

# **Statement of Community Engagement**

Former Gateacre Community  
Comprehensive School Site

February 2015

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**Client**  
Countryside

February 2015

# 1. Introduction and summary

- 1.1 This Statement of Community Engagement (SCE) has been prepared by Turley on behalf of Countryside. This statement forms part of the planning application for Countryside's proposed development of 200 new homes on the site of the former Gateacre Community Comprehensive School site, Grange Lane, Liverpool.
- 1.2 Countryside undertook a comprehensive pre-application consultation programme involving briefings with planning officers and Members of Liverpool City Council, briefings with local ward councillors and consultation with site neighbours as well as the wider community in Gateacre. This included circulation of a public consultation newsletter and a public drop-in exhibition held at Woolton High School on Wednesday, 19 November 2014. Following the exhibition, feedback was invited over a 14 day public consultation period until the 3 December 2014.
- 1.3 The scheme proposals were widely publicised through the distribution of newsletters to circa 1,000 households and businesses in the neighbouring area
- 1.4 All of the feedback received during the consultation period was recorded, analysed and considered as part of the pre-application design process. In total 105 items of feedback were received during the consultation period. All of the feedback received was considered by the project team and the Applicant's response is recorded as part of the SCE.
- 1.5 The SCE is structured as follows:
  - Section 2 - Provides an overview of the relevant national and local policy that is relevant to pre-application community engagement;
  - Section 3 - Summarises the strategy for pre-application consultation and the methods of consultation delivered including newsletter distribution and public drop-in exhibition
  - Section 4 - Provides a summary of the feedback received during the consultation period
  - Section 5 - Provides details on how the developer has responded to the comments received
  - Section 6 – Summary and conclusion.

## 2. Policy Framework

- 2.1 The applicant recognises that national planning policy places an emphasis on community involvement as an integral and important component of the planning application process, and their resultant commitment has been borne out in its approach to consultation during the pre-application stages of the planning process.
- 2.2 The Government's policy on community involvement is set out in a number of documents, including National Planning Policy Framework (2012), the Localism Act (2011) and the Planning and Compulsory Purchase Act (2004). In addition to national policy, Liverpool City Council provides guidance on consultation with regards to planning applications.

### National Planning Policy Framework

- 2.3 The National Planning Policy Framework (NPPF) endorses the importance of community and stakeholder engagement as part of the planning process. Paragraph 17 sets out land use planning principles, which include empowering local people to shape their surroundings.
- 2.4 Paragraph 69 also states local planning authorities should create a shared vision with communities to deliver facilities they wish to see. As such Local Planning Authorities should aim to involve all sections of the community in planning decisions.
- 2.5 Paragraphs 188 – 191 specifically relate to pre-application engagement. The Framework continues to highlight how early engagement has a significant potential to improve the efficiency and effectiveness of the planning application system. The NPPF also states:

*“Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community”.*

### Localism Act 2011

- 2.6 The Localism Act provides the context within which the planning system currently operates. The Localism Act was given Royal Assent on 15 November 2011, setting out the Government's intention of shifting power from central Government back into the hands of individuals, communities and councils.
- 2.7 The Localism Act introduced a number of changes of government policy including:
- decentralisation and strengthening local democracy;
  - community empowerment; and
  - a re-booting of the planning system including neighbourhood planning.
- 2.8 A requirement for consultation on certain types of applications at the pre-application stage has been introduced by the Localism Act. This places a responsibility on developers to:

- Consult communities, having regard to any advice that their local planning authority may provide;
- Consider any responses before they finalise proposals and submit their applications; and
- Account for how they have consulted the local community, what comments they've received and how they have taken those comments into account.

2.9 This approach signals the Coalition Government's continuing intention to empower local communities through increased community involvement as part of the planning process.

### **Liverpool City Council's Statement of Community Involvement**

2.10 Community participation is a key objective in the Government's reform of the planning system. This is supported by Liverpool City Council's Statement of Community Engagement (SCE) 2013.

2.11 In accordance with the National Planning Policy Framework and Localism Act 2011, the Liverpool City Council SCI sets out the local requirement for-pre-application consultation.

2.12 The requirements set out by Liverpool City Council set out the following three points:

- Developers must consult communities before submitting certain planning applications, having regard to any advice that their local planning authority may provide.
- They must consider any responses they receive before they finalise their proposals and submit their applications.
- When submitting their application they must account for how they have consulted the local community, what comments they have received, and how they have taken those comments into account.

2.13 The consultation strategy with regard to the planning application has been shaped to demonstrate the points set out above. In devising an appropriate consultation strategy, the proposed methods and timescales for consultation were discussed and agreed with City Council Planning Officers during pre-application discussions.

### 3. Pre-application consultation

3.1 The methods of engagement that were employed during November and December 2014 were as follows:

- Initial briefings with Woolton ward members: Councillor Barbara Mace, Councillor Mark Norris and Councillor Colin McAlley
- Briefing with Councillor Nick Small, Cabinet Member for Employment, Enterprise & Skills and a representative of Liverpool in Work, a Government funded guidance service for Liverpool residents
- A consultation newsletter circulated to c. 1000 residents with invitation to the drop-in public exhibition event
- A drop-in public exhibition event held on 19 November 2014 between 5pm - 8pm at Woolton High School.

#### **Initial briefings with Woolton Ward Members**

3.2 Countryside organised a number of early briefing meetings with Woolton Ward members. On the 16 October 2014, the project team met with Cllr McAlley (Labour) and Cllr Norris (Labour) at the Municipal Buildings, Dale Street, Liverpool.

3.3 A second briefing was held with Barbara Mace (Lib Dem) and her deposed colleague Cllr Malcolm Kelly at Woolton Youth Centre on the High Street in Woolton Village, 4.30pm, 22 October 2014.

3.4 At each of the meetings, Countryside introduced the scheme proposals and discussed with the Councillors the proposed strategy for consultation. In summary the main points of discussion were as follows:

- Loss of open space
- Traffic and highways
- Traffic calming
- Regeneration and Landfill
- Timeline for the planning application submission
- Development timeline.

3.5 Countryside's response to the themes discussed in the briefings with Councillors is grouped with the comments provided by the local community and reported in Section 5 of this document.

3.6 As a result of the early briefings with local councillors, the following changes were made in response:

- The feedback period for comments was extended from 14 to 21 days for feedback
- An appropriate local venue for hosting the public drop-in event was agreed as Woolton High School.

