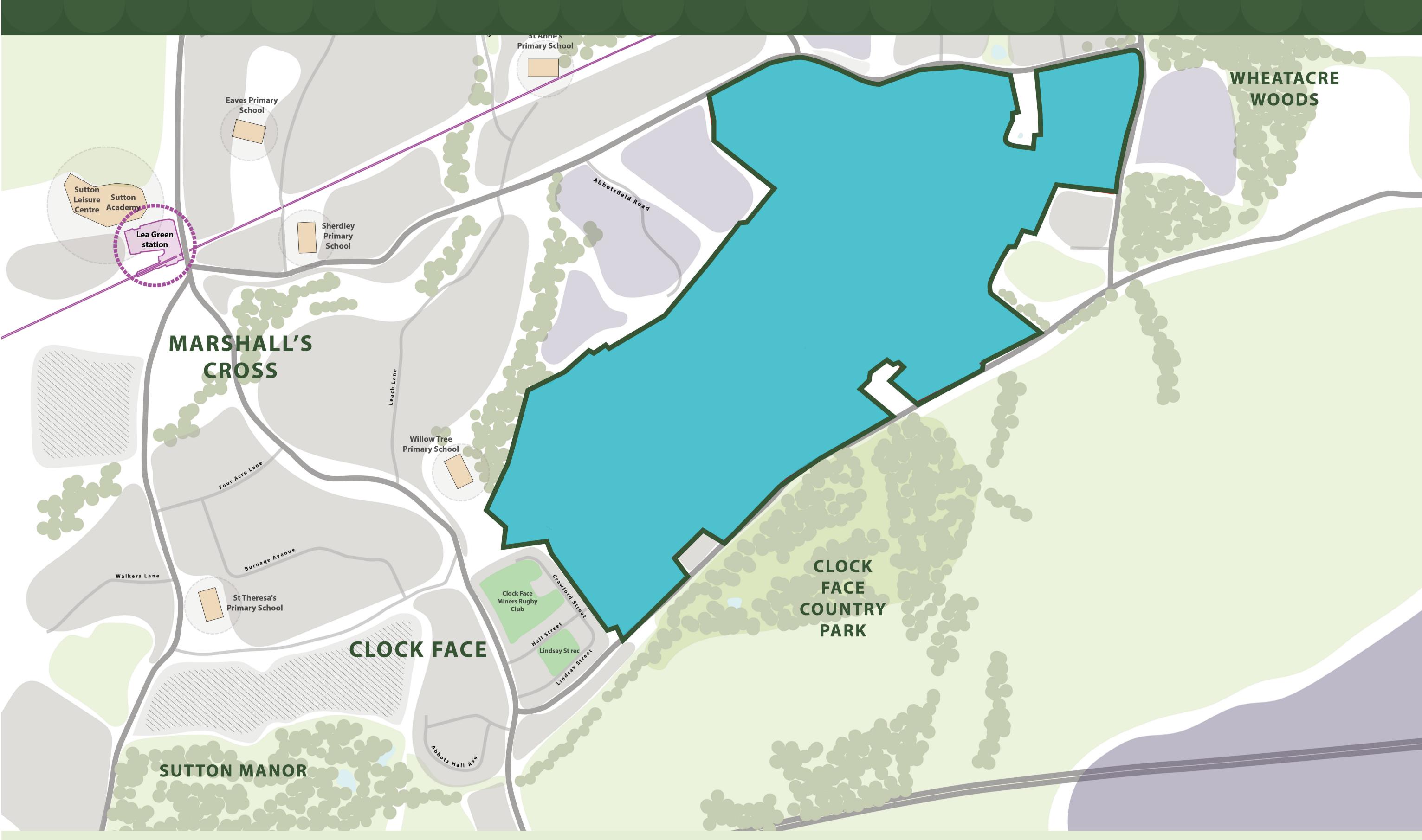
MASTERPLAN CONSULTATION



Site boundary of the proposed masterplan.

