



St Helens Borough Council

Bold Forest Planning Policy Review

May 2025

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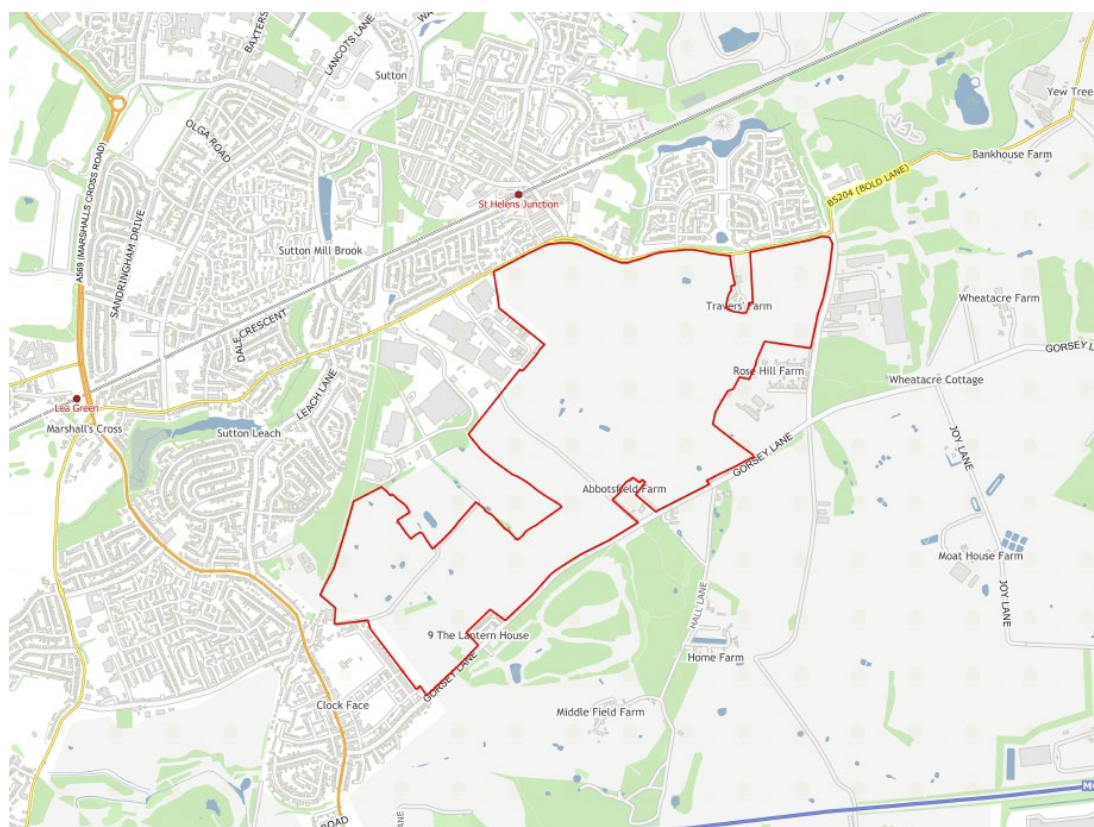
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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 Avison Young is leading a multidisciplinary team to prepare a masterplan framework for Bold Forest Garden Village (BFGV) in St Helens.
- 1.2 BFGV, referenced as Bold Forest Garden Suburb in the Local Plan, is an allocated site for residential development. The site is c. 133ha with the potential to deliver up to 3,000 homes with a capacity of 510 dwellings within the plan period. It is the largest housing allocation in the St Helens Local Plan and within the Liverpool City Region.
- 1.3 The area to be covered by the masterplan is shown below in Figure 1.1.

Figure 1.1: Bold Forest Red Line Boundary



- 1.4 This note has been prepared by Avison Young to summarise planning policy influencing future development within BFGV. Relevant detailed and theme specific policy requirements have been picked up within relevant baseline chapters prepared separately by SLR.
- 1.5 The remainder of this note sets out national, regional and local planning policy, and includes a summary of key planning history within the red line boundary of the masterplan area.

2. Planning Policy

National Policy

National Planning Policy Framework (NPPF)

- 2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied by Local Authorities. The NPPF must be taken into account when preparing a development plan and is of material consideration for planning decisions.
- 2.2 Paragraph 11 of the NPPF states that there is a '*presumption in favour of sustainable development*' which means that development proposals that accord with an up-to-date development plan should be approved.
- 2.3 Achieving sustainable development requires three overarching objectives that work interdependently which includes an economic objective, to build a strong, responsive and competitive economy; a social objective, to support strong, vibrant and healthy communities; and an environmental objective, to protect and enhance our natural, built and historic environment.
- 2.4 The NPPF sets out that Local Authorities should seek to meet housing need within their areas where it is sustainable to do so and consistent with policies within the framework. Local Authorities should establish a housing requirement figure for their area including what can be met within the plan period.
- 2.5 Paragraph 61 of the NPPF states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where needed.
- 2.6 To determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, and this should also influence the size, type and tenure of housing needed for different groups. Where major development involving the provision of housing is proposed, Paragraph 66 states that planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.
- 2.7 To support this, Paragraph 72 states that local authorities should produce a strategic housing land availability assessment identifying specific deliverable sites for a five year period and where possible a 10 and 15 year period.
- 2.8 The NPPF supports the delivery of a large number of new homes through the planning for large scale development such as an urban extension or new settlement, providing they are well located, well designed and supported by appropriate infrastructure including transport and social facilities (para 77).
- 2.9 It is important that the size and location of a large-scale development can support a sustainable community and that the quality of a place can be established using appropriate tools such as a masterplan or design code. This should influence housing density and the appropriate mix of house types and tenure.
- 2.10 The NPPF states that Local Authorities should take a proactive role in identifying and supporting bringing forward land that would be suitable to meet development needs including facilitating land assembly supported by compulsory purchase powers if required.

- 2.11 Paragraph 187 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

Regional Policy

- 2.12 St Helens is one of six Local Authority areas, alongside Liverpool, Knowsley, Sefton, Wirral and Halton, that make up the Liverpool City Region Combined Authority (LCRCA).
- 2.13 The LCRCA and the Mayor have devolved powers which gives it responsibility for a variety of key decisions including spatial planning, housing, regeneration and economic development

LCR Strategic Development Strategy (Emerging)

- 2.14 The Liverpool City Region Spatial Development Strategy (SDS) is currently being prepared. Once approved it will be a statutory land-use planning document across LCRCA for at least the next 15 years. It will form part of the 'Development Plan' for the City Region alongside Local and Neighbourhood Plans.
- 2.15 The SDS will only deal with planning matters that are of strategic importance to the City Region which includes housing, economy and employment and infrastructure. It will also set out how spatial development aspects of other LCRCA policies and proposals will be dealt with.
- 2.16 This will allow the SDS to support and deliver a range of key Mayoral objectives and priorities such as growing the economy, employment and skills, housing and transport as part of an integrated, joined up approach.
- 2.17 As this document is at a very early stage it is not considered a material consideration in the determination of planning applications at the current time.