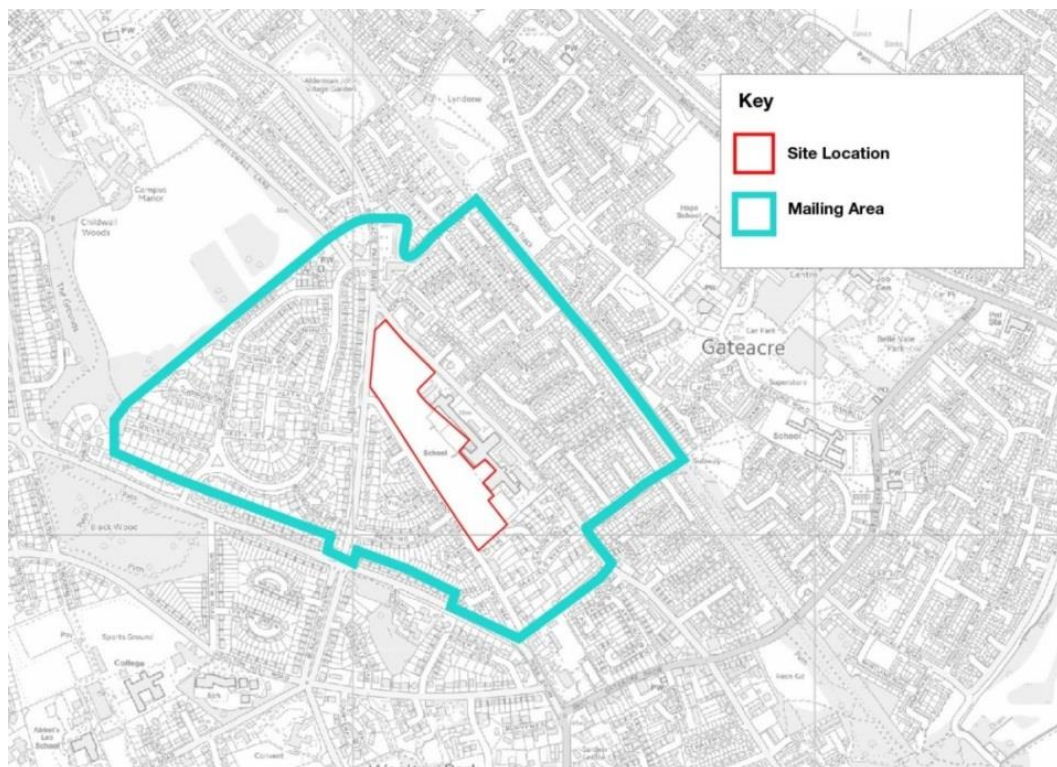
## Briefing with Cabinet Member for Employment and Skills

- 3.7 Following the public drop-in session and in response to a request from LCC, Countryside met with Cllr Nick Small; Cabinet Member for Employment and Skills and a representative of Liverpool in Work on Tuesday 18 November 2014. The briefing was organised to discuss the potential for local labour opportunities together with a representative of Liverpool in Work, a Government funded guidance service for Liverpool residents.
- 3.8 The briefing enabled Countryside to provide Cllr Small with details of the local benefits associated with the development together with a wider discussion on potential local job opportunities.

## Consultation newsletter

- 3.9 In order to raise awareness of the proposals in the local area, a newsletter was sent by first class Royal Mail post to circa 1,000 local properties informing them of the plans and inviting them to attend the public consultation event. The area of distribution is illustrated in in Fig A below and included properties on Grange Lane, Gateacre Park Drive, Cookoo Lane, Oakfield Meadow. The newsletters were dispatched on 11 November 2014 to ensure the 21-day feedback opportunity was provided. A copy of the newsletter is included in **Appendix 1**.

- 3.10 Fig A – The consultation area is illustrated below. This included all properties inside the blue lines



- 3.11 A public consultation event was held on 19 November 2014 between 5pm – 8pm at Woolton High School. The venue was chosen due to its close proximity to the development site.
- 3.12 The newsletter set out information about the plans. This included details on the following:
- The location of the site and its current use
  - A copy of the illustrative Masterplan including description of the key masterplan principles
  - Information about LCC's need for housing and the local need for high quality housing in sustainable locations
  - The proposed benefits and local improvements that the development would bring to the local area
  - Next steps and details on the public drop-in exhibition
  - Feedback channels including Freepost, Email and Community Consultation line.
- 3.13 The newsletter was sent to circa 1,000 local residents and businesses, raising awareness of the proposals and inviting them to attend the Woolton High School consultation event.
- 3.14 The leaflet also included a feedback form with a freepost address. This allowed residents who were unable to attend the exhibition the opportunity to provide feedback. A copy of the feedback form is included in **Appendix 2**.

### **The drop-in public exhibition event**

- 3.15 The drop-in exhibitions provide the opportunity for the local community to come and view the proposals and ask direct questions to representatives from Countryside and the project team. In total 112 people attended the public exhibition.
- 3.16 Photographs of the exhibition are included below.

**Figure 3.1: Photographs of the public exhibition**



- 3.17 A series of information panels were available to view at the event. A summary of the contents of the panels are as follows:
- Welcome - The first panel introduced the purpose of the exhibition, objectives of the consultation and introduced Countryside in general.



- The Existing Site – This panel explained that the site is currently vacant and how through remediation, the former landfill site is suitable for residential development.
- A Suitable Site for Housing – The third panel discussed the need for housing in the area and how the site provides an opportunity for sustainable development.
- Design Principles – This panel explained the design evolution and principles; illustrating key elements of the plan.
- The Masterplan – This panel contained the proposed masterplan and key.
- Placemaking - The sixth panel showed how the typical street scene would look, and provided examples of other Countryside developments in the North West,
- Local Benefits – The last panel highlighted the benefits the development would bring to Gateacre and to contact the development team.

3.18 The information panels are reproduced at **Appendix 3** of this document.

3.19 In order to enable the local community to submit feedback direct to the project team, a feedback form was available at both the public drop in event and included in the circulation of the consultation newsletter.

3.20 Respondents were able to post completed forms at the event or alternatively post back to the team via freepost. A number of alternative feedback channels were set up including:

- **A community consultation information line** – A Freephone number (0808 1688296) was included on all consultation material and allowed respondents to leave a message for the development team.
- **Email** – A dedicated email address (consultgateacre@turley.co.uk) was set up to allow the respondent to send an email directly to the development team. The email address was included on all consultation material.
- **Freepost** – A freepost address was provided to allow respondents to post completed feedback forms free of charge. A number of respondents chose to submit written feedback via letter.

3.21 Regardless of method, a summary of all feedback received during the consultation period is reported and analysed in the next chapter of this SCE.

## 4. Consultation feedback

- 4.1 During the 21 day pre-application consultation period, 57 feedback forms were received, 34 emails were sent to the consultation email address, nine phone calls were received on the consultation line and five letters sent to the team. In total 112 people attended the public exhibition.
- 4.2 This section of the report provides a summary of the feedback received and the most common themes reported as a result of that feedback.

### Questionnaire feedback forms

- 4.3 The questionnaire feedback form asked respondents three questions. An analysis of the response to each question is provided below. The questions were:

<i>Question 1.</i>	New homes in Gateacre can deliver local improvement and new facilities for the existing local community that would not otherwise be created or sustained. Please rank each of the suggestions in order of importance to you?
<i>Question 2.</i>	The masterplan for the site sets out a number of design principles. Which of the elements below are most important to you?
<i>Question 3.</i>	What else would you like to see as part of the development?

### Response to Question 1

- 4.4 The first question was based on new facilities for the local existing local community. Nine suggestions were supplied and the respondent was asked to rank the importance between 1 and 5. The table below includes all questions asked and illustrates the number of respondents that scored the suggestion five.

