); residential institution (Use Class C2); shops (Use Class A1); financial & professional services (Use Class A2); food and drink use (Use Class A3); drinking establishments (Use Class A4); hot food takeaways (Use Class A5); business use (Use Class B1); non-residential institutions (Use Class D1); and open space, with associated access, servicing, parking and landscaping. All matters (Access, Appearance, Landscaping, Layout and Scale) are reserved for future determination.’

### 1.1.4 Planning Documentation

This Environmental Statement (ES) is one of a number of documents that have been submitted alongside the planning application. All of the documents that have been submitted are listed in Table 1.1.

Table 1.1  
Documents Submitted Alongside the Planning Application

REPORT TITLE	PREPARED BY
Application form for outline planning permission with all matters reserved	CBRE Planning
Application covering letter	CBRE Planning
Planning Statement	CBRE Planning
Full suite of planning application drawings	Condyllofthouse Architects
Design & Access Statement	Condyllofthouse Architects
Statement of Community Engagement	Influential
Social Value Assessment	Real Worth
Environmental Statement, including the following technical chapters:	
Transport	Mott MacDonald
Air Quality	WYG
Noise & Vibration	WYG
Daylight, Sunlight & Overshadowing	Anstey Horne
Townscape & Visual	WYG
Built Heritage	KM Heritage
Ground Conditions	WYG
Water Resources & Flood Risk	WYG
Socio-Economics	CBRE EP&A

### 1.1.5 Environmental Impact Assessment

Environmental Impact Assessment (EIA) is a systematic process for ensuring that the likely significant effects of a new development on its surrounding environment are fully identified and taken into account before that development is allowed to proceed. The aim of the EIA process is to provide the relevant decision maker (the ‘competent or lead authority’) with the information necessary to consider potential environmental impacts, to ascertain whether these are acceptable and to secure measures to mitigate

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any impacts likely to result in significant effects, or remove them completely, prior to granting relevant consents/permissions.

The purpose of Environmental Impact Assessment (EIA) is:

*“to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process”. [1]*

## 1.1.6 Applicable EIA Regulations

The procedures for undertaking EIA for a development within the terrestrial environment are set out within the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 [2] (as amended in 2015 [3] (herein ‘EIA Regulations 2011’). The EIA Regulations 2011 implement the requirements of EU Directive 2011/92/EU [4] on the assessment of the effects on certain public and private projects on the environment. Whilst the EIA Regulations 2011 were replaced by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 [5] (herein ‘EIA Regulations 2017’) on 16 May 2017, the EIA Regulations 2017 contain transitional provisions under Regulation 76(2)(a) such that the EIA Regulations 2011 continue to apply where an applicant has submitted a request for a scoping opinion before the date that the EIA Regulations 2017 came into effect. The Applicant submitted their request for a scoping opinion on 15<sup>th</sup> May 2017 (see Chapter 2 EIA Methodology for further information). This ES is therefore submitted in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) (herein ‘EIA Regulations 2011’).

Under the EIA Regulations 2011, the proposed development is not Schedule 1 development, for which EIA would be mandatory. However, it is of a type listed within the descriptions of development contained within Schedule 2, falling under category 10(b) urban development projects (including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas). A development is considered to be Schedule 2 development if any part of it lies within a ‘sensitive area’ or if it meets or exceeds the relevant thresholds and criteria for that category of development. The thresholds and criteria for category 10(b) projects is if the area of the development exceeds 0.5 hectares.

The proposed development does not lie within a sensitive area, as defined in the EIA Regulations; however, on the basis that it exceeds the 0.5 ha site area threshold, it is considered to be Schedule 2 development and would therefore fall within the scope of the regulations.

In the interests of undertaking a robust assessment of the likely environmental effects of the proposals, the Applicant has chosen to voluntarily submit an ES to accompany the outline planning application to the local planning authority, LCC. No request for a screening opinion was submitted to LCC.

## 1.1.7 The ES

The product of the EIA process is an ES. Regulation 2(1) of the EIA Regulations 2011 defines an ES as a statement:

- a. that includes such of the information referred to in Part I of Schedule 4 as is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but
- b. that includes at least the information referred to in Part II of Schedule 4.

