



## Introduction

Turley Engagement has delivered the first stages of a comprehensive Consultation and Communications Plan. The plan was collaboratively prepared and agreed with Knowsley Metropolitan Borough Council (KMBC) and the project team in August 2016.

The Plan set out a number of stages of consultation with landowners enable proactive engagement and the ability for landowners to influence the master planning process. This report sets out feedback from the following stages of consultation and communication:

- Landowner Information Exchange and Notification
- Landowner Briefing and Workshop.



## Landowner Information Exchange and Notification

Land Registry searches undertaken by KMBC identified 43 separate land ownerships across the site. A Land Ownership Plan illustrating the land parcels and ownership is included at Figure 1.

The majority of landowners were known to KMBC and previously contacted through the consultation stages on the Local Plan Core Strategy process which commenced back in 2009. Following adoption of the Core Strategy and removal of the site from the Green Belt (January 2016) a further stage of engagement with landowners within the SUE area was undertaken. Landowners were invited to a number of landowner meetings conducted by KMBC on the 17 March 2016 and 7 July 2016.

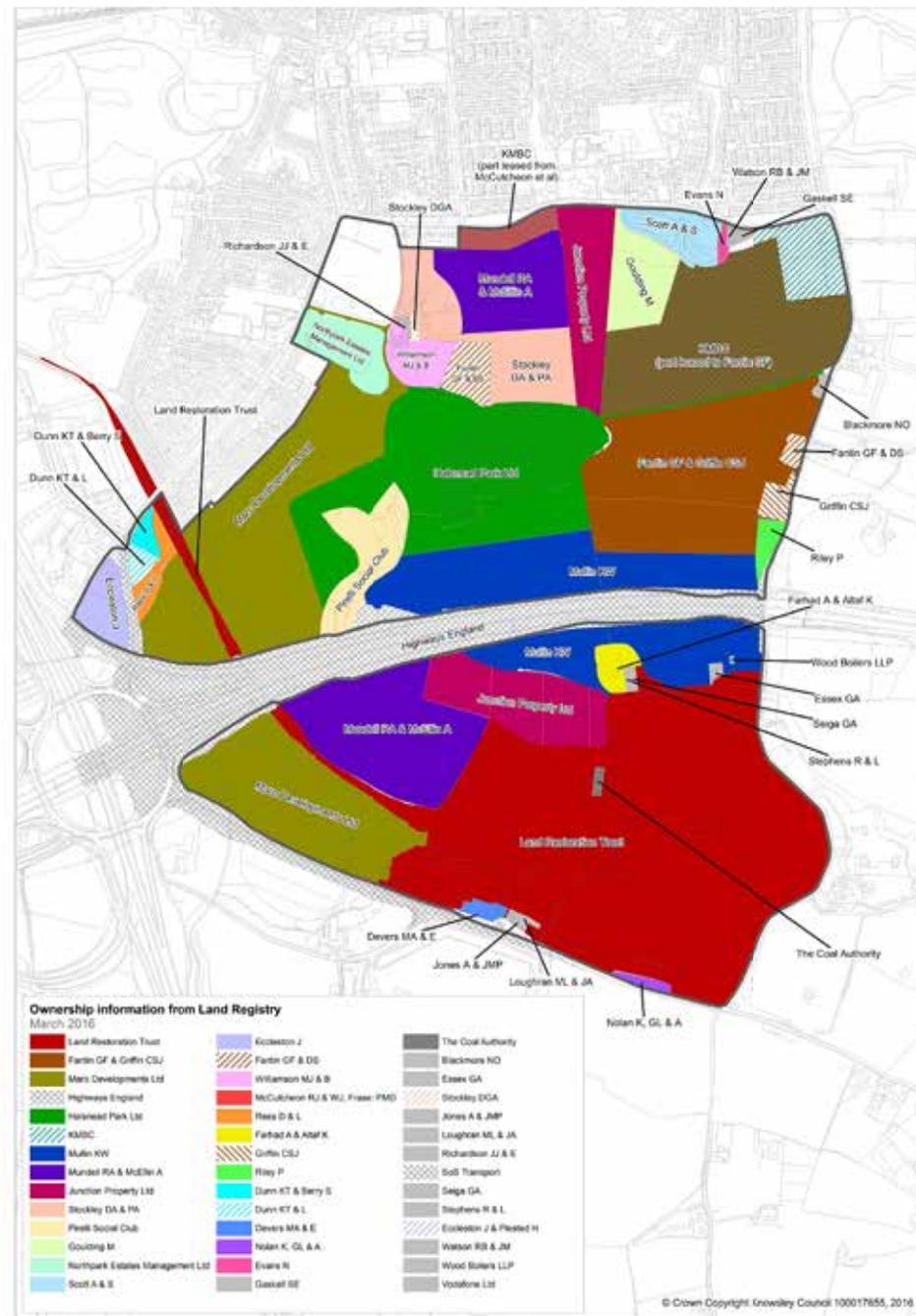


Figure 1: Land Ownership Plan

In order to ensure ongoing correspondence and consultation, further correspondence was issued by the project team on the 16 August 2016 to the full list of known landowners and agents.