Suggestion	5
Q1.A strong and competitive City economy – attracting and retaining economically active households and increasing local spend	15
Q2. Rebalancing the housing stock -providing a quality new homes to meet local need	14
Q3. New Jobs for Gateacre - Creating new jobs through construction opportunities	16
Q4. Council Tax revenue and New Homes Bonus - revenue for Gateacre and Liverpool	13
Q5. Providing new homes within walking and cycling distance of a range of every day services such as Belle Vale District Centre	13
<b>Q6. Sustainable transport connections to Liverpool City Centre and surrounding employment locations</b>	<b>26</b>

Suggestion	5
<b>Q7. Ecology - Planting new semi-mature street trees along key streets and vistas on-site</b>	<b>28</b>
<b>Q8. Regeneration - Remediating a former landfill site and bringing an unused site back into effective and beneficial use</b>	<b>26</b>
Q9. Regeneration Liverpool - contribution to funds to cross-subsidise regeneration and other initiatives prioritised by the City Council	12

- 4.5 The results indicate that the three most important improvements or facilities the development could deliver would be: sustainable transport, regeneration and remediation of the former landfill site and planting of new mature trees.

### Response to Question 2

- 4.6 The second question was based on design principles. The questionnaire provided with seven elements and the respondent was asked to rank the importance between 1 and 5.

Suggestion	5
<b>Q 10. A fit with local character/Layout</b>	<b>32</b>
Q 11. Layout	30
Q 12. New tree planting	29
Q 13. Site access	32
<b>Q 14. Transport and highways</b>	<b>31</b>
Q 15. Creating a sustainable development	28
<b>Q 16. Open space</b>	<b>37</b>

- 4.7 There was no definitive preference, with all suggestions proving popular with respondents. Provision of open space was the most popular, with access and a fit with local character proving to be popular with respondents.

### Response to Question 3

- 4.8 The third question asked for respondents to suggest what else they would like to see within the development, and left space for comments and remarks. A number of questions were received and the comments resembled those received via email and post.
- 4.9 For ease of analysis, the questions received on the feedback forms have been included with those received via email and post. These have been included in the next section of this SCE.

### Email and letters

- 4.10 Overall, 34 emails were received and 5 letters sent to the freepost consultation address during the consultation period. The emails and letters contained a number of queries

and concerns. For ease of analysis these queries and concerns have been separated into themes below with representative comments:

Theme	Representative comment
<b>Design and layout</b>	<i>"Whilst the scheme for the site shows a number of different property designs used elsewhere I would be interested to know if the internal dimensions meet the recent minimum room dimensions proposed by the RIBA."</i>
	<i>"To make the development easier on the eye for residents of Cuckoo Lane and Gateacre Park Drive could bungalows be considered for those frontages? There is strong demand for existing single storey properties but very few new builds of this style at present."</i>
<b>Density</b>	<i>"The houses planned for Grange Lane are too closely packed together."</i>
	<i>"Can you advise how it was decided that 202 properties was an appropriate number of the site?"</i>
<b>Topography / levels</b>	<i>"The properties that are shown to front Grange Lane at the North End will need considerable adjustment to levels to enable compliant entrance arrangements."</i>
	<i>"The unevenness of the site will not make the site look good aesthetically."</i>
<b>Accessibility</b>	<i>"How will people living on the new estate walk to the shops (including Belle Vale District Centre) – something which is explicitly mentioned in the leaflet – when there is no access onto Grange Lane for either pedestrians or vehicles except at the north end?"</i>
	<i>"Sustainable transport connections do not currently exist in to the city centre. Do you have an agreement that this will change? There is no direct bus route into town on Grange Lane, Gateacre Park Drive or Cuckoo Lane."</i>
	<i>"Cycle access is a good idea. However as cycle off the site is so poor it is laughable to suggest that residents will be able to easily cycle to school, work etc."</i>
<b>Drainage and Flooding</b>	<i>"Won't there be a drainage problem when a housing estate replaces a field?"</i>
<b>Landscape and Ecology</b>	<i>"It sounds a good idea of having a walkway from Gateacre Park Drive to Cuckoo Lane with trees and flowers planted, instead of all the houses mentioned to be built on the site?"</i>
<b>Regeneration and landfill</b>	<i>Previous plans that have been discussed with residents from years ago have indicated that the entire site could not be built upon because of the landfill issue. Why has this changed now?</i>

Theme	Representative comment
	<i>"When we bought our property we were advised by our solicitor that any development would only be on the footprint of the old school site."</i>
<b>Local services</b>	<i>"Already over-stretched local services such as schools and doctors surgeries will be affected."</i>
	<i>"Currently there is a dire paucity of infant and junior school places in the Liverpool 25 area. In all probability, the new owners of 202 dwellings will not only own 2+ cars but will also have children of school age. How can an already overloaded school system cope with this influx?"</i>
	<i>"There are a number of community facilities highlighted on the sustainability plan. Please can you confirm what they are?"</i>
<b>Consultation</b>	<i>"We did not receive any notification of a meeting to discuss the proposed development somewhat surprising, when you claim 1000 leaflets were posted. It is not unsurprising then that only 100 residents attended."</i>
	<i>"One of the cross-sections on the plan does not appear to be correctly marked on the Section view (C-C1)."</i>
<b>Local employment</b>	<i>"Can you give a guarantee that construction jobs will be offered first to local residents. Is there a guarantee that that workers will not be shipped in from other places?"</i>
<b>Detailed comments</b>	<i>"We are concerned that the development could impact their fence line (18 Meadow Oak Drive). Please can you confirm if I will incur any cost in order to maintain my present rear fence line."</i>
	<i>"We are interested in buying a new property should planning permission be granted. When will you be in a position to indicate potential house prices?"</i>
	<i>"As I live in 154 Gateacre Park Drive the plan appears to have two very high houses opposite our property. These houses will obscure our outlook. In addition the associated driveways will cause extra problems when the existing residents try to drive their vehicles to the existing road."</i>
<b>Traffic and highways</b>	<i>"There needs to be a lesser number of exits into Cuckoo Lane to avoid heavy traffic."</i>
	<i>"Would suggest that all the surrounding roads be re-surfaced- because at the moment they are in a bad state and will be made worse by increased usage and heavy vehicles during construction."</i>
	<i>"If the main entrance to the development is on Cuckoo</i>

Theme	Representative comment
	<i>Lane there is bound to be considerable disruption and noise. Will residents be compensated by the developers?"</i>
	<i>"Limited access for emergency vehicles along narrow Grange Lane and Cuckoo Lane."</i>
	<i>"Several years ago residents of Gatacre Park Road and Rockbourne Avenue fought proposals for speed bumps to be installed. Concerned that this may be proposed again."</i>
	<i>"I live in Acre Gate Court and am concerned that my property has not been included in traffic surveys/calculations."</i>
	<i>"Contrary to your statement, 130 - 140 extra vehicular movements at rush hour would significantly affect the area, especially Cuckoo Lane which is to have 5 access points. The traffic on the corner of Grange Lane / Gateacre Park Drive is already too busy especially at rush hour."</i>
	<i>"A roundabout is required at the end of Grange Lane."</i>

### Community consultation information line

- 4.11 In total nine phone calls were received on the community information line. All phone calls received were from local residents. Five respondents wanted clarification on whether affordable housing will be included in the development, two respondents wanted to discuss potential traffic impact, one respondent wanted to voice their objection and one respondent wanted to register their interest in purchasing a new home. Written feedback was received from the respondent who voiced objections.