Welcome

Welcome to the community drop-in event on the emerging masterplan proposals for Bold Forest Garden Village - a vibrant, connected residential community in the heart of the Bold Forest Park area.

The masterplan seeks to provide long-term benefits to both the local area and the wider city region, through the delivery of around 3,000 new homes. It is being prepared in line with site allocation 4HA and Policy LPA11 included in St Helens Local Plan, and guided by garden village principles, including a focus upon high-quality design and landscape-led delivery.

Beyond creating new housing opportunities, Bold Forest Garden Village will deliver community infrastructure, including strategic open space and primary education, benefiting local and wider populations. This is yet to be determined, and detailed engagement is ongoing with the council, to explore the evidence base around primary education, and the amount and mix of on-site community infrastructure that will be needed to support the masterplan development. Going forward, the preferred option masterplan will provide clarity on on-site community infrastructure.

During this first consultation, we want to understand your views on each of our three proposed masterplan approaches, and what you think are the related opportunities and challenges for your community and local area. Your feedback will be key to informing a preferred approach, which we will bring forward as part of a second consultation exercise in Autumn.







Social

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INTRODUCTION

What is a garden village?

The emerging masterplans seek to transform the 128-hectare site into a vibrant landscape-led garden village in the heart of the Bold Forest Park area. The proposals will deliver a sustainable and well-connected place to live, work and spend time in.

A garden village is guided by a set of clear principles



Community stewardship



High-quality homes



Active travel infrastructure



Employment opportunities



Retail and leisure facilities



Climate resilient infrastructure



Integrated transport systems



Green networks and open spaces



Enhanced wildlife and biodiversity

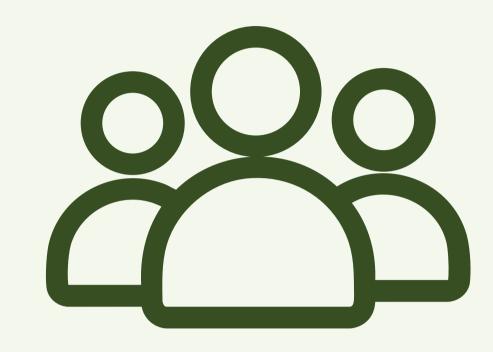


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Site Context

To inform the development of the masterplan framework for Bold Forest Garden Village, the team have been gathering a comprehensive evidence base. This includes desk-top analysis and site visits, to ensure that the team understand the site and its context fully.

The analysis we have undertaken can broadly be grouped into three key areas:







PEOPLE

An assessment of the demographics of the local population in existing nearby communities, existing social infrastructure including schools, health and leisure provision, and the presence of local groups and faith provision.

PLACE

A character study of the site and local area, including analysis of the landscape character and heritage, and a review of existing road and rail infrastructure serving the site (including public transport connections).

ENVIRONMENT

An analysis of local ecology, and challenges relating to noise, air and flood risk that will inform development potential across the site.

The baseline has helped us to prepare key themes and spatial principles to shape the masterplan process.

The THREE KEY THEMES identified are:

LANDSCAPE-LED

A distinctive, sustainable, attractive and healthy place to live

Creating a strong network of new green spaces and routes that are designed to maximise benefits for the local community, whilst integrating garden village principles and ensuring healthy lives for all.

LOCALLY INTEGRATED

A new place that integrates and enhances established communities

Ensuring the site has a strong relationship with existing communities in New Bold, Sutton and Clock Face, including positive gateways and clear active travel connections to and from the garden village, as well as ensuring sufficient social infrastructure (schools, health and local retail) is provided within the local area to support existing and new residents.