Local Policy

St Helens Borough Local Plan (2022 – 2037)

- 2.18 The St Helens Borough Local Plan, which was adopted in 2022, sets out the framework for growth and development of the Borough identifying where new development and strategic regeneration will take place.
- 2.19 The site is allocated as 'Bold Forest Garden Suburb' (Policies LPA04, LPA04.1, LPA11) in the Local Plan Policies Map. The site is adjacent to Local Wildlife Site (LWS) 108, Tunstall's Farm which is a habitat for regionally and locally important species.
- 2.20 On this basis, the site is recognised to have significant strategic importance for the Borough and is essential to the delivery of the Spatial Vision for St Helens. The vision of the Local Plan states that:
- "By 2037, St Helens Borough will provide, through the balanced regeneration and sustainable growth of its built-up areas, a range of healthy, safe, inclusive, and accessible places in which to live, work, visit and invest Good quality new market and affordable housing will have been provided, broadening the housing stock, meeting local needs, providing safe and sustainable communities, and making the Borough a residential destination of choice The Borough's housing will be well connected to employment areas, local facilities, attractions and green spaces in a way that will encourage walking, cycling and the use of public transport."*
- 2.21 The vision is supported by a series of strategic aims and objectives. The development of BFGV will support the vision of the Local Plan by meeting the aims and objectives set out in Table 2.1.

Table 2.1: Strategic Aims and Objectives

Strategic Aim	Strategic Objective
1) Supporting Regeneration and Balanced Growth	1.1 To promote regeneration by enabling steady and sustainable economic and population growth. 1.2 To reduce deprivation by ensuring that new development and investment can benefit deprived communities.
2) Ensuring Quality Development	2.1 To promote the creation of a well-designed environment by supporting proposals for high quality development. 2.2 To mitigate the effects and minimise the impacts of land use changes on climate change by requiring well designed developments in suitable locations. 2.3 To contribute to the development of stronger and safer communities by prioritising new development and investment that can benefit those who are disadvantaged.
4) Meeting Housing Needs	4.1 To enable the delivery of sustainable communities by identifying land for a sufficient number and range of new dwellings
6) Safeguarding and Enhancing Quality of Life	6.1 To increase convenience and reduce the need to travel by ensuring appropriately located, integrated provision of a wide range of community facilities. 6.2 To safeguard the quality of the environment by protecting and enhancing local character and distinctiveness, the historic environment, biodiversity, and geodiversity.

- 2.22 The Local Plan sets out a series of policies which the development of BFGV should adhere to. The key policies of relevance are listed in Table 2.2.

Table 2.2: Local Plan Policies.

Policy Name	
LPA 01: Spatial Strategy	LPA04: Meeting St Helens Borough's Housing Need
LPA04.1: Strategic Housing Sites	LPA06: Transport and Travel
LPA07: Infrastructure Delivery and Funding	LPA08: Green Infrastructure
LPA11: Bold Forest Garden Suburb	LPC01: Housing Mix
LPC02: Affordable Housing	LPC05: Open Space
LPC06: Biodiversity and Geological Conservation	LPC12: Flood Risk and Water Management
LPC13: Renewable and Low Carbon Energy Development	LPD01: Ensuring Quality Development
LPD03: Open Space and Residential Development	

SPATIAL STRATEGY

- 2.23 **LPA01** states that the sustainable regeneration and growth of St Helens Borough through to 2037 and beyond will be focussed on Key Settlements, namely St Helens Core Area, Blackbrook and Haydock, Newton-le-Willows and Earlestown, Rainford, Billinge, Garswood and Rainhill.
- 2.24 New development will be directed to sustainable locations that are appropriate to its scale and nature and in areas that will enable movements between homes, jobs and key services via sustainable modes of transport. The re-use of previously developed land in Key Settlements will remain a key priority. New development that would deliver regeneration within the key settlements and accord with other Plan policies will be supported.
- 2.25 To support St Helens growth, the policy states that the Plan released land from the Green Belt to enable the needs of housing and employment development within the Plan period to 2037.
- 2.26 The policy also states that the quality of life, health and wellbeing of the Borough's residents, workers and visitors and the quality of the environment should be supported. This will take place by:
- Maintaining, enhancing and protecting the Borough's network of ecological, open space and recreational sites and greenways in accordance with Policy LPA08;
 - Seeking improvement to the quality of open in and around new development;
 - Requiring new development to mitigate their contributions to climate change;
 - Supporting the delivery of landscape reclamation and improvements including at Bold Forest Park; and
 - Requiring development to support healthy lifestyles in accordance with Policy LPA12.

HOUSING

- 2.27 **Policy LPA04** states that between April 2016 and March 2037, a minimum of 10,206 net additional dwellings should be provided in the Borough of St Helens and an average of 486 dwellings per annum.
- 2.28 The policy states that new development should optimise the amount of housing on site and sets out the minimum densities as follows:
- At least 40 dwellings per hectare on sites that are within or adjacent to St Helens or Earlestown Town Centres;
 - At least 30 dwellings per hectare on all sites outside St Helens and Earlestown Centres; and
 - Densities of new housing development of less than 30 dwellings per hectare will only be appropriate where they are necessary to achieve a clear planning objective.
- 2.29 The masterplan site is covered under site reference 4HA 'land bounded by Reginald Road / Bold Road / Travers Entry / Gorsey Lane / Crawford Street, Bold (Bold Forest Garden Suburb)' which will deliver a total of 2,988 homes with 510 within the plan period.

Table 2.3: Site Allocation

Area (Ha)	NDA	Minimum Density per Ha	Indicative Site Capacity (new dwellings)		Total
			Before 31.03.37	After 31.03.37	
132.86	75%	30	510	2,478	2,988

- 2.30 The site was removed from the Green Belt after a Review in 2018. The exceptional circumstances justifying the removal of the land included that the land made a 'low' to 'medium' contribution to the purposes of the Green Belt with 'good' development potential. It had good accessibility to local jobs and public transport. It was sufficiently large to deliver a wide range of new housing close to some for the more deprived parts of the Borough and it was sufficiently large enough to include new social infrastructure.
- 2.31 **Policy LPA04.1** refers to the allocated sites under policy LPA04 that shall constitute Strategic Housing Sites and includes the masterplan site 4HA 'land bounded by Reginald Road / Bold Road / Travers Entry / Gorsey Lane / Crawford Street, Bold (Bold Forest Garden Suburb)'. The policy states that any planning application for development within a Strategic Housing Sites must be supported by a comprehensive masterplan covering the whole site that must set out details of at least:
- a) amount of development and proposed uses;
 - b) phasing of development across the whole site;
 - c) indicative layout and design details for the whole site that must provide for an attractive built form with high quality landscaping when viewed from within the development and elsewhere;
 - d) measures to provide good levels of accessibility to the whole site from the surrounding area by public transport, walking and cycling;
 - e) indicative layout promoting permeability and accessibility by public transport, cycling and walking;

- f) a Green Infrastructure Plan addressing biodiversity, geodiversity, greenways, (including any proposed new greenways as referred to in Policy LPC07), ecological network, landscape character, trees, woodland and water storage in a holistic and integrated way;
- g) measures to address any potential flood risk and surface water drainage issues in accordance with Policy LPC12;
- h) measures to promote energy efficiency and generation of renewable or low carbon energy in accordance with Policy LPC13;
- i) a comprehensive strategy for the provision of all new, expanded and / or enhanced infrastructure that is required to serve the development of the whole site; and
- j) details of how development of the site as a whole would comply with other relevant policies of the Local Plan.

2.32 Development proposals within the Strategic Housing Sites will be required, in compliance with LPA07, to provide or make a financial contribution towards the provision / enhancement of transport and other necessary infrastructure to serve the needs of the development. These may be on- or off-site contributions.