## 5. Countryside's Response

5.1 This section of the report provides Countryside's response to the feedback received from the local community and ward councillors during the pre-application consultation period. Countryside's response to the issues raised are summarised below under a number of themes as follows:

- Design and Layout;
- Density;
- Topography / levels;
- Accessibility;
- Drainage and Flooding;
- Landscape and Ecology;
- Affordable Housing;
- Planning;
- Open Space / Green Space;
- Regeneration and Landfill;
- Local Services;
- Consultation; and
- Local Employment.

Theme	Representative comment	Developer response	Resulting change to the masterplan
Design and layout	<i>"Whilst the scheme for the site shows a number of different property designs used elsewhere I would be interested to know if the internal dimensions meet the recent minimum room dimensions proposed by the RIBA."</i>	Countryside is an experienced developer and has an excellent track record of producing high quality housing developments throughout the UK. All homes meet RIBA standards and Countryside have recently won a number of RIBA Housing Design Awards demonstrating the quality of their homes.	Comment noted – no change required
	<i>"To make the development easier on the eye for residents of Cuckoo Lane and Gateacre Park Drive could bungalows be considered for those frontages? There is strong demand for existing single storey properties but very few new builds of this style at present."</i>	As the City's housing market is heavily skewed towards a predominance of smaller properties, there is a requirement for larger 3 – 5 bedroom homes in the area. The proposal will help to address this imbalance and in turn support the City in attracting and retaining economically active family households needed to support the continued economic growth of the City.	Comment noted – no change required
Density	<i>"The houses planned for Grange Lane are too closely packed together."</i>	The homes across the site reflect the scale and massing of the surrounding vernacular. The scheme proposes a density of 27	Comment noted – no change required



	<p><i>'Can you advise how it was decided that 202 properties was an appropriate number of the site?</i></p> <p><i>"I feel that the proposal for 202 houses with 3, 4 and 5 Bedrooms is far too many for this site. Please can you consider lowering the total housing provisions?"</i></p>	<p>units per ha which is reflective of the locality of the site and a direct result of the site's orientation and topography. The Design and Access Statement that will be submitted as part of the application will provide justification of the layout and design of the masterplan in more detail.</p> <p>Countryside is investing over £28 million in the remediation of the site. The application will be accompanied by a land remediation strategy which will provide a comprehensive specification for the site remediation and enabling works that, when implemented will ensure that the whole site is suitable for the construction of residential development. This significant investment was unavailable in the past and therefore a smaller footprint of development was proposed at that time.</p>	
Topography / levels	<p><i>"The properties that are shown to front Grange Lane at the North End will need considerable adjustment</i></p>	<p>The proposed development has been sensitively designed to integrate with its built and</p>	<p>Comment noted – no change required</p>

	<p><i>to levels to enable compliant entrance arrangements.”</i></p> <p><i>“The unevenness of the site will not make the site look good aesthetically.”</i></p>	<p>landscape setting. The houses are a mix of 2 storey and room-in-roof homes categorised as 2.5 storey. A number of properties have low eave lines to reduce the perceived building height and variation to the building lines is further created through single storey garages with pitched roofs.</p>	
Accessibility	<p><i>“How will people living on the new estate walk to the shops (including Belle Vale District Centre) – something which is explicitly mentioned in the leaflet – when there is no access onto Grange Lane for either pedestrians or vehicles except at the north end?”</i></p>	<p>One of the two primary access points into the site will be taken from Grange Lane with another primary access point onto Cuckoo Lane. Five additional secondary access points will be taken from Cuckoo Lane, providing a good level of permeability for vehicles, pedestrians and cycles through the site to the northern access point on Grange Lane.</p> <p>The proposed network of streets is simple and logical and enables pedestrians and vehicles to access nearby facilities located at the recently opened Gateacre Neighbourhood Centre, which has been redeveloped to include an Aldi foodstore together with a number of smaller retail units.</p>	<p>Comment noted – no change required</p>

	<p>Gateacre neighbourhood centre is located 580 metres from the site centre and an acceptable walking distance of the proposed development. Belle Vale local centre is located c1.2km to the east of the site with Woolton local centre located to the south west of the site, just outside the 2km catchment. It is therefore concluded that the site is well located with respect to local retail facilities.</p>	
<p><i>“Sustainable transport connections do not currently exist in to the city centre. Do you have an agreement that this will change? There is no direct bus route into town on Grange Lane, Gateacre Park Drive or Cuckoo Lane.”</i></p>	<p>There are several bus stops within walking distance of the site. The 38, 75 and 78 bus routes all provide a direct service to Liverpool City Centre.</p> <p>The accompanying Transport Assessment sets this out in more detail.</p>	<p>Comment noted – no change required</p>
<p><i>“Cycle access is a good idea. However as cycle off the site is so poor it is laughable to suggest that residents will be able to easily cycle to school, work etc.”</i></p>	<p>As demonstrated the site’s proximity to local facilities will serve to promote walking and cycling, as healthier modes of transport amongst new residents as alternatives to the private car for everyday travel. The internal site layout has been designed to</p>	<p>Comment noted – no change required</p>

		<p>facilitate cycle use and the access points from the site on to Gateacre Park Drive and Grange Lane link directly to the existing cycle network that runs along these road networks.</p> <p>More detail can be found in the accompanying Transport Assessment.</p>	
Drainage and Flooding	<i>"Won't there be a drainage problem when a housing estate replaces a field?"</i>	<p>The Flood Risk Assessment and Drainage Strategy confirms that the site lies wholly within Flood Zone 1; there would be no increased risk of flooding as a result on the proposed development and appropriate attenuation features will be provided on site to ensure there will be no risk of additional surface water or to ground water quality in accordance with Policy EP12 and EP13.</p>	Comment noted – no change required
Landscape and Ecology	<i>"It sounds a good idea of having a walkway from Gateacre Park Drive to Cuckoo Lane with trees and flowers planted, instead of all the houses mentioned to be built on the site?"</i>	<p>The proposed development will retain existing trees where possible and will introduce a large number of new street trees along key routes and vistas. This will include along the internal network of streets connecting Gateacre Park</p>	Comment noted – no change required

Drive with Cuckoo Lane.			
Affordable Housing	<p><i>“Will the houses on this proposed site will be 100% privately owned or will they be under a council run shared ownership scheme.”</i></p> <p><i>“I wish to convey my dismay at this site not being used for any affordable housing for people wanting to get on the property ladder.”</i></p>	<p>The proposed housing development will respond positively to the clear and identified need for new, aspirational, high quality family housing. The proposed development will not include any affordable housing and this is in line with Liverpool City Council’s adopted development plan (2002).</p>	<p>Comment noted – no change required</p>
Planning	<p><i>“How can the scheme be justified given the site’s designation as Green Space in the UDP?”</i></p>	<p>The application site’s designation within the adopted development plan as an open space is a direct reflection of its former use as playing fields associated with the school buildings that occupied the site. The playing fields’ recreational function was therefore inherently linked to the former occupation and operation of the school. The playing fields were used exclusively by the school and were not accessible to the local community either on an open access basis or by prior arrangement.</p> <p>The school closed in 2011 and has</p>	<p>Comment noted – no change required</p>