DELIVERABLE

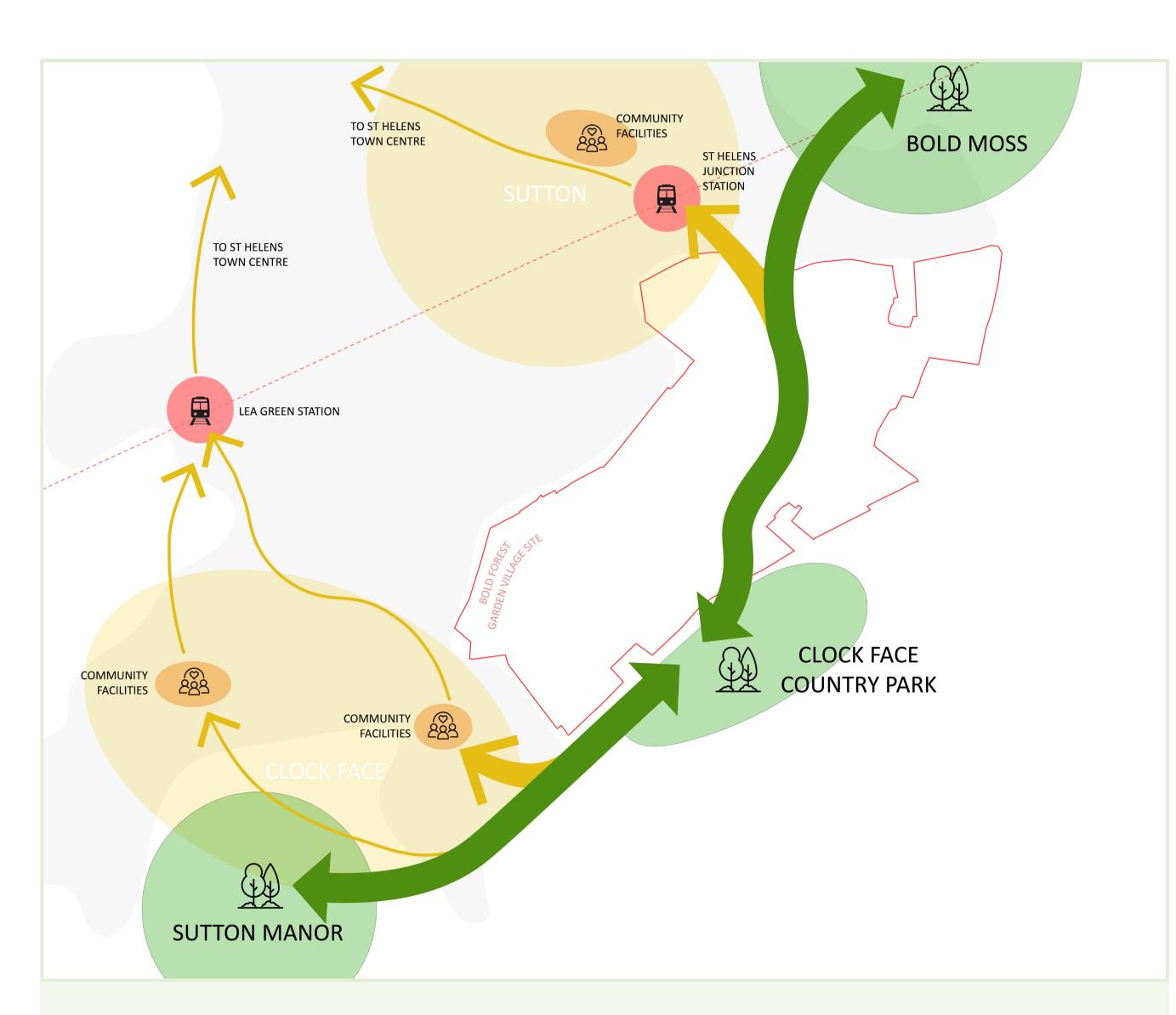
A coordinated site-wide approach to delivery and infrastructure

Developing a comprehensive delivery plan, which sets out clear phasing for the delivery of supporting infrastructure, ensuring it is delivered in a timely manner to support new homes and a growing community in the area, whilst maintaining quality in the long term.