TRANSPORT

2.33 **Policy LPA06** states that the Council's priority for transport is to facilitate economic growth, enable good levels of accessibility, improve air quality and minimise carbon emissions. To achieve this target the Council aims to increase the delivery of transport infrastructure and increase accessibility to new developments.

2.34 Further, this policy requires all new developments to achieve the following:

- maintain the safe and efficient flow of traffic on the surrounding highway network. Development proposals will not be permitted where vehicle movements would cause severe harm to the highway network;
- be located and designed to enable a suitable level of access to existing and / or proposed public transport services;
- provide appropriate provision of charging points for electric vehicles;
- enable good levels of accessibility by walking and cycling between homes, jobs and services;
- provide for safe and convenient pedestrian, cycle and vehicular access and movement to, from and within the development;
- include adequate access arrangements for emergency, service and refuse collection vehicles; and
- provide sufficient on-site parking for persons of limited mobility, service vehicles and cycles that must meet the Council's standards.

2.35 Non-residential development that generates a significant amount of transport movement by employees or visitors must be supported by a Travel Plan.

2.36 Development that would generate a significant movement of freight must be located where there is a safe, convenient and environmentally acceptable access route to a suitable part of the Key Route Network.

- 2.37 Where rail facilities are available or would be made so as part of a development generating significant movement of freight, this will be regarded as a benefit.

INFRASTRUCTURE AND DELIVERY

- 2.38 **Policy LPA07** states that the Council will seek to ensure satisfactory provision of all forms of infrastructure that are required to serve the needs of the local community. This will be achieved through protecting and improving existing infrastructure and seeking developer contributions. This may include direct provision of on-site or off-site infrastructure and financial contributions.

GREEN INFRASTRUCTURE

- 2.39 **Policy LPA08** states that Green Infrastructure in St Helens comprises of multi-functional natural assets including trees, green space, woodlands, grasslands and mosslands. The Council will work towards expanding green infrastructure across the Borough, strengthen the network of wildlife sites, reduce flood risks, increase access to open space and increase connectivity within the Greenway network.
- 2.40 This policy also states that development proposals on strategic sites will need to incorporate Green Infrastructure Plans. Developers will be required to provide long-term management arrangements for new and existing green infrastructure within development sites. Development that would result in the loss, fragmentation or isolation of green infrastructure assets will be refused. However, if it can be demonstrated that the benefits of development override the resultant harm, development may be permitted.

BOLD FOREST GARDEN SUBURB

- 2.41 **Policy LPA 11** states that the site is allocated for housing development, with an indicative capacity of 2,988 dwellings. It sets out the development of the site should deliver the following requirements:

Housing

- a) At least 30% of homes to be delivered on site should fall within the definition of 'affordable housing' in accordance with Policy LPC02 unless evidence indicates otherwise;
- b) Provide an appropriate mix and standard of housing to meet local needs in accordance with policy LPC01;
- c) Deliver at least 10% of the site's energy needs from renewable and / or other low carbon energy sources in accordance with Policy LPC13, part 4), unless this is shown to not be practicable or viable;

Design and Layout

- d) The development of this site should be consistent with the vision, aims, objectives and policies of the Bold Forest Park Area Action Plan (2017);
- e) The layout must avoid causing excessive noise or disturbance to occupiers of existing dwellings and businesses within or around the site and for users of walking and cycling routes and open spaces;

Social Infrastructure

- f) Contributions should be made towards primary and secondary school provision in the area, to meet identified need, through the extension of existing schools and / or delivery of new school facilities;
- g) The provision of a new GP surgery within the development, including through relocation or expansion;
- h) To provide a small local centre containing community and retail facilities;

Play, Open Space and Green Infrastructure

- i) The provision of an accessible, comprehensive, high quality and connected network of multi-functional green spaces in accordance with a Green Infrastructure Plan to be provided as part of the comprehensive masterplan approach for the whole site as required by Policy LPA04.1;
- j) The retention of existing and provision of new high quality, well designed and accessible open space and play space provision in accordance with Policies LPC05 and LPD03 including consideration of how they should be managed;

Landscape and Biodiversity

- k) The development must provide a well landscaped setting including extensive green links through and around the site, and tree planting to reduce impact on the landscape and promote the objective of the BFPAAP to increase tree cover by 30% across the Bold Forest as a whole;
- l) Any adverse impacts on biodiversity interests within the existing Local Wildlife Site (LWS 108) and the proposed extension to this must be either avoided or minimised and mitigated;

Access and Highways

- m) Provision of safe access arrangements for the site;
- n) Creation of a permeable layout with a range of highways provided through the site with access via the B5204, Neills Road and Gorsey Lane;
- o) Provision of a bus service through the site between Clock Face and St Helens Junction, and the layout of the site must be compatible with this;
- p) Provision of a permeable network of foot, bridleway, and cycle routes through the site to facilitate access between homes, workplaces, recreational facilities, and other key services in the area. These must, where necessary, be segregated to ensure safety and include new provision in line with Policy INF6 “Creating an Accessible Forest Park” of the Bold Forest Park Area Action Plan 2017;
- q) Provision of any other measures necessary to secure suitable access to the site by walking, cycling and public transport such as: i. The provision of new accessible bus stops to an agreed specification through the site so that none of the proposed dwellings are more than 400 metres walking distance from a bus stop; and ii. A financial contribution towards the improvements of St Helens Junction station;
- r) Masterplanning of site must take into account the opportunity to expand the Greenway network, and make provision for this in line with Policy LPC07, and the accompanying Figure 7.1; and
- s) Masterplanning of the site must be informed by the findings of the Bold Forest Garden Suburb Transport Review (August 2019) and any other relevant evidence.

2.42 The policy further states that financial contributions of on-site infrastructure for education, health and offsite highway works may be required. In addition, and in accordance with Policy LPA04.1 section 2), a planning application for development within the site will need to accord with a single comprehensive masterplan covering the whole of the Bold Forest Garden Suburb site.

HOUSING MIX AND AFFORDABLE HOUSING

2.43 **Policy LPC01** states that new market and affordable housing should be well designed to address local housing needs and include a range of types, tenures and sizes of homes as informed by the Borough's latest SHMA. The policy states that where proposals for new housing would be on a greenfield site that

would deliver 25 or more new homes, the Council will apply optional standards as set out in Parts M4(2) and M4(3)(2)(a) of the Building Regulations 2010 (as amended) so that:

- a) at least 20% of the new dwellings across the whole site must be designed to the 'accessible and adaptable' standard set out in Part M4(2); and
- b) at least 5% of the new dwellings across the whole site must be designed to be 'wheelchair user adaptable' dwellings standard set out in Part M4(3)(2)(a)

2.44 Exceptions to the above may be made where an independent viability assessment is submitted as part of a planning application.

2.45 The Policy also states that the Council will support of appropriate self-build and custom-build schemes where they are suitably designed and conform with all relevant local and national policies.

2.46 **Policy LPC02** states that the Council will support the delivery of affordable housing by encouraging new provision by Registered Providers of Social Housing. On new open market housing of 10 units or more, when the unit is unknown or sites of 0.5ha or more, the following provision will be expected:

- At least 30% of new dwellings provided on greenfield sites in Affordable Housing Zones 2 and 3 must fall within the definition of 'affordable housing'; or
- At least 10% of new dwellings provided on brownfield sites in Affordable Housing Zones 3 must fall within the definition of 'affordable housing'.