		<p>since relocated to a new facility at Hedgefield Road, approximately 1.2km to the north east of the site. All pupils at the former Gateacre Community Comprehensive School relocated to the new school site and the application site is no longer used or required for educational use and has no existing recreational function; it is notable that this position is reflected within the draft Core Strategy where the application site is not identified on picture 9 'Liverpool Green Infrastructure' and as such draft Policy SP26 does not apply. As such, the site clearly does not have a recreational function.</p> <p>For more information, please refer to the submitted Planning Statement.</p>	
Open space / green space	<i>"Where is the park that was promised initially? There should be green space included in the plans."</i>	<p>The planning approval would be subject to a financial contribution towards off site provision of open space. This approach is in accordance with the Council's approved Planning Advice Note on S106 Planning Obligations.</p> <p>Importantly, each dwelling will have</p>	Comment noted – no change required

		access to a private rear garden and the development is located in close proximity to a good range of open spaces and sports facilities which are available for community use.	
Regeneration and landfill	<p><i>"We were always told by the Council of the toxic content of the 'upper fields' and the fact that this land could never be utilised, or dug up for any reason. I would like more information as to the sudden change in circumstances."</i></p> <p><i>"I understand that there is a landfill area on the site, how will you deal with the Methane gas?"</i></p> <p><i>"Previous plans that have been discussed with residents from years ago have indicated that the entire site could not be built upon because of the landfill issue. Why has this changed now?"</i></p>	<p>The proposed development will involve the re-use of reclaimed land, previously used for landfill prior to the development of the school. Countryside are investing over £28 million in the remediation of the site. The application will be accompanied by a land remediation strategy which will provide a comprehensive specification for the site remediation and enabling works that, when implemented will ensure that the site is suitable for the construction of residential development.</p>	<p>Comment noted – no change required</p>
	<p><i>"When we bought our property we were advised by our solicitor that any development would only be on the footprint of the old school site."</i></p>	<p>Countryside is unable to comment on advice given by a third party.</p>	<p>Comment noted – no change required</p>

Local services	<i>“Already over-stretched local services such as schools and surgeries will be affected.”</i>	A number of local healthcare facilities are located within a 2km walking distance of the site. In addition, a number of primary and high schools are also located within close proximity.	Comment noted – no change required
	<i>“There are a number of community facilities highlighted on the sustainability plan. Please can you confirm what they are?”</i>	<p>The Transport Assessment and Planning Statement accompanying this application set out details regarding the location of facilities within the locality of the application site.</p> <p>In summary the community facilities are as follows:</p> <p>Education</p> <p>The closest primary schools to the site are Our Lady of Assumption Catholic Primary School and Belle Vale Community Primary School located to the east of the site.</p> <p>The high school in closest proximity to the proposed development is the relocated Gateacre School, located off Hedgefield Lane. In addition, a number of other schools are located within the 2km walking catchment. These include:</p>	



- 
- Woolton Primary School
  - Bishop Martin C of E Primary School
  - St Francis Xavier's College
  - Abbot's Lea School
  - Woolton High School

#### Healthcare

A number of healthcare facilities (GPs, dentists and pharmacies) are located within a 2km walking distance of the site. The closest GP facility to the site is Gateacre Brow Surgery, located within 1.2km of the site. In addition further GP services are located at Gateacre Medical Centre and Belle Vale Health Centre, within the 2km catchment.

The closest pharmacies to the site are located on Gateacre Park Drive (Gateacre Park Pharmacy) and Grange Lane (Grange Lane Pharmacy) with dental practices located on Gateacre Park Drive (Peers Backstrom Dental Surgeon) and Halewood Road (Gateacre Dental Surgery). The site is well located with respect to health

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		facilities.	
		<p>Retail and Leisure</p> <p>The nearest retail facilities to the site are located at the recently opened Gateacre Neighbourhood Centre, which has been redeveloped to include an Aldi foodstore together with a number of smaller retail units. Gateacre neighbourhood centre is located 580 metres from the site centre and therefore within the 0.8km catchment area and an acceptable walking distance of the proposed development. Belle Vale local centre is located c1.2km to the east of the site with Woolton local centre located to the south west of the site, just outside the 2km catchment. It is therefore concluded that the site is well located with respect to local retail facilities.</p>	
Consultation	<i>"We did not receive any notification of a meeting to discuss the proposed development somewhat surprising, when you claim 1000 leaflets were posted. It is not</i>	A notification leaflet, which included details of the proposal and the exhibition, was sent to circa. 1,000 properties to a consultation area agreed with Liverpool City Council	Comment noted – no change required

	<i>unsurprising then that only 100 residents attended."</i>	Planning Authority and local Ward Councillors.  Further statutory consultation and notification will be undertaken by Liverpool City Council when the application is submitted. There will be a further opportunity to comment at this time.	
	<i>"One of the cross-sections on the plan does not appear to be correctly marked on the Section view (C-C1)."</i>	Comment noted	Comment noted – no change required
Local employment	<i>"Can you give a guarantee that construction jobs will be offered first to local residents. Is there a guarantee that that workers will not be shipped in from other places?"</i>	Countryside makes every effort to source their workforce locally and take particular care to work with sub-contractors who employ local labour. Countryside currently source between 20%-30% of their workforce locally.	Comment noted – no change required
Traffic and highways	<i>"There needs to be a lesser number of exits into Cuckoo Lane to avoid heavy traffic."</i>	The proposed access routes from Cuckoo Lane have been carefully designed to enable long distance views across the site. This access arrangement has been appropriately assessed through the submitted Transport Assessment.	Comment noted – no change required
	<i>"Would suggest that all the surrounding roads be re-surfaced-</i>	The maintenance of the highway network is the responsibility of	Comment noted – no change

<i>because at the moment they are in a bad state and will be made worse by increased usage and heavy vehicles during construction."</i>	Liverpool City Council. If road surfaces are in need of repair, then this resurfacing should be undertaken by the highway authority regardless of any development. If damage is caused by construction vehicles going to the site, Countryside is prepared to consider funding the subsequent repairs	
<i>"If the main entrance to the development is on Cuckoo Lane there is bound to be considerable disruption and noise. Will residents be compensated by the developers?"</i>	The proposed access arrangements off Gateacre Park Drive, Grange Lane and Cuckoo Lane have been robustly assessed and are considered to be acceptable and appropriate from a design, safety and operational perspective.	Comment noted – no change
<i>"Limited access for emergency vehicles along narrow Grange Lane and Cuckoo Lane."</i>	The width of Cuckoo Lane outside the site is typical of many urban streets and sufficient to provide a single through lane even with on street parking. A survey of Grange Lane has indicated that the width of carriageway is sufficient to allow access for emergency vehicles.	Comment noted – no change required
<i>"I have already witnessed five accidents within the last 18 months."</i>	Speed surveys were undertaken on Gateacre Park Drive at midday as	Comment noted – no change required