The specified information in Parts I and II of Schedule 4 of the EIA Regulations 2011 is replicated in Table 1.2, which also indicates where this information has been provided within this ES. Each section is referenced to the relevant Regulations as appropriate.

**Table 1.2**  
Specified Information within Schedule 4 Parts 1 & 2, EIA Regulations 2011/2015

SPECIFIED INFORMATION	WHERE PROVIDED
<b>Part 1 Schedule 4 [2]</b>	
■ 1) Description of development/project/regulated activity, including in particular:	
■ a) <ul style="list-style-type: none"><li>– a description of the physical characteristics of the whole development and the land use requirements during the construction and operational phases [2]</li></ul>	<b>Vol II, Ch 3 &amp; 4</b>
■ b) <ul style="list-style-type: none"><li>– a description of the main characteristics of the production processes, for instance, nature and quantity of materials used [2]</li></ul>	<b>Vol II, Ch 3 &amp; 4</b>
■ c) <ul style="list-style-type: none"><li>– an estimate, by type and quantity, of expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation, etc.) resulting from the operation of the proposed development [3]</li></ul>	<b>Vol II, Ch 3, 4 &amp; 7 – 15;</b>
■ 2) An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects [3]	<b>Vol II, Ch 5</b>
■ 3) A description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the interrelationship between the above factors [3]	<b>Vol II, Ch 7 – 17;</b>

SPECIFIED INFORMATION	WHERE PROVIDED
■ 4) A description of the likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects of the development, resulting from: (a) the existence of the development; (b) the use of natural resources; (c) the emission of pollutants, the creation of nuisances and the elimination of waste, and the description by the applicant of the forecasting methods used to assess the effects on the environment [2].	<b>Vol II, Ch 7 – 17;</b>
■ 5) A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment [3].	<b>Vol II, Ch 7 – 15, 17;</b>
■ 6) A non technical summary of the information provided under paragraphs 1 to 5 of this Part [3].	<b>Vol I</b>
■ 7) An indication of any difficulties (technical deficiencies or lack of know how) encountered by the applicant in compiling the required information [2].	<b>Vol II, Ch 7 – 17;</b>
<b>Part 2 Schedule 4 [2]</b>	
■ 1) A description of the development comprising information on the site design and size of the development [2]	<b>Vol II, Ch 3</b>
■ 2) A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects [2]	<b>Vol II, Ch 7 – 17;</b>
■ 3) The data required to identify and assess the main effects which the development is likely to have on the environment [2]	<b>Vol II, Ch 7 – 17; Vol III</b>
■ An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects [2]	<b>Vol II, Ch 5</b>
■ A non technical summary of the information provided under paragraphs 1 to 4 of this Part [2]	<b>Vol I</b>

Source: EIA Regulations 2011 [2] & EIA Amendment Regulations 2015 [3]

## 1.1.8 Structure of the Environmental Statement

This ES comprises the following:

- **Volume I: Non-Technical Summary (NTS)**, which provides a concise, accessible overview of the proposed development and the findings of the EIA for a wide and non-technical audience;
- **Volume II: Main Volume** of the ES, which describes the proposals, the alternative options considered, the baseline environmental conditions, the likely significant effects of the proposed development alone and in combination with the cumulative schemes, the proposed mitigation measures and the residual environmental effects; and

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- **Volume III: Technical Appendices** containing technical reports that have informed the assessments contained in Volume II, as well as, where relevant, reports that deal with topics that have been ‘scoped out’ of the ES.

## 1.2 THE CONSULTANT TEAM

This ES has been written predominantly by CBRE Ltd.’s Environmental Planning and Assessment team (‘CBRE EP&A’) with specific inputs from sub-consultants on the technical chapters. It has been prepared based on information provided by the Applicant, the architect, the technical consultants, and the CBRE planning team.

The members of the Applicant’s consultant team are listed in Table 1.3 and authors of the ES chapters and technical appendices are listed in Table 1.4.