2.47 Where affordable housing requirement is triggered, at least 10% of the overall number of homes to be provided should be available for affordable home ownership (unless this would significantly prejudice the ability to meet the identified needs of specific groups); and any remaining proportion of the affordable housing to be provided should be for affordable rented accommodation.

2.48 The provision of affordable housing may vary on a site-to-site basis taking into account evidence of local need and where appropriate, the economic viability of the development.

2.49 The masterplan area is located within affordable housing zone 2.

OPEN SPACE

2.50 **Policy LPC05** states that the Council will seek to ensure that the Borough's network of open spaces is protected, managed, enhanced and where appropriate expanded. It will support the implementation of programmes and strategies to manage and enhance all forms of open space, including where applicable through the use of Green Flag or similar designations.

2.51 The policy states that development proposals that would result in the loss of open space will only be permitted in certain circumstances. The policy states that new residential development will be required to contribute towards the provision, expansion and / or enhancement of open space to meet needs in accordance with Policies LPA07 and LPD03.

BIODIVERSITY AND CONSERVATION

2.52 **Policy LPC06** states that the Council is committed to ensuring the protection St Helens biodiversity and geological assets and interests in accordance with NPPF paragraph 187. To achieve this, the Council will have regard to the hierarchy of nature conservation sites when making planning decisions, according to their designation. Where necessary to avoid harm, the council will seek the appropriate mitigation, replacement or compensatory provision.

FLOOD RISK AND MANAGEMENT

- 2.53 **Policy LPC12** states that the impact of development on flood risk and water management assets will be considered in accordance with case law, legislation and the NPPF. Measures to manage or mitigate flood risk associated with or cause by new development must:
- a) be designed to contribute to the biodiversity of the Borough unless it has been demonstrated that this would not be technically feasible;
 - b) protect heritage assets (such as buried archaeology);
 - c) be fully described in the development proposal; and
 - d) be funded by the developer, including long-term maintenance.
- 2.54 The Policy also states that the inclusion of sustainable drainage systems, often referred to as SUDs, within major development sites should be assessed in accordance with national policy and managed with the following hierarchy, with a being the preferred option:
- a) an adequate soakaway or other form of infiltration system;
 - b) an attenuated discharge to watercourse;
 - c) an attenuated discharge to public surface water sewer;
 - d) an attenuated discharge to public combined sewer.
- 2.55 In addition, surface water management infrastructure within new developments should, where feasible, include above ground features designed to deliver benefits to biodiversity and / or landscape and proposals for the soft or hard landscaping should demonstrably reduce the expected rate of surface water discharge from the site.

RENEWABLE ENERGIES

- 2.56 **Policy LPC13 'Renewable and Low Carbon Energy Development'** states that new development for housing, employment or other uses will be required to meet high standards of sustainable design and construction and minimise carbon emissions equivalent to CSH level 4 (ie 19% carbon reduction against Part L 203 unless proven unviable).
- 2.57 In addition, development should use energy efficiently and where feasible incorporate decentralised renewable or low carbon energy systems. The policy states that large scale schemes that would generate a significant source or demand for heat should also be supported by evidence considering the feasibility of serving the development by means of a district heating scheme.
- 2.58 Proposals for new development within a strategic housing site must, unless unviable, ensure that at least 10% of their energy needs can be met from renewable and / or other low carbon energy source.

DEVELOPMENT MANAGEMENT

- 2.59 **Policy LPD01** requires all new developments, as appropriate having regard to their scale, nature and location, to consider the quality of the built environment, the environmental quality and the resource management.
- 2.60 Proposals for new development should meet the following requirements:

Quality of Built Environment

- Maintain or enhance the appearance of the local environment with the focus on the importance of local distinctiveness and good design with a regard to the siting, layout, massing, scale, design and materials used in any building work, the building-to-plot ratio and landscaping;
- Avoid causing unacceptable harm to surrounding occupiers, land uses and amenities;
- Link in with the surrounding movement networks and avoiding the development of landlocked sites;
- Design out opportunities for crime;
- Respect natural features on the site by conserving, restoring or enhancing biodiversity and minimising any adverse impact on natural features;
- Provide landscaping and enhancing the public realm, and encouraging the inclusion of, or make a contribution to public art within appropriate schemes;
- Provide for the needs of special groups in the community such as the elderly and those with disabilities as identified in Policy LPC01; and
- Protect the setting, integrity and character of heritage assets in accordance with Policy LPC11.

Environmental Quality

- Ensure protection of watercourse and other water bodies from encroachment or degradation and improve those which have already been modified;
- Minimise and mitigate to acceptable levels any effects that the development may have on air quality, light, land and water pollution, noise, vibration, smells, dust and electromagnetic fields;
- Ensure that any contamination or ground stability issues that exist on the site of the proposed development would be remediated to an appropriate standard; and
- Include satisfactory arrangements for the disposal of waste and contaminated surface water.

Resource Management

- Ensure that development involving demolition and / or construction works minimises the generation of waste and promotes the use of recycled and / or locally sourced building materials in accordance with policy WM8 of the Merseyside and Halton Joint Waste Local Plan 2013; and
- Promote energy efficiency and the generation and use of low carbon and renewable energy in accordance with Policy LPC13.

2.61 **Policy LPD03** states that proposals for new residential development of 40 dwellings or more will be required to make provision for new open space or expand/ enhance existing open space. This is expected where there are existing deficiencies in open space in the existing area, when development generates a need for open space and if it is appropriate to provide certain typologies of open space as part of the design. Development proposals that would include new open space must incorporate long term management and maintenance arrangements.

- 2.62 The policy states that the provision for outdoor sports facilities will be achieved through contributions to enhance existing facilities or the provision of new facilities, which will be informed by the Council's latest Playing Pitch Strategy and Action Plan.

Implications for Bold Forest Garden Village

Table 2.4: St Helens Local Plan Implications

Policy Name	Implication for BFGV
LPA 01: Spatial Strategy	BFGV is the largest housing allocation within St Helens and the Liverpool City Region. It is located within an area of land removed from the Green Belt for the purposes of development. Housing-led development within the allocation is a fundamental component of meeting housing need and supporting economic growth ambitions across the borough.
LPA04: Meeting St Helens Borough's Housing Need	
LPA04.1: Strategic Housing Sites	
LPA06: Transport and Travel	The BFGV masterplan is being supported by analysis of existing and future transport and travel (including active travel). A movement framework will be integrated into the masterplan, including off-site and on-site recommendations, and a phasing plan.
LPA07: Infrastructure Delivery and Funding	The BFGV masterplan process is including clear recommendations regarding the delivery of supporting infrastructure required to create a quality sustainable neighbourhood. Recommendations in relation to delivery (including location and phasing of infrastructure) will be integrated into the masterplan. Engagement with land owners regarding infrastructure delivery is being progressed alongside the design evolution process, and stakeholder engagement with partners including e.g. Homes England is supporting early consideration of potential funding solutions.
LPA08: Green Infrastructure	The BFGV masterplan is being prepared in accordance with garden village principles. An integrated open space and landscape strategy will be key to the future success of the place. The masterplan will be supported by a landscape and open space strategy that will shape detailed proposals as they come forward through individual planning applications.
LPA11: Bold Forest Garden Suburb	Policy LPA11, as the allocation of BFGV, is the starting point for the masterplan process. It

