

GOODISON PARK LEGACY - A BRIGHT FUTURE FOR LIVERPOOL 4

WHAT WE ARE PROPOSING

The masterplan shown here establishes the type of uses and amount of development currently being proposed at Goodison Park. The masterplan shows that the maximum height of development would be up to nine storeys.

Although the outline planning application for Goodison Park will not fix the details of the proposed access arrangements, the masterplan indicates that multiple access points could be provided around the site, off Gwladys Street, Bullens Road and Goodison Road, with pedestrian access possible through the site, from north-south and east-west.

OFFICE SPACE

The proposals include about 4,000 sq m of office floorspace. Some of this would be occupied by Everton in the Community, helping the charity continue its award-winning work in L4 and the surrounding area.

We are consulting with Liverpool City Council's highways department regarding the level of parking proposed. Access to Goodison Park via sustainable modes of transport would be encouraged but parking could be provided on-site to alleviate the effects of on-street parking.

LASTING TRIBUTE

We are considering the retention of key features of public art around Goodison Park, such as the Dixie Dean statue, to ensure Everton's historic role in the community is celebrated and to continue to attract visitors.

QUALITY HOUSING

A mix of housing (up to 48) and apartments (up to 160) could be developed to create a choice in housing size, type and tenure. Thi could include new family housing under a scheme to explore new ways to make them available to local people who might not otherwise be able to afford their own homes.

ANDSCAPING

Our proposals will not establish the detail of proposed landscaping; however, the masterplan indicates the amount and potential location for landscaping, includin hard and soft surfaces, trees, private garden space and public space.

A large publicly accessible open space is proposed at the centre of the masterplan as a reminder of Goodison Park's footballing legacy. This would be high quality managed green space for everyone.

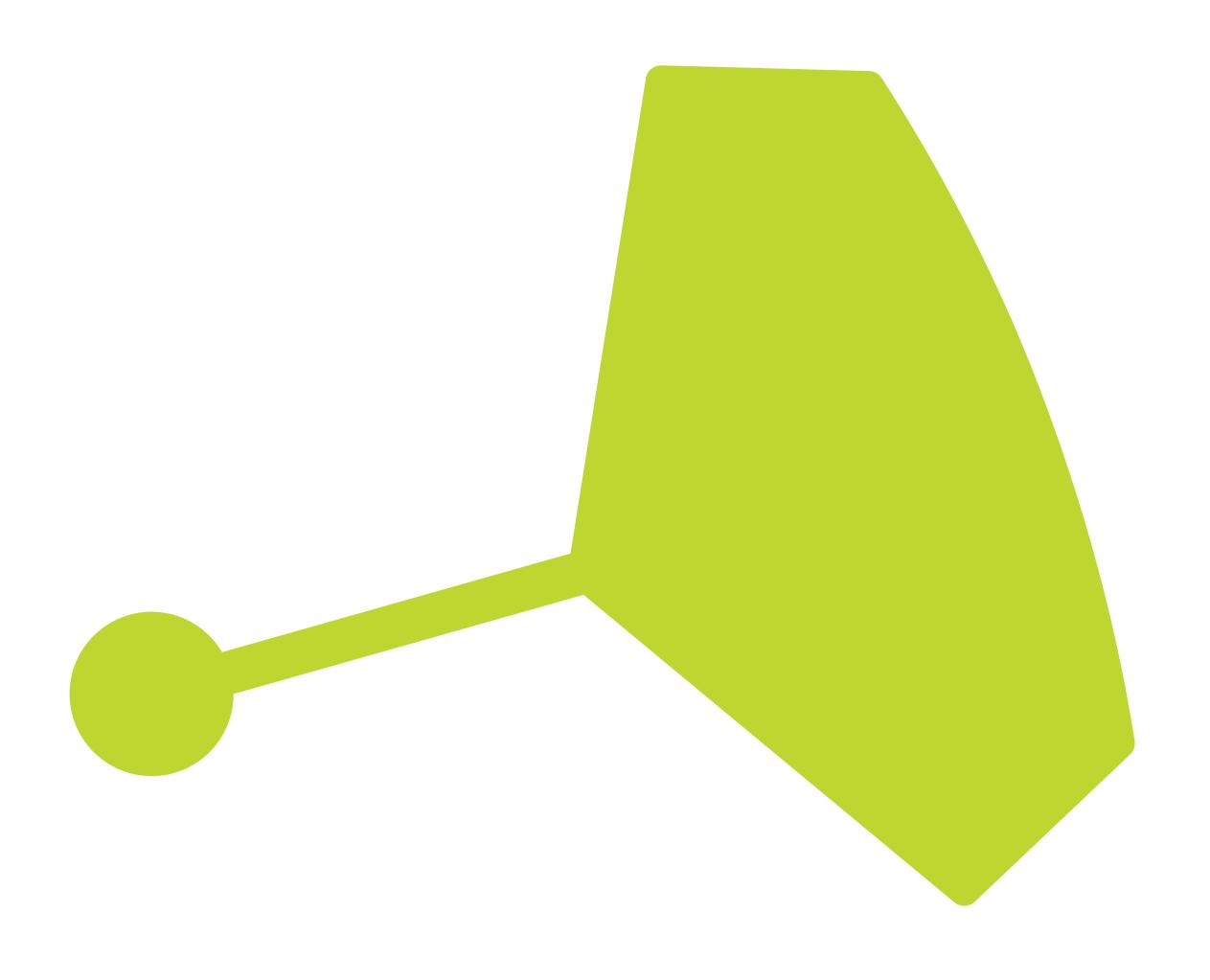
RETAIL AND LEISURE

We are proposing the creation of small-scale retail and food and beverage facilities which complement the area's existing offer and meet the needs of the community. Leisure space, which could be used by community groups and could accommodate a range of uses, is also being considered.