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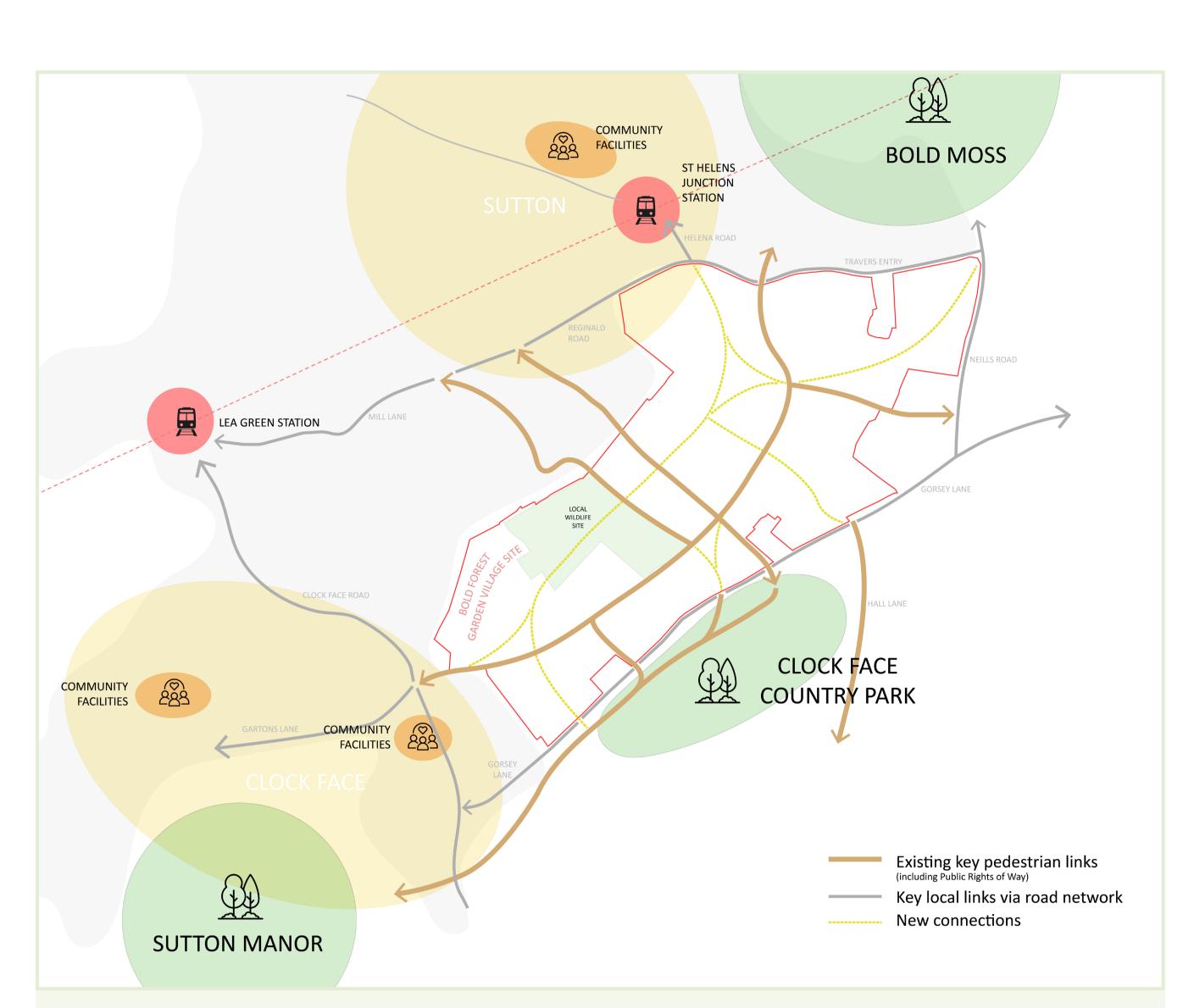
Site Context