	establishes the requirements of the masterplan – which have formed a key component of the project brief and KPIs against which success will be measured.
LPC01: Housing Mix	The BFGV masterplan is supported by housing market analysis undertaken independently and provided by the Council. The evidence base proposes a residential mix which is being tested through the design process and further market analysis and viability testing. The BFGV masterplan needs to respond to current and future housing need by providing a reasonable mix of new homes.
LPC02: Affordable Housing	The BFGV masterplan will not prescribe the location or specificity of mix of affordable housing at phase or plot level, but an assumption of on-site delivery will be captured in the final output, including in viability analysis undertaken.
LPC05: Open Space	The BFGV masterplan is being prepared in accordance with garden village principles. An integrated open space and landscape strategy will be key to the future success of the place. The masterplan is having regard to policy requirements in relation to open space. Where appropriate opportunities for off-site provision is agreed to be preferential to on-site this will be confirmed, but the majority of open space provision will be within the red line of the masterplan.
LPC06: Biodiversity and Geological Conservation	The BFGV masterplan is supported by biodiversity and geology baseline analysis. The final output will have regard to both protecting and enhancing existing habitats and areas of note. It will include an assessment of BNG.
LPC12: Flood Risk and Water Management	The BFGV masterplan is supported by flood risk analysis and will include a water management strategy. Where possible nature-based solutions to water management will be integrated into the public realm to support the wider amenity of the area, and to align with garden village principles.
LPC13: Renewable and Low Carbon Energy Development	The BFGV masterplan will be supported by a strategy addressing renewable and low carbon energy measures to be delivered through future development and investment.
LPD01: Ensuring Quality Development	It is envisaged that phase or plot specific planning applications will be progressed which will establish

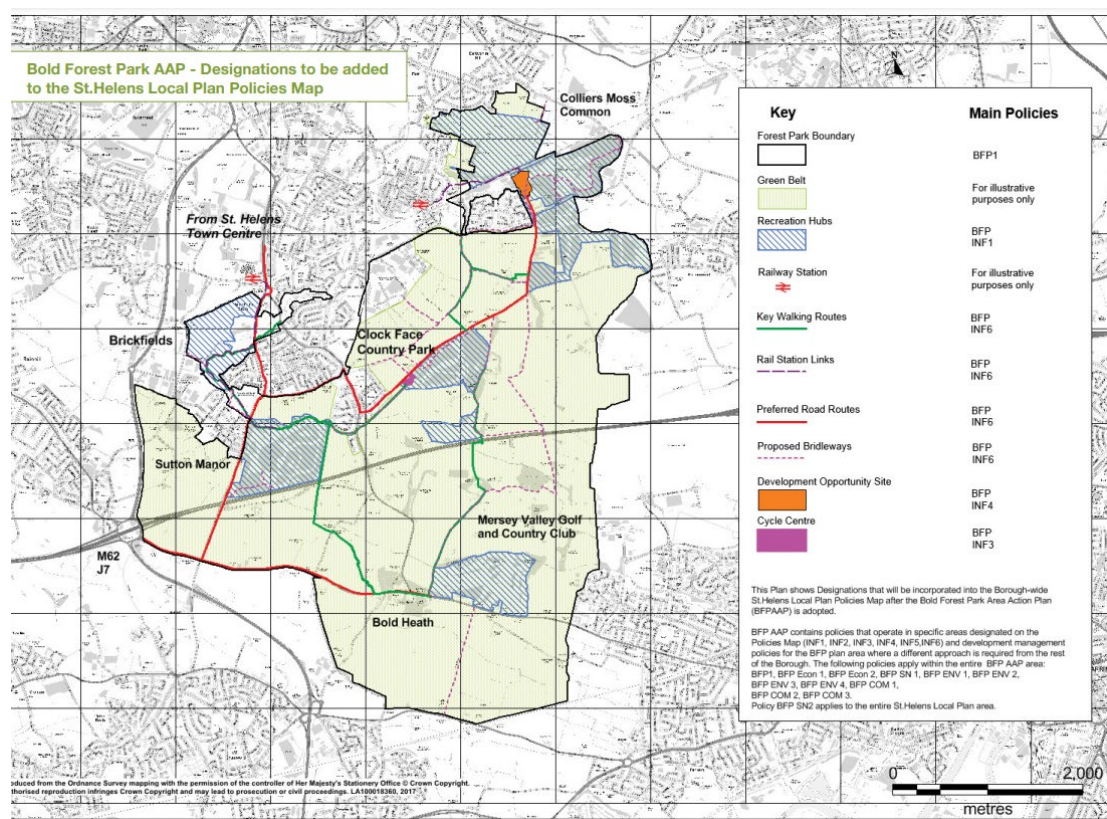
the detail of design at property-specific level. The BFGV masterplan will emphasise the importance of quality of design and delivery – including within public realm, and to include management of spaces in perpetuity.

LPD03: Open Space and Residential Development The BFGV masterplan is being prepared in accordance with garden village principles. An integrated open space and landscape strategy will be key to the future success of the place. The masterplan is having regard to policy requirements in relation to open space. Where appropriate opportunities for off-site provision is agreed to be preferential to on-site this will be confirmed, but the majority of open space provision will be within the red line of the masterplan.

The Bold Forest Park Area Action Plan (2017)

- 2.63 BFGV is located within the wider Bold Forest Area Action Plan boundary illustrated in Figure 2.1.
- 2.64 The Bold Forest Park Area Action Plan sets out the vision for the area is to provide a high-quality setting to stimulate tourism and provide a platform for local businesses to grow and develop and for the establishment of new businesses. The area will also provide opportunity for a diverse range of outdoor activities to create a critical mass of activity the economy will thrive upon.
- 2.65 The AAP is a statutory document which sets out the detailed policies and actions needed to develop and sustain the Forest Park. The AAP was developed with the previous Core Strategy however reference is made to the area also contributing to meeting the Borough's housing and employment needs.
- 2.66 As it was developed before the existing Core Strategy, the AAP states that Bold Forest Park Area is located within the Green Belt, however the development area for BFGV was subsequently removed from the Green Belt under exceptional circumstances in 2018.

Figure 2.1: Bold Forest Area Action Plan Boundary



Source: St Helens Council, 2017

- 2.67
- The AAP identified a series of issues with the Area including an underdeveloped economy; a need for appropriate development which needs to be balanced with meeting the strategic needs of the Borough including a need to deliver housing numbers and employment land; a need to support an existing local community with some challenges including poor physical health and anti-social behaviour; and a need to protect and enhance the environment including several priority species and habitats and heritage assets.
- 2.68
- The AAP set a vision for Bold Forest Park which stated that:

“By 2030 Bold Forest Park will be at the heart of a thriving diverse economy, providing a hub for family leisure and adventure sport. The natural environment and cultural environment will be rich and diverse. A network of open spaces and routes accessible to all connects the Forest Park to the wider countryside and links to our local communities”
- 2.69
- To achieve this, it developed a series of policies of which the relevant policies are listed in Table 2.5.