<i>I spoke to the traffic control surveyors who completed the car count for Gateacre Park Drive 18 months ago. This was carried out at approx. 12 pm, which is the quietest time of day. I think this should be redone at a busy time."</i>	part of the Transport Assessment s. This is because speed surveys are required to be undertaken during off peak periods under free flow traffic conditions. However, all of the counts relating to traffic flows and turning movements were undertaken during the morning and evening periods in order to ascertain peak hour traffic flows. Please refer to the accompanying Transport Assessment for more detail.	
<i>"Several years ago residents of Gatacre Park Road and Rockbourne Avenue fought proposals for speed bumps to be installed. Concerned that this may be proposed again."</i>	There is not considered to be a requirement for traffic calming as part of this application. Please refer to the accompanying Transport Assessment for more detail.	Comment noted – no change required
<i>"I live in Acre Gate Court and am concerned that my property has not been included in traffic surveys/calculations."</i>	A full Transport Assessment has been submitted alongside the application. This includes full traffic surveys and calculations.	Comment noted – no change required
<i>"Contrary to your statement, 130 - 140 extra vehicular movements at rush hour would significantly affect the area, especially Cuckoo Lane which is to have 5 access points."</i>	A full Transport Assessment has been submitted alongside the application. This confirms that there will be no operation issues at this junction when the development is	Comment noted – no change required

<p><i>The traffic on the corner of Grange Lane / Gateacre Park Drive is already too busy especially at rush hour."</i></p>	<p>in place.</p>	
<p><i>"Traffic will be very busy and rat runs will be created."</i></p>	<p>Some rat running has been observed on Rockbourne Avenue and Quickswood Drive during periods of queuing at the Gateacre Park Drive / Woolton Road / Blackwood Avenue junction, whilst additional traffic will pass through the Gateacre Park Drive / Woolton Road / Blackwood Avenue junction as a result of the proposals. However, modelling undertaken as part of the proposals shows that the optimisation of the Gateacre Park Drive / Woolton Road / Blackwood Avenue signals, which Liverpool UTC could undertake now, would make this route more attractive and deter rat running. Please refer to the accompanying Transport Assessment for more detail.</p>	<p>Comment noted – no change required</p>
<p><i>"A roundabout is required at the end of Grange Lane"</i></p>	<p>Modelling of the Gateacre Park Drive / Grange Lane junction shows that it operates within its design capacity in future years with</p>	<p>Comment noted – no change required</p>

	<p>the proposed development in place. Speed surveys on Gateacre Park Drive also show that traffic is travelling at appropriate speeds for the roads 30mph speed limit (85<sup>th</sup> percentile speeds are around 32mph), whilst the existing priority junction form is in keeping with other junctions along the route. There is therefore no requirement for a roundabout in this location. Please refer to the accompanying Transport Assessment for more detail.</p>	
<p><i>“The proposed access point on Gateacre Park Drive will create a dangerous situation due to its proximity to the Cuckoo Lane junction. The stretch of Gateacre Park Drive has a blind spot when approaching the North.</i></p>	<p>The access off Gateacre Park Drive is of an appropriate geometry and provides the levels of visibility agreed with LCC highways. Modelling also shows the access to operate with no delay. The access is therefore acceptable from a highway perspective. Please refer to the accompanying Transport Assessment for more detail.</p>	<p>Comment noted – no change</p>

- 5.2 In line with requirements set out in the NPPF and Liverpool City Council's SCI, Countryside has delivered a community engagement strategy, which has provided the local community the opportunity to give direct feedback on the initial development proposal for the former Gateacre School site. In response to any queries, and in consideration for local concerns, Countryside has given further clarification on the proposed development.



## 6. Summary and conclusion

- 6.1 The pre-application consultation undertaken by Countryside has raised awareness of the plans in the local area and provided the local community and key stakeholders information on the plans. The methods of consultation have enabled the local community to submit feedback on the proposals prior to submission of the planning application to LCC.
- 6.2 All feedback that has been received has been collated and considered by the project team. This feedback is reported in the SCE and a response to that feedback has been provided by Countryside. Overall, the response to the regeneration of an underutilised site was positive.
- 6.3 In conclusion, the consultation activity undertaken meets the expectations of pre-application consultation set out in Liverpool City Council's SCI as follows:
- Engagement with the local community - Pre-application public exhibition, press advertisements, A4 leaflet and A5 feedback form circa 1000 local residents.
  - Engagement with Local ward member - Countryside invited local Ward councillors and stakeholders to the public exhibition; ongoing communication with Liverpool City Council.
  - Consultation open to all - The public exhibition was held in a well-known publicly accessible venue; the exhibition was run beyond office hours; the public consultation was publicised in the local media and the consultation provided multiple channels for feedback

# Appendix 1: Exhibition leaflet

Front page

## Former Gateacre Community Comprehensive School site



### This leaflet provides you more information about our plans

Countryside Properties are currently preparing an outline planning application for the former Gateacre Community Comprehensive School site. Our proposals will provide 202 high quality new homes for Gateacre. The development will comprise a mix of 3, 4 and 5 bedroom homes to meet growing demand within Liverpool and to meet a significant undersupply of quality housing in the local area.



#### Where is the site?

The site is located on Grange Lane, formerly occupied by Gateacre Community School before this relocated to a new site in 2011. The site is located within Gateacre, and bordered by residential development along Grange Lane to the east, Cuckoo Lane to the west, Gateacre Park Drive to the north and by the residential properties off Meadow Oak Drive to the south.

#### What is the site currently used for?

The application site is currently vacant. It currently comprises an area of previously developed land (the site of the former school buildings) together with the former school playing fields.

#### Tell us what you think

We believe that consultation with the local community is important and with this in mind, we welcome your comments on our proposals.

In the meantime, we are seeking your views on the proposed development before we finalise our plans and submit a planning application to Liverpool City Council. There is a feedback form enclosed for you to return to us.

# The Masterplan

We are currently in the process of developing the design of the masterplan. We welcome your feedback on our initial layout shown here.

The key masterplan design principles are described below:

- A 10 with local character. The proposed development has been carefully designed to integrate with the built and landscape setting. This is achieved by providing a layout with house type profiles of 1 and 2 along with semi-detached which is consistent with the character of the character of the surrounding area and providing additional trees within the application site. The scale of development is proportionate to the local context.
- Landscape. New houses have been designed around a series of well-considered landscape elements, including trees, to provide the opportunity for a series of 'stepped' through the site. The layout is broken by a series of access roads which will provide long views to the surrounding landscape. The proposed development is designed to be integrated by the surrounding landscape as a result of the above changes to the site and to the surrounding landscape.
- New house planning. To create an attractive setting for the new houses we propose to plant a significant number of new trees along the access roads.
- The existing 10 with local character. The proposed development will be integrated with the surrounding landscape and the existing 10 with local character. The layout of the site is designed to be consistent with the character of the surrounding area and to provide a high quality residential environment.
- Transport and highways. A proposed 10 with local character will be integrated with the surrounding landscape and the existing 10 with local character. The layout of the site is designed to be consistent with the character of the surrounding area and to provide a high quality residential environment.
- Open space. Each dwelling will have access to a private garden and the development will make a financial contribution towards the provision of open space meeting policy requirements set out by Liverpool City Council.