The correspondence delivered the following key messages:

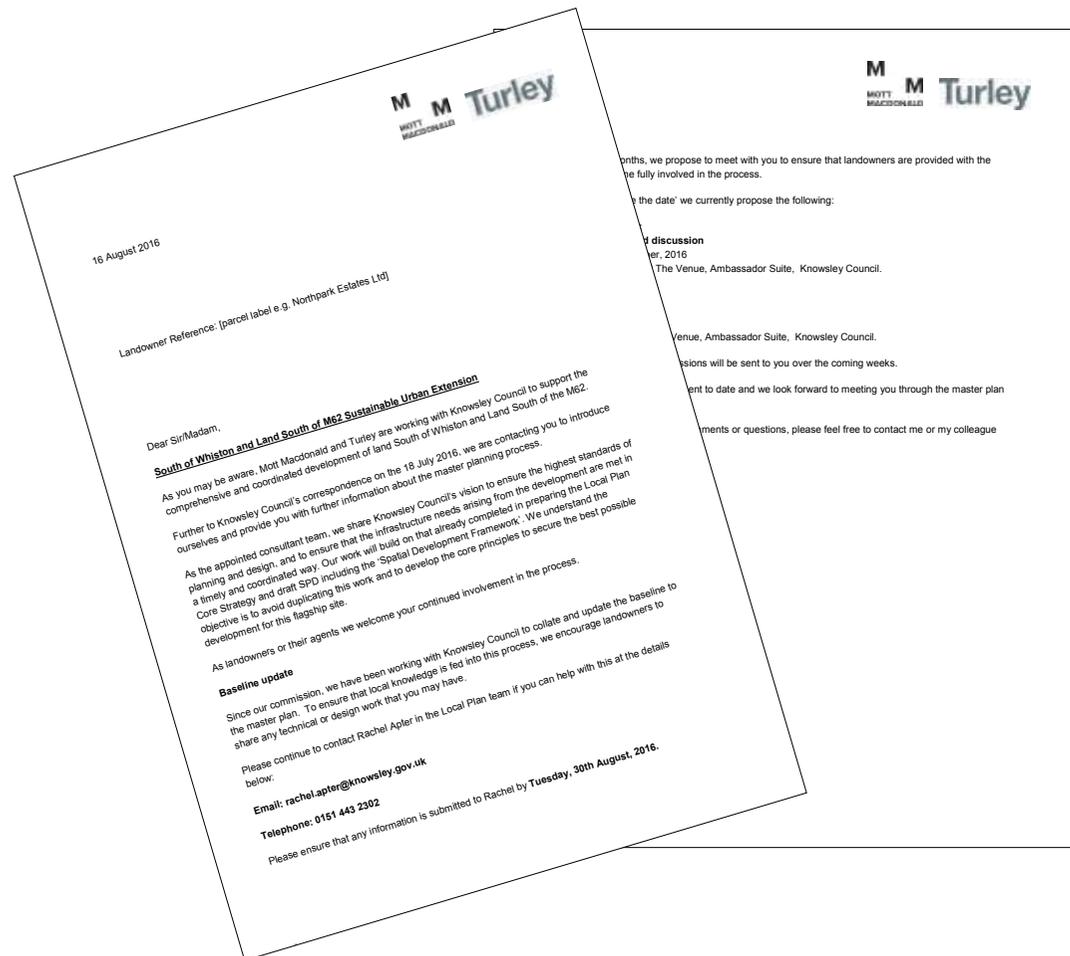
- Introduction to the recently appointed Turley and Mott Macdonald consultant team
- Provided landowners with a further opportunity to share any technical information with the project team to inform the Baseline
- Informed landowners / agents about the forthcoming process of consultation and provided notification of the initial landowner workshop on 14 September 2016.

Feedback over a two week period confirmed attendance to the forthcoming Landowner and Briefing. In addition, where contact details were previously unknown, this stage of work clarified contact details with a number of landowners and agents.

No additional baseline information was shared during the process.

Where no previous knowledge of the master plan process was expressed as feedback, KMBC provided further information and update to these landowners.

A further round of emails and phone calls were made to establish contact and confirmation of landowner attendance at the Workshop event.



## Landowner Briefing and Workshop

Following on from an initial stage of landowner correspondence the project team held a Landowner Briefing and Workshop. The session was held as follows:

**Date:** Wednesday 14th September 2016

**Time:** 8.30am to 12.30pm

**Location:** The Venue, Ambassador Suite, Knowsley Council Offices.

The objectives of the session were:

- To ensure all landowners feel that they have the ability to influence the masterplan
- To reassure landowners that the project team is working at pace and progress has been delivered
- To meet landowner concerns and ambitions
- To update and discuss the three emerging approaches
- To provide opportunity for the landowners to provide feedback
- To communicate next steps.

The workshop was organised into a number of sessions to enable the team facilitators to encourage positive and proactive involvement and feedback.