**Table 1.3**

**Consultant Team**

ROLE	COMPANY
EIA Project Manager and ES Lead Author	CBRE EP&A
Planning Consultant	CBRE Planning
Architect	Condy Lofthouse Architects
Transport Consultant	Mott MacDonald
Air Quality Consultant	WYG
Noise and Vibration Consultant	WYG
Ecology Consultant	WYG
Daylight, Sunlight and Overshadowing Consultant	Anstey Horne
Townscape & Visual Consultant	WYG
Built Heritage Consultant	KM Heritage
Archaeological Consultant	Oxford Archaeology
Flood Risk & Drainage Consultant	WYG
Ground Conditions Consultant	WYG
Socio-Economic Consultant	CBRE EP&A

**Table 1.4**

**ES Chapter and Technical Assessment Authors**

CHAPTER/ APPENDIX	TITLE	AUTHOR
<b>Volume I</b>	<b>Non-Technical Summary</b>	CBRE EP&A
<b>Volume II</b>	<b>Main ES Volume</b>	
Chapter 1	Introduction	CBRE EP&A
Chapter 2	EIA Methodology	CBRE EP&A
Chapter 3	Site Description & Development Proposals	CBRE EP&A
Chapter 4	Construction Strategy	CBRE EP&A

CHAPTER/ APPENDIX	TITLE	AUTHOR
Chapter 5	Alternatives & Design Evolution	CBRE EP&A
Chapter 6	Planning Policy	CBRE EP&A
Chapter 7	Transport	Mott MacDonald
Chapter 8	Air Quality	WYG
Chapter 9	Noise & Vibration	WYG
Chapter 10	Daylight, Sunlight & Overshadowing	Anstey Horne
Chapter 11	Townscape & Visual	WYG
Chapter 12	Built Heritage	KM Heritage
Chapter 13	Ground Conditions	WYG
Chapter 14	Water Resources & Flood Risk	WYG
Chapter 15	Socio-economics	CBRE EP&A
Chapter 16	Intra-Development Cumulative Effects	CBRE EP&A
Chapter 17	Summary of Mitigation & Residual Effects	CBRE EP&A
Chapter 18	Glossary & Abbreviations	CBRE EP&A

### Volume III Technical Appendices

2.1	EIA Scoping Report	CBRE EP&A
2.2	EIA Scoping Opinion & Correspondence	LCC / CBRE EP&A
2.3	Consultant CVs	CBRE EP&A
3.1	Archaeological Desk-based Assessment	Oxford Archaeology
3.2	Ecological Assessment, Ecological Appraisal & Report to Inform Habitat Regulations Assessment Stage1	WYG
7.1	Transport Assessment	Mott MacDonald
7.2	Transport EIA Technical Appendix	Mott MacDonald
7.3	Framework Travel Plan	Mott MacDonald
8.1	Air Quality Report	WYG
9.1	Noise & Vibration Impact Assessment	WYG
10.1	Daylight, Sunlight and Overshadowing Technical Appendix	Anstey Horne
11.1	TVIA Technical Report	WYG
12.1	Heritage Statement	KM Heritage
13.1	Preliminary Environmental Risk Assessment	WYG
14.1	Flood Risk and Drainage Assessment	WYG
15.1	Economic Impact Assessment	CBRE EP&A
15.2	Societal Value of the Relocation of Everton Football Club	Real Worth

CHAPTER/ APPENDIX	TITLE	AUTHOR
15.3	Social Infrastructure Baseline	CBRE EP&A

## 1.3 COMPETENT EXPERTS

As stated previously, this ES has been undertaken in accordance with the applicable EIA Regulations 2011 (as amended). However, recognising that the EIA Regulations 2017 have sought to further the rigour with which EIAs and ESs are undertaken and produced, this ES includes the following statement in regard to the necessity of the EIA being undertaken by ‘competent experts’. Curriculum Vitae for all relevant technical authors of the various technical topics are provided at Appendix 2.3.

This ES has been authored by the following CBRE Environmental Planning & Assessment team members:

- Georgina Dowling, Director – Head of Environmental Planning & Assessment: Georgina has a BA (Hons) in Geography from King’s College London and an MSc in Integrated Environmental Studies from the University of Southampton. She has over 13 years’ experience in undertaking EIAs, socio-economic assessments and Health Impact Assessments;
- Patrick Little, Associate Director: Patrick has a BSc in Environmental Geoscience from the University of Bristol and an MSc in Water Resources Management from the University of Southampton. Patrick is a Practitioner Member of the Institute of Environmental Management and Assessment (PIEMA) and has over 8 years’ experience in the EIA field; and
- Dominic Flynn, Senior Consultant: Dominic has a BSc in Environmental Geoscience from the University of Edinburgh and an MSc in Environmental Assessment and Management from the University of Salford. Dominic has over 7 years’ experience in undertaking EIAs and is a Practitioner Member of the Institute of Environmental Management and Assessment (PIEMA).

