

BUCKLEY HILL LANE NETHERTON

Public Consultation No.02

May 2020



1.0 | Introduction

Sefton Council - ensuring the development of more quality homes in our community

Sefton Council are bringing forward the development of a key housing site as identified in the Sefton Local Plan (2017). This means **the principle of residential development has already been accepted by the Council.**

We have worked with Council Members, our internal and external planning and design teams to bring forward new plans for high quality homes in your area.

The purpose of this public consultation is to share with you our latest proposals for the site, which have been developed since the first public consultation in July 2019. We would welcome your feedback to help shape your community and inform the final proposals before submitting a detailed Planning Application.



2.0 | Development Principles

In order to bring the development forward and inject much needed life back into a disused vacant site, the proposed design has looked to the existing character of the area for inspiration. A modern take on the terraced street pattern allows a denser development to be realised, one that will integrate seamlessly into its surroundings.

Key Design Principles:

- 01. Proposed dwellings arranged as outward looking units, providing views across the road and to adjacent woodland and fields. 
- 02. Primary site access off Higher End Park allowing development to function as self contained cul-de-sac with no through access for vehicles.
- 03. Properties along Higher End Park arranged with gable ends facing the road. Gable windows will enhance natural surveillance.
- 04. Remainder of dwellings arranged as inward looking units addressing the street. 
- 05. Dwellings arranged to address the 'view at the end of the street'.
- 06. Opportunity to enhance streetscape with low level soft landscaping and trees (greening the streets).
- 07. Enhance boundary treatments to address views both in and out of the site.
- 08. Enhance existing public realm and parking along Higher End Park.
- 09. Increase permeability and provide pedestrian links through the site, connecting the adjacent developments. 



3.0 | Illustrative Site Layout



Housing Mix

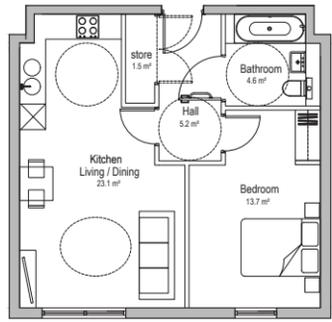
 1 Bed Apt	12
 2 Bed Apt	06
 2 Bed House	16
 3 Bed House	26
 4 Bed House	10
TOTAL	70

Car Parking

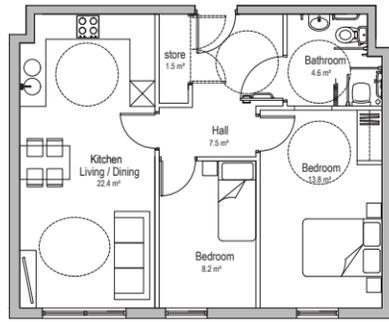
 Parking Spaces (2.5x5m)	
TOTAL	150



4.0 | Dwelling Types & Design Aspirations



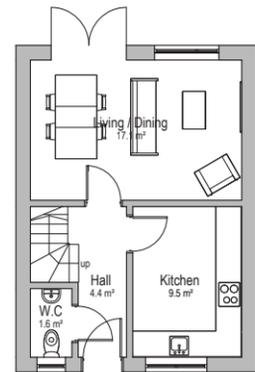
1 Bed Apt (50 sq.m)
M4(2) Accessible



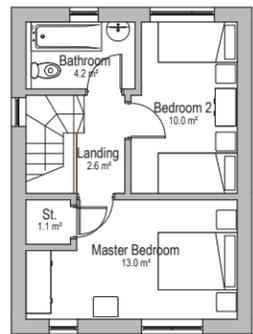
2 Bed Apt (61 sq.m)
M4(2) Accessible

The following dwelling types are indicative only at this stage and subject to detailed design prior to a Full Planning application submission.

The mix of dwelling types is in line with current planning policy guidance and have been developed to provide a range of housing suitable for the local community, including fully accessible apartments.

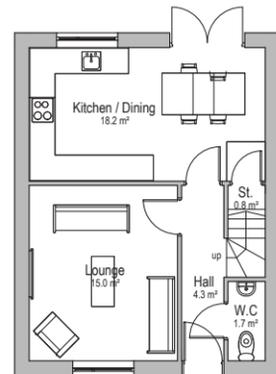


Ground

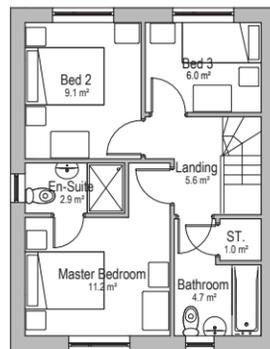


First

2 Bed House (72 sq.m)

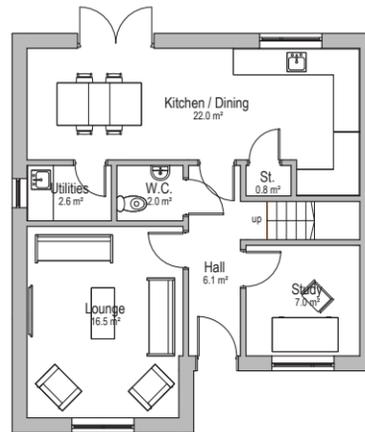


Ground

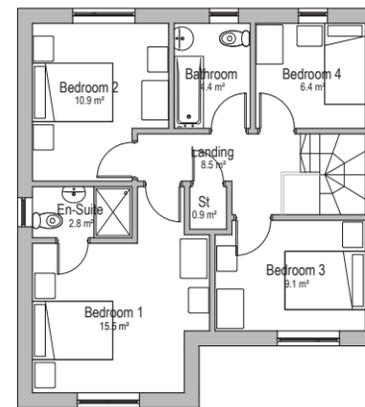


First

3 Bed House (86 sq.m)



Ground



First

4 Bed House (125 sq.m)

Design Aspirations:



6.0 | Please get in touch...

We hope you have enjoyed looking through the proposed new development plans. Now it is your chance to get in touch with us and make comments.

We are looking to understand if you or anyone you know is looking for a property in the area? If so, what type of property are you looking for? Any other questions about the development are also welcome?

Please also be aware that further consultation by the Council will be undertaken with local residents once the planning application has been submitted later this year.

Comments via email will be checked daily and our Office Manager will be collecting postal comments once a week.

Please can all comments be submitted by 10th July 2020 where possible, to enable the team to review and incorporate any suggestions into the final design and layout of the site.

How to comment...

Comments should be sent via email or post and be addressed to the details below...

Please mark all responses FAO '[Buckley Hill Lane Consultation](#)'.

By Email...

buckleyhilllane@pegasusgroup.co.uk

By Post...

**Queens House | Queen Street |
Manchester | M2 5HT**

For further information visit <https://mysefton.co.uk/2020/05/14/residents-views-sought-on-new-netherton-housing-development/>