The masterplan framework will be further shaped by **THREE OVERARCHING KEY SPATIAL PRINCIPLES**. These prioritise:



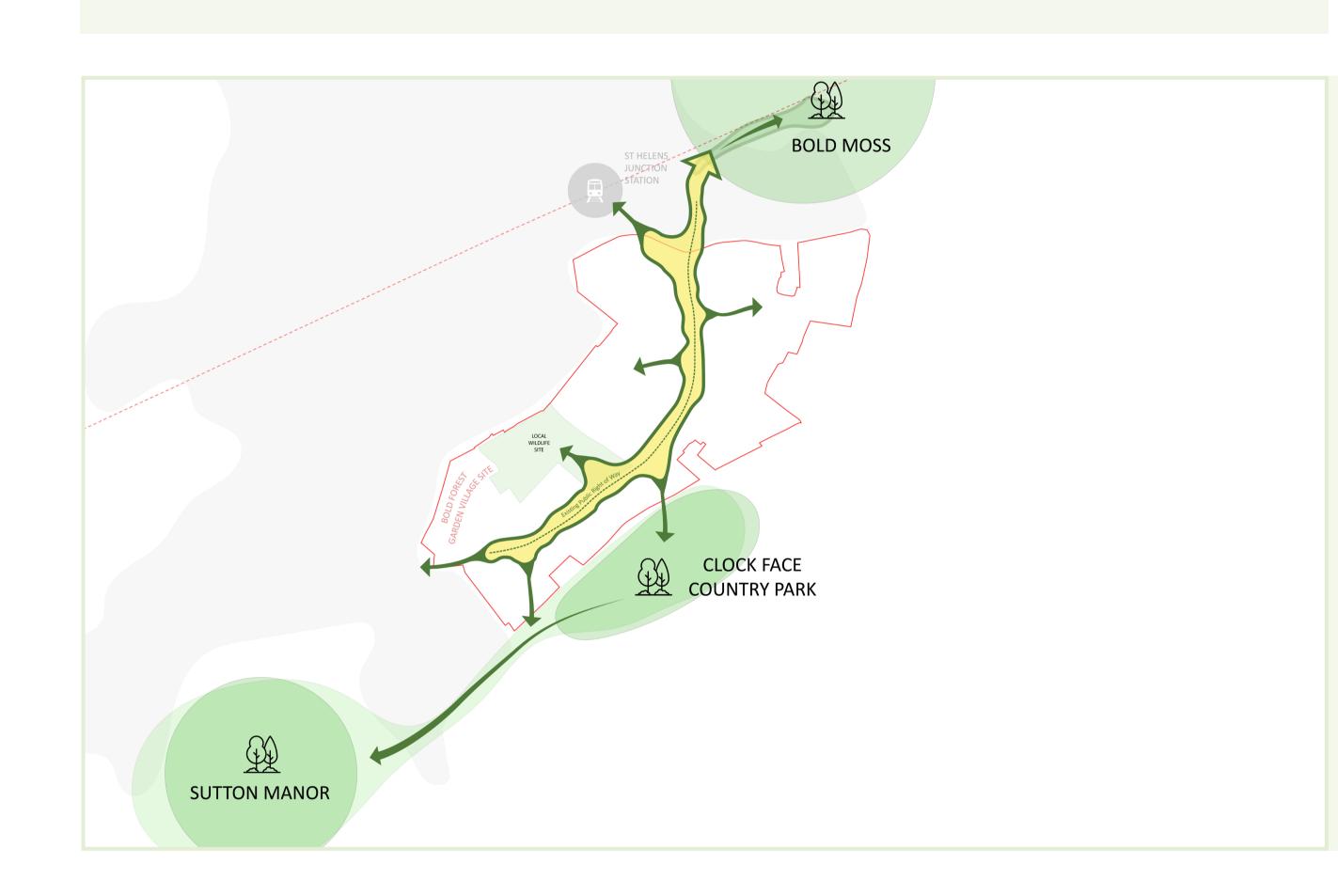
Unlocking wider strategic connections

Providing direct connections between existing and new communities and strategic green infrastructure assets across the wider Bold Forest area, including Clock Face Country Park, Bold Moss and Sutton Manor, aligning with ambitions set out in the Bold Forest Area Action Plan.