Table 2.5: Bold Forest AAP Policies

Policy Name	
Policy BFP1: A Sustainable Forest Park	Policy BFP ECON1: Supporting Economic Growth

Policy BFP INF6: Creating an Accessible Forest Park

Policy BFP SN1: Meeting the Development Needs of the Borough in a Manner Appropriate to the Forest Park

Policy BFP ENV1: Enhancing Landscape Character Policy BFP ENV2: Ecological Network

Policy BFP COM3: Bold Forest Park as a Flagship for Delivery of Community Health Improvement

- 2.70 **Policy BFP1** states that through the development of the Bold Forest Park, there should be a balance of focus between economic development and environmental sustainability to meet the needs of the community.
- 2.71 This means that the Bold Forest Park Area should contribute to meeting the Borough's needs for housing, employment, open space, sport and recreation but ensuring that any development should be of appropriate scale for its location and use.
- 2.72 However, any development should enhance the landscape character of the area and conserve and enhance heritage. This should be achieved by increasing the tree cover of the Forest Park area up to 30% through additional and improved landscaping in new development and working with the Mersey Forest and landowners to implement. Sustainable Urban Drainage Schemes (SUDs) should be promoted, and the wildlife habitats should be integrated into any ecological networks.
- 2.73 **Policy BFP ECON1** suggests that Bold Forest Park should be a 'business location of choice' and therefore proposals that support the economy or enhance the range and offer of economic opportunities will be considered favourably. Proposals that would reduce the business or tourism attractions in the area will be resisted unless demonstrated that there will be no adverse effects on the local economy.
- 2.74 **Policy BFP INF6** states that routes to the Forest Park via walking, cycling and public transport should be improved to reduce traffic congestion and carbon emissions. This should be achieved through the creation of a network of 'green' bus stops that links the Park to key settlements and transport hubs, the protection, enhancement and extension of key walking and cycling routes to the Forest Park, and the promotion of walking and cycling routes through improved signage and information about the park at key nodes. A proposed bridleway across the Park is also encouraged with proposal for the Council to work with landowners to create new permissive paths.
- 2.75 Existing car parking provision should be improved and any new parking proposed would have to ensure it minimises the impact on Green Belt and enhances the Park through good design, landscaping and lighting.
- 2.76 **Policy BFP SN1** states that the Bold Forest Park area should appropriately contribute to meeting the strategic needs of the Borough, including new homes and employment land, but any new development must be appropriate in terms of design, layout, scale and massing and contribute to increasing tree cover and to deliver a recreation hub.
- 2.77 It should not result in the loss of any critical infrastructure including Recreation Hubs, Strategic Linking Routes (Key Walking Routes, Cycle Way Network, Existing Bridleways and Proposed Bridleways) and Gateway Routes (Rail Station Links and Preferred Road Routes). It must also improve connectivity between the urban area and the Forest Park Area.

- 2.78 **Policy BFP ENV1** states that landscape character should be enhanced by increasing tree coverage to 30% of the area of the Bold Forest Area; it is currently at 13% of the area. New development should contribute to this through on-site or off-site provision (retained within the AAP area) which will be guided by St Helens Landscape Character Assessment.
- 2.79 **Policy BFP ENV2** will enhance biodiversity in Bold Forest Park by developing an ecological network through identification and safeguarding of important sites, Priority Habitats, Priority Species and increasing and improving the connectivity between all of the above.
- 2.80 **Policy BFP COM3** identifies Bold Forest Park as a flagship opportunity to improve community health in St Helens through the establishment of the Forest Park as a key venue for walking, cycling and exercise events, promoting healthy lifestyles in the local area.

Implications for Bold Forest Garden Village

Table 2.6: Bold Forest AAP Policy Implications

Policy Name	Implications for BFGV
Policy BFP1: A Sustainable Forest Park	BFGV sits as a housing allocation within the AAP area. Development is therefore supported – but it must be brought forward in line with garden village principles.
Policy BFP ECON1: Supporting Economic Growth	BFGV sits as a housing allocation within the AAP area. The masterplan is exploring supporting amenity – including community and commercial uses that will integrate into the wider AAP area.
Policy BFP INF6: Creating an Accessible Forest Park	The BFGV masterplan process includes review of strategic road network and identification of investment required to support future development of the area in line with the Local Plan allocation. This may include investment which benefits accessibility to the existing strategic park assets. The BFGV masterplan is also considering how delivery will include connectivity into the strategic park assets.
Policy BFP SN1: Meeting the Development Needs of the Borough in a Manner Appropriate to the Forest Park	BFGV sits as a housing allocation within the AAP area. Development is therefore supported – but it must be brought forward in line with garden village principles. This includes demonstrable landscape and open space strategy, and with clear connectivity into wider strategic open space assets.
Policy BFP ENV1: Enhancing Landscape Character	Tree planting strategy to be included within BFGV masterplan landscape and open space recommendations. Requirement to increase tree planting noted across the AAP area.

Policy BFP ENV2: Ecological Network	BFGV masterplan to protect and enhance identified ecology in line with BNG requirements.
Policy BFP COM3: Bold Forest Park as a Flagship for Delivery of Community Health Improvement	BFGV masterplan to specifically consider the function of open space in the context of community health improvement.

The Joint Merseyside and Halton Waste Local Plan (2013)

- 2.81 The Joint Merseyside and Halton Waste Local Plan (2013) provides a direction for sustainable waste management across the LCRC to 2027 including site allocations and detailed development management policies. It forms part of the statutory development plans for each of the Local Authorities.
- 2.82 The vision of the Plan is that by 2027, the Waste Local Plan will have facilitated the development of a network of sustainable and modern waste management facilities that will service the needs of the local communities enabling them to be as sustainable and self sufficient as possible.
- 2.83 The vision is supported by a series of strategic objectives which focus on the plan for sufficient waste management facilities, the optimisation of the recycle and reuse of waste materials, to raise awareness of sustainable waste management within the community and to promote high quality development for waste management facilities.
- 2.84 The policies of relevance within the Local Plan are listed in Table 2.7.:

Table 2.7: Joint Merseyside and Halton Waste Local Plan Policies

Policy Name	
Policy WM3: Allocations for District Level Sites	Policy WM5: Areas for Search for Additional Small-scale Waste Management Operations and Re-processing sites.
Policy WM7: Protecting Existing Waste Management Capacity for Built Facilities and Landfill.	Policy WM8: Waste Prevention and Resource Management
Policy WM9: Sustainable Waste Management Design and Layout for New Development	

- 2.85 Within **Policy WM3** the Land North of T.A.C. Abbotsfield Industrial Estate was allocated as a Waste Transfer Site, Re-Processor site, and for Primary Treatment of Waste. Abbotsfield Industrial Estate is immediately to the north of BFGV.
- 2.86 **Policy WM5** states that additional sites required for waste management and waster re-processing over and above the allocated areas will be considered in the vicinity of Abbotsfield Industrial Estate and industrial areas in the immediate proximity.

- 2.87 **Policy WM7** states that existing operational and consented waste management sites are expected to remain in use in order to manage the essential waste management capacity. Any change of use for existing waste management facilities will only be allowed under exceptional circumstances including the site being located in an inappropriate area, resulting in a significant loss of amenity space and that the loss of capacity can be made up elsewhere.
- 2.88 **Policy WM8** suggests that any development involving construction and development must efficiently use resources to prevent unnecessary waste, encourage the reuse and recycle of materials and 'design out' waste through design principles and construction methods.
- 2.89 **Policy WM9** suggests that sustainable waste management should be considered within the design and layout of new development including through the collection, storage and transport access to waste and recycling facilities; the inclusion of home composting in individual dwellings and gardens; and the facilitation of low carbon heat and power sources in new development.