PARK LEGACY



particular or focusing on a specific sector such as the creative and digital industries.

EDUCATION ZONE

The masterplan proposes the development of an education facility which could accommodate the expansion of Everton Free School or provide a new facility for children or adults, with the potential to also build a new community children's centre.

SUPPORTED LIVING

The provision of much-needed accommodation and care for people with a range of needs could be provided. Proposals being considered range from assisted living for the elderly to residential care for people with dementia and other illnesses.

HEALTH ZONE

A multi-purpose centre could be delivered to address health and wellbeing issues for people of all ages to access advice, care and support. We are engaging with the NHS to understand potential need in the area.

PLANNING APPLICATION

The planning application will be accompanied by a range of technical assessments to consider the impact of the proposed development upon the community and to propose mitigation measures where required.

The assessments which will accompany the planning application

Heritage & Archaeology

will include the following topics:

- Ground Conditions & Contamination
- Townscape & Visual Impact
- Flood Risk & Drainage
- Air Quality
- Ecology
- Noise & Vibration
- Transport

This technical work is ongoing and may result in further changes to the masterplan as we progress towards a planning application submission.

SOCIAL AND ECONOMIC IMPACT

The People's Project will deliver huge socio-economic benefits that would have a transformational impact on Liverpool 4.

ECONOMIC IMPACT FOR THE PEOPLE'S PROJECT

Research by international property consultancy CBRE identifies that our proposals could have a huge positive effect on North Liverpool and the wider city, acting as a catalyst for development within Ten Streets and the northern part of the Liverpool Waters scheme.

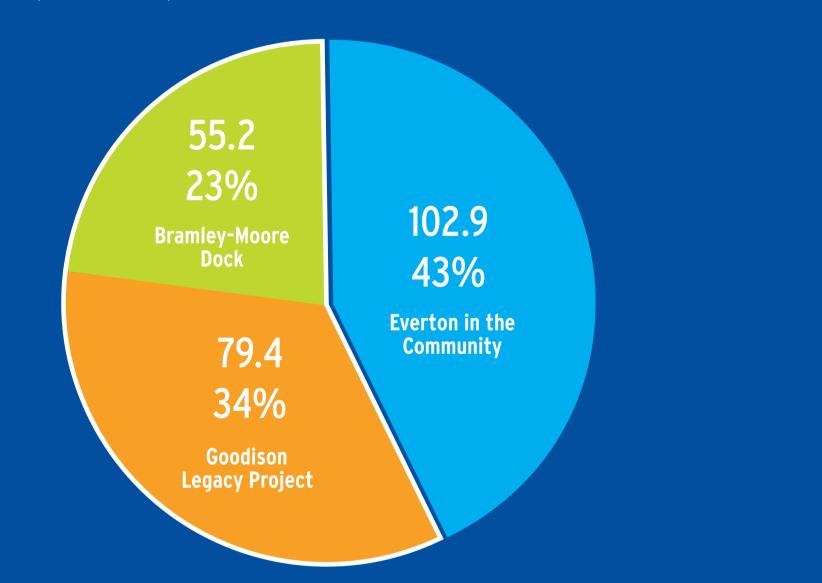


SOCIETAL IMPACT FOR THE PEOPLE'S PROJECT

An evaluation by specialist consultants, RealWorth, predicts that there would be a huge boost in societal value created for people living, working and visiting Liverpool as a result of The People's Project. Societal value is the quantification of the relative importance that people place on the social and environmental changes they experience in their lives. The Club's new stadium proposals are estimated to bring £237 million

worth of social value over a ten-year period. When combined with the continued growth of Everton in the Community over the same period this figure rises to £793.4 million.

£237 million of societal value generated by The People's Project (£m) (2024 - 2033)



Source: The Societal Value of the Relocation of Everton Football Club (RealWorth, 2019)

DURING CONSTRUCTION

Everton and its construction partners would abide by the principles of the Considerate Constructors Kitemark to ensure there is minimum disruption during the stadium build and during the redevelopment of Goodison Park.

A Construction Environment Management plan and a Travel Plan would be agreed to ensure the right policies and practices are in place to manage site traffic, working hours and noise levels.

We would engage on an ongoing basis with all stakeholders, including neighbouring residents and businesses, to ensure their views are taken into account during all works.

DELIVERY AND NEXT STEPS

The feedback from this consultation will be taken into account as we finalise our proposals for Bramley-Moore Dock and Goodison Park.

Once the proposals are finalised, we will submit two planning applications to Liverpool City Council: a 'detailed' application for a new stadium at Bramley-Moore Dock and an 'outline' application for the redevelopment of Goodison Park.

The detailed application at Bramley-Moore Dock means that Everton will be seeking permission to begin developing a new stadium on the site at the earliest possible opportunity, whereas the outline application for Goodison Park means the Club will be seeking to establish whether the scale and nature of the proposed development is acceptable to the local authority.

We expect to submit both applications at the same time, later this year. There will be further engagement with Liverpool 4 stakeholders as we

refine our plans for Goodison Park and no work would begin on that part of The People's Project until our new stadium is open.

We will also continue to engage with businesses and residents in the vicinity of the proposed new stadium.