Maximising local links 'into and through'

Connecting the garden village into the existing strategic network, public rights of way and connecting routes, promoting active travel and opportunity for recreation, whilst creating new connections to enhance access to existing communities and facilities, ensuring all local people can benefit from new assets being delivered within the masterplan area.



Reinforcing the existing 'greenway'

Putting the existing public right of way, which runs south-west to north-west through the masterplan area, at the heart the garden village - enhancing its distinctive landscape and features.

In response to the evidence base, and the key themes and spatial principles identified, three alternative strategic approaches have been prepared. These alternatives have been prepared to test a number of key considerations before a preferred design response is identified for Bold Forest Garden Village. These considerations include (but are not limited to):

What is the best way to connect the garden village with nearby existing communities?

Where are the best points of access to the garden village?

What type of open space should we deliver to support new homes to be built? How much do we need and what character and function should it have?

What community facilities do we need to support existing and new communities?

Where should these be located?

What are the preferred movement routes running through the garden village?

In the following boards we present the three alternative strategies. We want your views on the positives and the challenges for each of the alternatives.

APPROACH1:

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Urban extension united by a green heart



This approach focuses new community hub facilities towards existing neighbourhoods that lie adjacent to the site, aiming to maximise connectivity and continuity between existing and new communities. A new large-scale green space will be located towards the centre of the site, adjacent to the Local Wildlife Site, linked by clear, broad green corridors.

Development adjacent to site boundaries

- → Multiple new access points created along site boundaries, all framed by new development frontage.
- → New roads, footpaths and cycle paths connecting into the development from Reginald Road, Bold Road, Travers' Entry, Neills Road and Gorsey Lane.
- → New and improved footpaths and cycle paths connecting into the development area from Clock Face (Crawford Street area).
- → Potential for a new local centre in proximity or adjacent to Reginald Road / Bold Road frontage. This would help to emphasise the connection between the site and St Helens Junction Rail Station, complementing existing services and facilities in Sutton Village.
- → Potential additional, smaller new community hub near Clock Face creating a welcoming gateway between new and existing neighbourhoods.

A'Green Heart'

- → Large, centrally located green space creates a 'Green heart' that becomes a key community destination, both for existing residents in the area and future new residents.
- → The large scale of this green space would allow for different functions and facilities, with particular opportunity for inclusive outdoor sport, play and recreation.
- → The location of the space would help to strengthen connections to Clock Face Country Park and the existing Local Wildlife Site. Being located on higher ground, it would open up key views out from the site.

A new 'Greenway'

- → The existing long-distance footpath that passes through the site (south west to north east alignment) could be enhanced as a generous green corridor: a strategic 'Greenway'.
- → The Greenway would help to link communities to the central 'Green heart' open space and also become an important wildlife corridor.
- → It would help to create better long-distance pedestrian and cycle connections between Clock Face Country Park, Bold Moss and Sutton Manor.

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APPROACH2:

A new village with green edges



For this approach, boundaries between new development and existing neighbourhoods will be defined by new green spaces, creating a distinct 'new village' within the central part of the site. Green spaces on the site edges would provide new, accessible multifunctional spaces that benefit existing and future new residents.

Landscaped green space at the edges

- → Green spaces provide a physical break between existing urban areas and new development.
- → These spaces would be designed as active recreation spaces that create attractive and lively destinations within walking and cycling distance of all local communities.
- → The green edges could help development to blend with the local landscape setting and could include new tree planting.
- → Green edges would link to the central parts of the site, creating new long distance circular walks, cycling and jogging routes, connecting into Clock Face Country Park.