General development: first to a

Section A-A

Section B-B

Section C-C

Proposed masterplan

## Why do we need housing?

There is a national shortage of housing. While people may not always agree with the location of a particular development, people broadly agree that new homes are needed. The most often cited reasons for the need for new homes are:

- To help the economy grow.
- To provide a range of housing to meet the needs of the community.
- To provide a range of housing to meet the needs of the community.

For Liverpool, the Council aims to create a range of opportunities for new housing which meet not only the needs of the existing population but also the future needs of the community. In particular, the Council's Strategic Housing Market Assessment (2011) sets out the need for significant housing in good quality neighbourhoods with good access to schools and services.

## Why here?

The site is located within the Gateway, a part of Liverpool, and is accessible to a range of local services including shops, schools and other community facilities. It benefits from good public transport connections to Liverpool City Centre and other locations within and around the City and is a highly suitable location for new housing.

Proposed masterplan



## What benefits will this development bring to the local area?

New homes in Gateacre can deliver local improvements and new facilities for the existing local community that would not otherwise be created or sustained. The scheme proposes the following benefits:



A strong and competitive City economy - attracting and retaining economically active households and increasing local spend



Providing new homes within walking and cycling distance of a range of every day services such as Belle Vale District Centre



Sustainable transport connections to Liverpool City Centre and surrounding employment locations



Rebalancing the housing stock - providing a quality new homes to meet local need



New Jobs for Gateacre - Creating new jobs through construction opportunities



Council Tax revenue and New Homes Bonus - revenue for Gateacre and Liverpool



Ecology - Planting new semi-mature street trees along key streets and vistas on-site



Regeneration - Remediating a former landfill site and bringing an unused site back into effective and beneficial use



Regeneration Liverpool - contribution to funds to cross-subsidise regeneration and other initiatives prioritised by the City Council

## What happens next?

Countryside Properties are currently preparing to submit a planning application to Liverpool City Council this Winter.

In the meantime and before the plans for the site are finalised, we are consulting with local residents and stakeholders on the initial plans.

We are holding a public drop-in session to provide you with the opportunity to ask questions about the masterplan, provide feedback and speak to members of our project team.

## Come and meet us on:

**Date:** Wednesday, 19th November  
**Time:** 5pm-8pm  
**Venue:** Woolton High School  
Woolton Hill Road, Woolton  
Liverpool, Merseyside  
L25 6JA

On arrival, please sign in at Reception

## How can I comment?

We would like to invite you to submit your views on the proposed masterplan and on the benefits that the development will bring to Gateacre.

Please complete the feedback form and return to:

**FREEPOST RTGS-GYFY-AXBZ**  
c/o Turley, 1 New York Street  
Manchester, M1 4HD

Alternatively you can contact us as follows:

Email:  
[consultgateacre@turley.co.uk](mailto:consultgateacre@turley.co.uk)

Phone:  
**Community Consultation Line:**  
08081688296

**Please ensure your feedback reaches us by  
3rd December, 2014**

## Appendix 2: Feedback form

### Former Gateacre Community Comprehensive School site



#### Feedback Form

Please complete the form below and return to us by the **3rd December, 2014**

Send your comments to:

**FREEPOST RTGS-GYFY-AXBZ**  
**c/o Turley, 1 New York Street**  
**Manchester, M1 4HD**

Alternatively, please email your comments to [consultgateacre@turley.co.uk](mailto:consultgateacre@turley.co.uk)

Q1: New homes in Gateacre can deliver local improvements and new facilities for the existing local community that would not otherwise be created or sustained. Please rank each of the suggestions in order of importance to you. Using a scale of 1 to 5, with 1 being the least important and 5 being the most important.

A strong and competitive City economy - attracting and retaining economically active households and increasing local spend

TO THE MOST					TO THE LEAST				
1	2	3	4	5					

Rebalancing the housing stock - providing a quality new homes to meet local need

1	2	3	4	5

New Jobs for Gateacre - Creating new jobs through construction opportunities

1	2	3	4	5

Council Tax revenue and New Homes Bonus - revenue for Gateacre and Liverpool

1	2	3	4	5

Providing new homes within walking and cycling distance of a range of every day services such as Belle Vale District Centre

1	2	3	4	5

Sustainable transport connections to Liverpool City Centre and surrounding employment locations

1	2	3	4	5

Ecology - Planting new semi-mature street trees along key streets and vistas on-site

1	2	3	4	5

Regeneration - Remediating a former landfill site and bringing an unused site back into effective and beneficial use

1	2	3	4	5

Regeneration Liverpool - contribution to funds to cross-subsidise regeneration and other initiatives prioritised by the City Council

1	2	3	4	5

Q2: The masterplan for the site sets out a number of design principles. Which of the elements below are most important to you? (Please rate from 1-5 with 1 being least important and 5 being most important)

	(1) Least important	←————→			(5) Most important
A fit with local character	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
Layout	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
New tree planting	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
Site access	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
Transport and highways	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
Creating a sustainable development	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
Open space	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5

Q3: What else would you like to see as part of the development plans? Any comment?

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#### Your details

Please let us have your details. This will help us to keep in touch with you as the work progresses:

Name:

Address:

Postcode:

Phone number:

Email address:

Countryside Properties is committed to protecting your privacy and will not release your personal details or information to anyone outside the Countryside Properties group of companies except for use in connection with the proposals and/or activities being consulted upon to let you know about any resulting new properties and other products or services, for research purposes and to help us develop our products and services. In providing your personal details you acknowledge and agree to this.

#### Register your interest

Would you be interested in purchasing a new home on the site?

☐ Yes ☐ No

What type of new home may you / your family be looking for?

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## Appendix 3: Exhibition Panels

### Former Gateacre Community Comprehensive School site



## Welcome

**Welcome to our exhibition. We are seeking feedback on our initial plans for 202 high-quality homes on the former Gateacre Community Comprehensive School site. We want to hear your views, as input from local residents will help to ensure we can deliver the best scheme for the area.**

#### Where is the site?

The site is located on Grange Lane, formerly occupied by Gateacre Community School before this relocated to a new site in 2011. The redline aerial plan provides further details of the exact location of the site.

#### Who is submitting the plans?

Founded over 50 years ago, Countryside Properties has earned a reputation for creating places of character and high-quality, designed to strengthen people's sense of belonging and build enduring value for all. We achieve this through creating new homes and neighbourhoods of lasting quality.

Countryside Properties is submitting the detailed planning application on behalf of Regeneration Liverpool, a not-for-profit partnership aimed at redeveloping key sites and building communities throughout the Liverpool City Region.

#### Tell us what you think

We believe that consultation with the local community is important and with this in mind, we welcome your comments on our proposals.

In the meantime, we are seeking your views on the proposed development before we finalise our plans and submit a planning application to Liverpool City Council.



Site Location



View north east along Grange Lane



## The Existing Site

**The application site is currently vacant, having previously been occupied by the Gateacre Community Comprehensive School before this was relocated to its new site in 2011.**

At present, the site is unused and currently comprises an area of hard standing, previously the site of the former school buildings, together with its associated former playing fields.

Replacement facilities of additional quality and size have been provided at the new Gateacre School site to ensure that an area of open space deficiency will not be created. The new playing fields provided comply with Sport England quantitative and qualitative standards.