Implications for Bold Forest Garden Village

Table 2.8: Joint Merseyside and Halton Waste Local Plan Policy Implications

Policy Name	Implications for BFGV
Policy WM3: Allocations for District Level Sites	BFGV masterplan to have regard to proximity of Waste Site allocation to north.
Policy WM5: Areas for Search for Additional Small-scale Waste Management Operations and Re-processing sites.	Policy is noted, but BFGV is not considered to be a relevant site for consideration for Waste Management Operations and Re-Processing.
Policy WM7: Protecting Existing Waste Management Capacity for Built Facilities and Landfill.	No material impact on BFGV masterplan.
Policy WM8: Waste Prevention and Resource Management	Policy requirement to be embedded within masterplan as a guide for future applications and development brought forward in the area.
Policy WM9: Sustainable Waste Management Design and Layout for New Development	

Additional Relevant Policies and Strategies

St Helen's Borough Housing Strategy (2022 – 27)

- 2.90 The Housing Strategy sets out the priorities for housing in St Helens between 2022 and 2027. It is a core supporting document of the St Helens Borough Strategy which sets the vision for the Borough until 2030.
- 2.91 The Housing Strategy has an overarching vision of 'Quality and Accessible Homes for All' and the aim is to outline how the housing priorities of the Borough Strategy and Local Plan will be delivered. Whilst

not a housing provider, the Council still retain a number of statutory duties as a strategic housing authority.

- 2.92 The 5 key themes of the Housing Strategy are: Towards Net Zero; Delivering Regeneration and Growth; Creating Communities; Improving and Wellbeing and Supported and Specialist Housing. Each of these themes are supported by a series of objectives, delivery commitments and ways to measure success so that the Council can be assured that the vision for housing in the Borough is being met.

TOWARDS NET ZERO

- 2.93 Delivery of housing in the Borough should align with the vision of the Council to achieve Net Zero by 2040 including maximising all funding opportunities to increase the sustainability of all tenures of housing. All new homes should meet the Future Homes Standards and have a design quality and use of sustainable materials to improve the overall energy efficiency of St Helens.

DELIVERING REGENERATION AND GROWTH

- 2.94 A minimum of 486 homes should be delivered each year to meet housing need but this must be through a balance of market and affordable homes to ensure there is a diverse offering. The Council would also like to see the raising of design standards in new build developments, recognising local heritage, neighbourhood design and best practice.

CREATING COMMUNITIES

- 2.95 The Strategy states that St Helens has moved towards a Localities based model, of which Bold is one locality. The Council suggest that housing plays a vital role in strengthening the communities and localities and it is essential that the delivery of new housing supports this approach.

IMPROVING HEALTH AND WELLBEING

- 2.96 There should be a priority for the development of bungalows and larger family homes at new developments to ensure that housing stock is accessible for all ages and needs. Using assistive technologies and applying for funding for adaptations, homes should be adapted to support independent living.

SUPPORTED AND SPECIALIST HOUSING

- 2.97 The strategy states that the delivery of housing can tackle other inequalities across the Borough and it is important that vulnerable residents are safeguarded and ensuring that new delivery of specialist housing meets local needs. All new build dwellings should be wheelchair accessible.
- 2.98 The BFGV must ensure that the housing delivery proposed in the masterplan meets the requirements of each of the key themes to ensure that the Council's overall vision is met.

Infrastructure Delivery Plan (2020)

- 2.99 The Infrastructure Delivery Plan is a supporting document to the Local Plan, covering the Plan Period to 2035 which sets out the infrastructure requirements for the Borough so that the growth and development proposed in the Local Plan can be achieved.
- 2.100 Within this plan, infrastructure refers to everything from community services such as libraries and places of worship, to transport infrastructure and waste management. It also sets out the agencies St Helens Council will have to work with to deliver the relevant infrastructure.
- 2.101 The future BFGV was identified as a potential pressure point for highways infrastructure and as such St Helens Council commissioned a transport study to identify the likely transport requirements to support the residential led development. This identified the need for a number of improvements for sustainable

travel. This includes a series of junctions that would now be placed under created pressure however it also acknowledged that there was an opportunity to create a new through route which would support the wider network.

- 2.102 The Infrastructure Delivery Plan also noted a potential shortfall in GP places on the basis of the proposed new development at BFGV, the potential to deliver a new primary school on site and the requirement to deliver green infrastructure in alignment with the Bold Forest AAP.

Supplementary Planning Documents

- 2.103 Supplementary Planning Documents (SPDs) do not have Development Plan status but are a material consideration when determining a planning application. The following SPDs are of relevance provide more detailed advice or guidance on policies in the adopted Local Plan.

Affordable Housing SPD (2010)

- 2.104 This document sets out the expectations of the Council in relation to affordable house provision and ensure developers are aware of the requirements that need to be met prior to submitting a planning application. This document aims to increase the provision of affordable housing in the Borough to meet local needs and provide a range of affordable housing options. The overall expectations for affordable housing delivery are as follows:

- A target of at least 30% of the total capacity of all new residential development on sites of 5 or more units. This target includes both housing for social rent (15%) and intermediate housing (15%) to meet affordable housing needs.
- On sites between 5 and 14 units, a commuted sum in lieu of on-site provision may be acceptable unless there is an overriding local need for on-site provision.
- On sites of 15 or more dwellings the presumption will be for on-site provision unless no local need exists, in which case a commuted sum in lieu of on-site provision will be required.
- Any relaxation of the above requirement will only be considered if fully justified by an independent site-specific economic viability study.

- 2.105 Where on-site provision of affordable housing is not considered appropriate or feasible the Council will expect the developer to enter into a Section 106 agreement to provide a financial contribution for provision off-site.

- 2.106 A new Affordable Housing SPD is currently being prepared and upon adoption, it will become material consideration to planning applications brought forward within the BFGV masterplan area.

Open Space Provision and Enhancement SPD (2024)

- 2.107 As a minimum, the Council would expect a scheme of size of 50 dwellings to provide at least the required amount of amenity greenspace within the development (of 10 sq.m per person); unless for example, the proposal site is located near, and is therefore accessible to, significant open space, which has opportunities for improvement to increase capacity.

Table 2.9: Open Space Thresholds

Types of Open Space	Thresholds for On-Site Provision	Reason for On-Site Threshold	Thresholds for Off-Site Contributions
Parks and Gardens	500+ dwellings	Scale of development generates the requirement for a small park/recreation ground.	40 dwellings
Natural and Semi-Natural Greenspace	500+ dwellings	Scale of development would require the creation of some natural and semi-natural green space. Additional tree planting may be also be required.	40 dwellings
Amenity Greenspace	40+ dwellings	For amenity purposed and to achieve a well-designed scheme.	Preference for on-site provision
Provision for children and young people	40+ dwellings	Size able to accommodate a Local Area of Play	40 dwellings
Allotments	500+ dwellings	Developments of over 1,000 dwellings should provide 20 plots on site.	50 dwellings (generate the need for one plot)

- 2.108 In such circumstances, a commuted sum provision may be acceptable. Alternatively, this approach may be acceptable where it has been demonstrated by the applicant that there are constraints with the site preventing on-site open space delivery, subject to Council agreement. This could apply to any of the open space required by the new development.
- 2.109 The off-site financial contribution in lieu of on-site provision will be based on the size and type of open space required by the proposed development and calculated in accordance with the number of dwellings proposed and the associated potential population generated.
- 2.110 The financial contributions for new or improved open space is listed in Table 2.10 below.