Development maximised within the centre of the site

- → Development creates a distinct 'new village' within the core of the site. New homes and local centre uses would be orientated more towards the centre, with careful consideration towards proximity to existing local centres and high streets, away from the edges.
- → Development connected by new roads linking through the core of the site, including a central 'main street' that could create a focal point for local centre uses and public space that can accommodate community activities
- → Strong, clear and safe footpath and cycle routes would connect across the green edges towards the new development.
- → The development area would meet the site boundary at Reginald Road / Bold Road to emphasise the connection with St Helens Junction Rail Station and links towards facilities in Sutton Village.
- → Potential to slightly expand Clock Face local centre by including additional complementary community facilities at the south-western edge of the masterplan

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APPROACH3:

Maximising exisiting community assets



This approach aims to prioritise opportunities for new development to enable improvements to the existing local green space network and enhance other key facilities (e.g. local schools). The site would be maximised for residential development, which would contribute financially to local projects that upgrade existing assets (catering for new residents and directly benefiting existing communities).

However, this approach could potentially challenge the vision and principles of a garden village, therefore new green spaces, green corridors and public spaces would be delivered throughout the site to very high quality to maintain a garden village ethos.

Contributions to the local area

- → Key local green spaces targeted for improvement. This could include spaces such as Sherdley Park and King George V Playing Fields, for example diversifying the range of functions within the space and improving quality and maintenance.
- → Potential to prioritise improvements to existing outdoor sport and active recreation facilities.
- → Potential for investment to improve the accessibility of existing natural / semi-natural green spaces at Bold Moss, Clock Face Country Park and Sutton Manor.
- → Local schools to be assessed and improved where they are needed to cater for new families living within the site.
- → Improvements to local roads and footpaths /cycle paths to enable and promote walking, cycling and use of public transport across the area.
- → A list of project priorities could be drawn up in consultation with local communities.

New internal site facilities

- → Development within the site would also include new green spaces and community uses or small-scale local centre uses.
- → Green spaces within the site would prioritise provision of amenity and recreation space (local parks and play spaces) that would create local 'hub' locations within the development.
- → Only limited provision of natural / semi-natural green spaces within the site itself.

Maximising development area

- → Development area within the site would be maximised whilst still delivering a garden village.
- → Multiple new access points along site boundaries at Gorsey Lane, Reginald Road, Bold Road, Traver's Entry and Neills Road framed by new development frontage.
- → New and improved footpaths and cycle paths connecting into the development area from Clock Face (Crawford Street area).

MASTERPLAN CONSULTATION



A view of the proposed masterplan site.

THANK YOU AND NEXT STEPS

Thank you for attending the first community consultation for Bold Forest Garden Village. We hope that you have found it both valuable and informative.

Your feedback will play an important role as we finesse our masterplan. Please leave your questionnaire in the box provided or, alternatively, send your comments by post to:

Bold Forest consultation, FREEPOST RUCJ-HCBA-JGGX, Social, Huckletree, The Express Building, 9 Great Ancoats Street, M4 5AD

You can also send comments by email to: boldforest@social.co.uk.

Please make sure that all responses are received no later than **Friday 2nd May 2025**, which is when this initial consultation will close.

You can also access our web site if you wish to review what you have seen at this exhibition: **boldforestgv.co.uk**

MASTERPLAN TIMELINE

- October 2024 to March 2025
 - Project initiation, landowner engagement and baseline studies
- Spring 2025
 Spatial approaches consultation
- Autumn 2025
 Preferred masterplan consultation
- December 2025

 Masterplan submitted to Council for adoption



Scan the QR code to visit our website.

If you require this information in another format, such as large format, audio, or braille, please do contact us on one of the contact methods above.