**What opportunity does the redevelopment present?**

The site presents an ideal opportunity for the regeneration of the former school site, bringing it back into use as a high-quality development of 202 new homes. The proposed development will make a very valuable contribution to the City's housing market within the heart of an established and well-connected residential community.

The proposed development will involve the re-use of reclaimed land, with part of the western area of the site previously used for landfill prior to the development of the former school. Countryside are proposing to invest £28million in the construction of the proposed development. Therefore the proposals enable the remediation of the former landfill site through this significant investment. The application will be accompanied by a land remediation strategy which will provide a comprehensive plan that when implemented will ensure that the site is suitable for the construction of residential development.



View looking south east along Cuckoo Lane



Retaining structure and boundary fence along Grange Lane



View looking south at the junction between Cuckoo Lane and Gateacre Park Drive

### Opportunities and Constraints plan





# A suitable site for housing



## Why do we need housing?

It is widely reported that there is a national shortage of housing. Whilst people may not always agree with the location of a particular development, people broadly appreciate that new homes are needed. Like most cities, Liverpool needs new homes for local families and workers to help the economy grow.

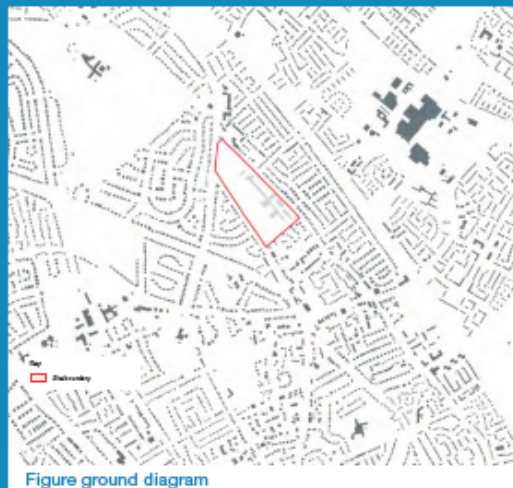
For Liverpool, the Council aims to ensure sufficient opportunities for new housing which meet not only the needs of the existing population, but also the future needs of the community. In particular, the Council's Strategic Housing Market Assessment (2011) sets out the need for aspirational housing in good quality neighbourhoods with good access to schools and services.

## Why here?

The site is in a sustainable location and is accessible to a range of local services including shops, schools and other community facilities. Benefits of the site location include:

- good public transport connections to Liverpool City Centre and other locations within and around the City.
- within a 10 minute walk from Gateacre Local Centre offering a wide range of services and amenities, including the Gateacre Brow Medical Practice and convenience retail
- within a 10 minute walk of a number of local primary and secondary schools including Our Lady of the Assumption to the east and St Francis Xavier's College and Woolton High School to the south west.
- within close proximity of Belle Vale, to the east of the site, approximately a 10 minute walk, which provides access to some larger scale amenities and services including a Morrisons supermarket, Belle Vale shopping centre, Belle Vale Neighbourhood Health Centre and the newly completed Gateacre School.

The site sits within an already established residential community which has experienced substantial urban expansion. However, throughout the development of this area, a number of green spaces and parks exist including Childwall Woods to the north west, Black Wood to the west and Woolton Park to the south, all of which are within a 10 minute walk from the former school site. A number of parks and sports pitches can be found to the east of the site including Belle Vale Park and sports pitches associated with the new Gateacre School. The site also provides good access to the sustrans Trans Pennine trail.



# Design Principles

We are currently in the process of developing our design for the masterplan. The design principles demonstrate how the development will integrate with the surrounding area creating a sustainable, high-quality, safe environment that integrates with the surroundings.

The key design principles are as follows:



## Maximising the site

Utilising the full extent of the site and understanding the topographical gradients across the site.

### Benefits

Adopting this approach ensures that the proposal is sustainable as well as ensuring that the site is efficiently utilised, maximising the opportunity for the proposal to become fully integrated with Gateacre



## Defining access into the site

Establishing a primary route network which provides access to the site.

### Benefits

Vehicle access is taken from Cuckoo Lane, Gateacre Park Drive and Grange Lane providing safe access to the site and an internal primary movement structure which is permeable.



## Creating a robust and appropriately scaled development structure

Create a pattern of development parcels which are focused around the primary route network and reflect the scale and grain of the surrounding area.

### Benefits

A permeable and legible development structure is created which defines a series of secondary routes.



## Reinforcing the character of surrounding streets

Reinforce the streetscape character of surrounding streets by defining the edges of the site.

### Benefits

Replacing the vacant site with a contextually responsive edge will enhance the quality of the surrounding streets and connections into Gateacre

## The Masterplan



The masterplan is described as follows:

1. New access arrangement off Grange Lane
2. Attractive tree lined residential streets
3. New residential frontage along Grange Lane
4. Retaining wall structure
5. Key building at nodal points within the development
6. New access arrangement off Gateacre Drive North
7. Residential street with overlooking property creating interest and variety
8. Less dense arrangement along Cuckoo Lane, reflecting the looser urban grain



## Former Gateacre Community Comprehensive School site



# Placemaking

Our scheme proposes to deliver a high quality housing scheme for Gateacre. The illustrative sections show typical street scenes across the development.



Section A-A1



Section B-B1



Section C-C1



Key Plan

Countryside Properties have developed a number of sites successfully across the North West. Examples of the schemes that we have delivered are illustrated below.



Stephenson Grove, Rainhill



St Aidan's, Cronton



St Aidan's, Cronton

## Local Benefits

What benefits will this development bring to the local area?

New homes in Gateacre can deliver local improvements and new facilities for the existing local community that would not otherwise be created or sustained. The scheme proposes the following benefits:



**A strong and competitive City economy** - attracting and retaining economically active households and increasing local spend to up to 3.4 million per annum on leisure goods services and household retail expenditure.



**Providing new homes within walking and cycling distance** of a range of every day services such as Gateacre Local Centre and Belle Vale District Centre



**Sustainable transport connections to Liverpool City Centre** and surrounding employment locations



**Rebalancing the housing stock** - providing quality new homes to meet local need



**Creating jobs through construction opportunities** - 45 FTE (Full Time Equivalent) temporary jobs per annum / 23 indirect/ induced FTE temporary jobs per annum



**Delivering an additional £400,000 in Council Tax revenue and £2.2 million New Homes Bonus** for Gateacre and Liverpool



**Ecology** - Planting new semi-mature street trees and vistas on-site



**Investing £28 million** in remediating a former landfill site and bringing an unused site back into effective and beneficial use



**Regeneration Liverpool** - contributing funds to cross-subsidise regeneration and other initiatives prioritised by the City Council

### What happens next?

Countryside Properties are preparing to submit a planning application to Liverpool City Council this Winter.

Before the plans for the site are finalised we would like to know what you think of the proposed plans.

### How can I comment?

Feedback forms are available at this session. We would be grateful if you could complete and submit in the box provided. Alternatively you can complete the form and send us back using the freepost address provided.

@ Alternatively, email [consultgateacre@turley.co.uk](mailto:consultgateacre@turley.co.uk)

☎ Or call the **Community Consultation Line** free on **0808 168 8296**.

📅 Please ensure your feedback reaches us by **3rd December 2014**.

**Turley**  
1 New York Street  
Manchester  
M1 4HD

T 0161 233 7676