CBRE Environmental Planning & Assessment have been registrants on IEMA’s EIA Quality Mark scheme since 2016. The EIA Quality Mark scheme provides external accreditation of our ESs and EIA project control and management processes, and demonstrates our commitment to excellence in EIA activities: <http://www.iema.net/eia-quality-mark>.



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## 1.4 DETERMINATION OF THE PLANNING APPLICATION

The Applicant has prepared and submitted to LCC an electronic copy<sup>1</sup> of the various volumes of this document that together constitute an ES under the EIA Regulations 2011. Paper copies have also been provided to LCC at their request. LCC have publicised the planning application by display of a site notice, advertisement in a local newspaper and on LCC’s website.

In accordance with Regulation 16(2) of the EIA Regulations 2011, once it has received the ES, the local authority shall:

- send to the Secretary of State, within 14 days of receipt of the statement, one copy of the statement and a copy of the relevant application and of any documents submitted with that application;
- forward to any consultation body, which has not received a copy direct from the applicant, a copy of the statement and inform any such consultation body that they may make representations; and
- send a notice to any person who is likely to be affected by, or has interest in, the application, who is unlikely to become aware of it by way of a site notice or by local advertisement.

### 1.4.1 Determination Period

As per Regulation 16(5) of the EIA Regulations 2011, LCC shall not determine the EIA application until the expiry of 14 days from the last date on which a copy of the statement was served to any of the above persons / bodies. The determination must also be made after the expiry of 21 days from the display of the site notice and 14 days from the date of publication in the local newspaper (whichever is the later).

In contrast to a normal planning application, which should be decided upon within either 8 or 13 weeks of submission, those applications accompanied with an ES are to be decided within 16 weeks of submission (Regulation 61(2)).

### 1.4.2 Copies of the ES & Comments on the ES

The ES and the planning application will be available to be viewed and downloaded at LCC’s planning applications website:

<https://liverpool.gov.uk/planning-and-building-control/search-and-track-planning-applications/>

For anyone without personal access to the internet, the documents can be viewed online at any of LCC’s libraries through the computer/internet facilities available, or a hard copy of the ES and supporting documents can be viewed at LCC’s offices.

Comments on the planning application and ES should be addressed to John Hayes, Planning officer, at the address below or may be made online via LCC’s planning applications website.

Liverpool City Council  
Planning  
4<sup>th</sup> Floor  
Cunard Building  
Water Street  
Liverpool  
L3 1DS

Paper copies of this ES can be obtained for £750.00 (to reflect printing and distribution costs) by contacting:

CBRE Ltd - Environmental Planning & Assessment  
St Martins Court  
10 Paternoster Row  
London  
EC4M 7HP

Alternatively, an electronic copy of the ES can be obtained for £10.00 by contacting CBRE at the above address.

Charges for paper and electronic copies of the ES are made in accordance with Regulation 21 of the EIA Regulations 2011.

### 1.4.3 Alternative Formats

The text size used in this document has been chosen to cut down on the quantity of paper required in its production. A large text version of this document is available upon request. Please note that printing costs may vary from those stated above.

## 1.5 BIBLIOGRAPHY

[1] Department for Communities and Local Government, “Planning Practice Guidance,” 2014. [Online]. Available: <http://planningguidance.planningportal.gov.uk/>. [Accessed 18 November 2014].

[2] HM Government, “The Town and Country Planning (Environmental Impact Assessment) Regulations 2011,” HMSO, London, 2011.

[3] HM Government, “The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations,” HMSO, London, 2015.

[4] European Parliament & Council, “Council Directive 2011/ 92/ The Assessment of the Effects of Certain Public and Private Projects on the Environment,” 13 December 2011.

[5] HM Government, “The Town and Country Planning (Environmental Impact Assessment) Regulations 2017,” London, 2017.

<sup>1</sup> This is the number of copies previously agreed to be required for them to fulfil their requirements under Regulation 16(2)