Table 2.10: Financial Costs for off-site provision

Types of Open Space	Open Space Standards (m2 per occupant)	Threshold	Cost of provision (psm)	Cost of maintenance (psm)	Max total per residence*
Parks and Gardens	8	40+ dwellings	£49.09	£2.96	£442.48
Natural and Semi-Natural Greenspace	20	40+ dwellings	£31.55	£1.96	£846.40
Amenity Greenspace	10	40+ dwellings	£41.06	£2.86	£447.40
Provision for children and young people	1	40+ dwellings	£137 - £400 (dependent on play type)	£17.47	£277.47
Allotments	1	50+ dwellings (= 1 plot)	£18.72	£0.92	£16.58

*(provision + maintenance costs x standards required)

- 2.111 Development proposals that would include new open space must incorporate suitable arrangements for its long-term management and maintenance and ensure that it will have continued public access. The developer is responsible for securing acceptable means for the future management and maintenance of open space on-site and needs to provide the Council with full details of these arrangements for the lifetime of the development before a planning application is determined.

Design SPD (2024)

- 2.112 This document provides a new standard for the Borough, providing guidance to applicants and developers on the quality of development that is expected from the Council. Furthermore, it provides guidance on how a high standard of design can be met.
- 2.113 The SPD sets out a 'Strategic Design Tier' which refers to the design considerations for large, complex setting out key design principles in response to the site context and analysis. It sets out considerations that should be applied under the headings: community, identity, nature and movement.
- 2.114 Consideration on how to create a thriving **community** should be included within masterplan for a strategic site. Design themes and variables that could be appropriate include:
- A demonstration that the site is suitable located within the Borough to foster community and that the proposed uses are compatible with neighbouring activities. If not compatible, mitigation strategies should be proposed
 - In the case of a mixed use development, the scale and location should be considered and anchor buildings such as key shops, schools or office buildings should be located in areas that encourage walking and cycling across the site.

- A phasing strategy should be developed for a large strategic site that considers how a development will be delivered over time.
- Access for all should be key to the project considering age and disability and developers should demonstrate how the proposed development will benefit existing and new communities as well as how to mitigate against the construction impact on the existing communities.

2.115 Design should also take into account the strategic **identity** and context of the area. This could include:

- Development of character studies to respond to the existing character including a consideration of the capacity of the site, following patterns of building heights in the area, the use of topography, and how the new development can integrate with the existing townscape.
- New development, regardless of its scale, must have a strong and memorable character which should connect into the pattern of surrounding development with active frontage and suitable landscaping.
- Successful neighbourhoods should be easy to understand for residents and visitors. There should be a clear hierarchy of streets, landmarks and focal points, which should help orientation and navigation. Successful layouts should be characterised by interconnected well-defined routes. Successful neighbourhoods are easy to navigate, feel safe and encourage walking or cycling.

2.116 **Nature** is a critical component of a well designed space and it contributes to the character of a place and to people's quality of life. This could include:

- The development of a landscape and public realm strategy which should illustrate the structure of the public realm and landscape design, describing how it integrates with the surrounding area.
- Development should protect and enhance sites of biodiversity including providing suitable buffers to site that are important for wildlife, such as Local Nature Reserves and River Corridors.
- Waterways should also be viewed as integral to the public realm and SUDs should be included to ensure that surface water run off from development does not exceed existing levels.

2.117 A well-designed development should be easy to get to and **move through**, making the most of existing or proposed facilities in the area. The overarching aim is the creation of safe and walkable neighbourhoods that prioritises pedestrians, cyclists and public transport.

- The streetscape, urban form and function should be designed in an integrated way to ensure that environments prioritise people ahead of car use. Highway design needs to respond by integrating cars into the public realm without affecting its quality

2.118 All elements of the Design SPD should be considered through the development of the masterplan process.

Developer Contributions SPD (2024)

2.119 The purpose of this SPD is to set out the Council's approach to seeking developer contributions and provides guidance in relation to the implementation of policies in the Local Plan, including LPA07 'Infrastructure Delivery and Funding'.

2.120 The potential requirements for developer contributions suitable for BFGV are listed in the table below.

Table 2.11: Developer Contributions

Infrastructure	Threshold
Affordable Housing	New open market housing developments of 10 or more units (or sites of 0.5ha if the number is not known). 30% requirement on greenfield sites. 0% on brownfield sites (Zone 2)
Biodiversity	Mandatory BNG of 10% + to be secured over 30 years Where development will impact on protected sites, habitats and species.
Bold Forest Park	Those developments within the Bold Forest Park AAP boundary Contributions to infrastructure and 30% tree coverage aim
Education	Major planning applications (10+ units) Where proposed development would lead to a project shortfall in capacity of primary and secondary schools.
Flood Risk, Waste Management and Sustainable Drainage	Strategic development sites Where development is at risk of flooding
Healthcare	Developments of 200+ units Through consultation with the ICB, demonstrated there is insufficient capacity to meet the needs of an increased population
Public Space and Outdoor Provision	Developments of 40+ units Larger residential developments may be expected to provide local recreation opportunities
Public Realm	On a case by case basis
Social and Community	On a case by case basis where there is a need for onsite provision of community facilities especially on strategic sites
Transport	On a case by case basis If a development is generating significant transport movement and supported by an Assessment or Statement

- 2.121 The SPD sets out the procedure to determine the developer contributions including testing viability, a hierarchy of the necessity of the infrastructure, the approach to the negotiation through the Planning Process and the timing and phasing of financial contributions.
- 2.122 The infrastructure that developers will be required to contribute to will be determined through the masterplanning process including the extent of public realm, open space, local centre provision and any community services. However, the location and scale of these will be determined on creating the best place at BFGV.

- 2.123 Therefore, there will likely have to be a process of equalisation across BFGV between the landowners and developers so all are contributing equally to the creation of BFGV as a holistic place, rather than seeing their land or plot as an isolated plot.

Transport and Travel SPD (2025)

- 2.124 This document builds upon the policies set out in the Local Plan and has been created to provide guidance to applicants on access and transport requirements for new developments. The document sets out the approach and expectations for new developments, specifically in relation to sustainable transport modes, parking standards, air quality, noise and travel plans.
- 2.125 New development is stated to be expected to be located and designed to reduce the need to travel, be accessible to public transport, pedestrians and cyclists. This SPD outlines specific design requirements that are to be outlined in an accompanying Design and Access Statement. This includes the following requirements:
- Integrate travel plans with existing developments to reduce car dependency and utilise footpath and cycle networks;
 - Provide safe, secure and convenient routes for cyclists and pedestrians;
 - Ensure all properties are within 400 metres walking distance of a bus stop and within 800 metres walking distance of a rail station;
 - A requirement (where applicable) for commuted sums to improve local roads and footpaths;
 - For larger schemes, the possibility for new bus routes and increased bus frequency;
 - Provision of safe and secure cycle storage;
 - Demonstration of best practice principles;
 - Clearly demonstrate the needs of disabled people are considered in the design of transport and pedestrian infrastructure in accordance with the Department for Transport's 'Inclusive Mobility' guide.
- 2.126 All applicants will be required to complete a Minimum Standard Accessibility Assessment (MASA) prior to submitting a planning application to make sure future developments within St Helens are accessible to all. This document also outlines the parking requirements for all types of new development in the area for each use class. The SPD sets out that every new home, including those created from a change of use, with associated parking, must have an EV charge point. Any additional parking spaces should include cable routes for future additional charge points.

3. Planning History

- 3.1 A planning application search has been conducted on the masterplan area over the past 5 years. There are no major applications to note within the area.

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