## Landowner attendance

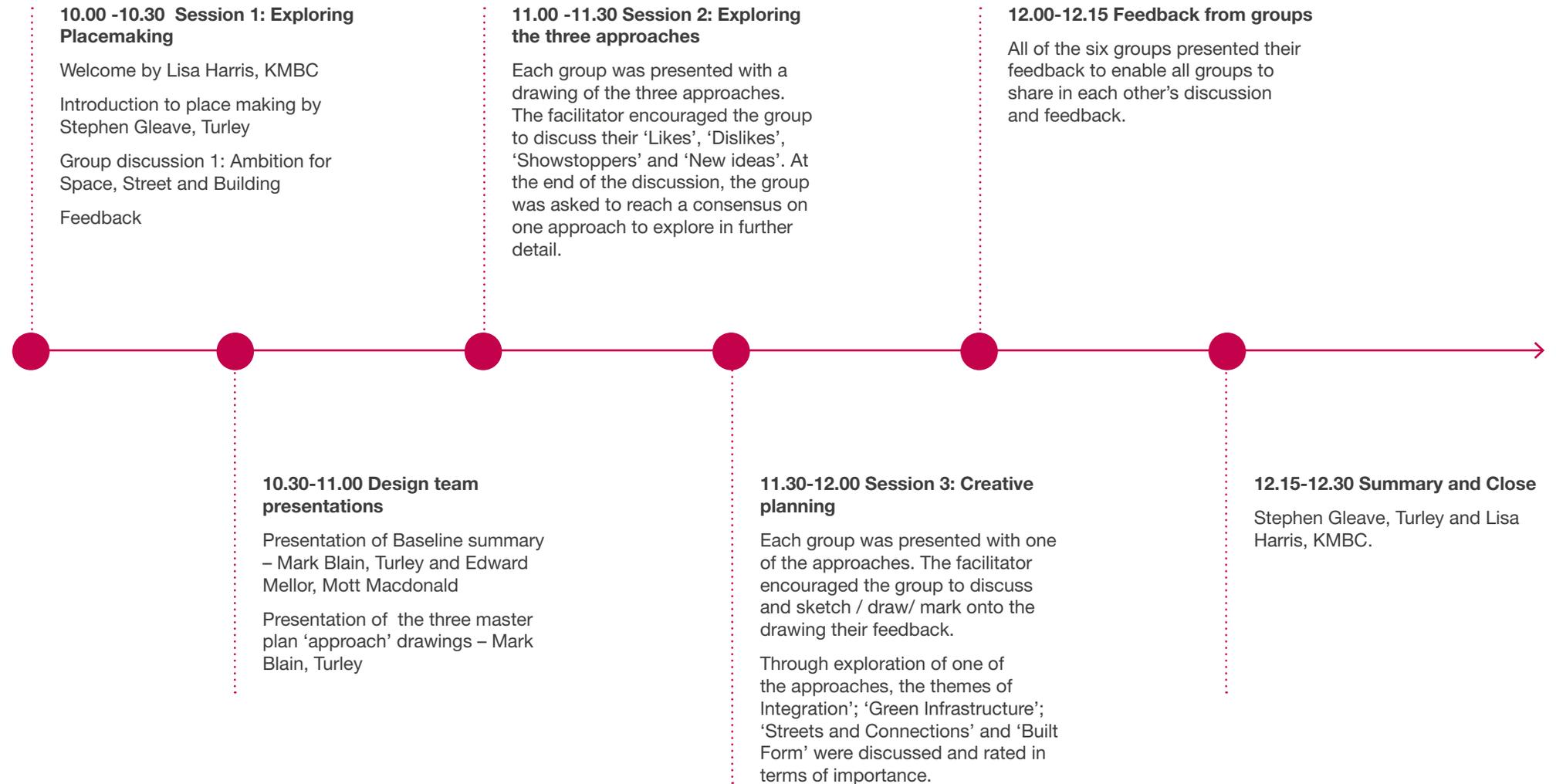
On the day, 23 land parcels were represented at the session by 32 landowners and agents. Representatives from major land parcels were present in addition to some of the more minor individual residential landowners.

On arrival, landowners and / or their representatives were invited to sit at one of the six tables in the room. A member of the project team from KMBC, Turley, ATLAS (HCA) or Mott Macdonald acted as a group facilitator.



## Workshop activity

In summary, the workshop comprised the following activity:



The following section of the report explores the activity and feedback in further detail.

## Workshop Session 1: Exploring placemaking

The workshop began with an opening address from Lisa Harris, Director of Regeneration and Housing, KMBC, who welcomed landowners, provided a brief update on the master plan process and introduced the appointed consultant team from Turley and Mott Macdonald.

### Exploring placemaking

As Chairman for the session, Stephen Gleave opened the workshop. As an icebreaker Stephen asked each of the project team members, facilitators and attendees to introduce themselves to the rest of the Group. Stephen followed this short exercise with an introduction to the concept of placemaking. Stephen explained that the Streets, Spaces and Built form interact to form a place.

The first group exercise was centred on a discussion around capturing ambition and a discussion on what characteristics this place may have. The discussion also provided the landowners and opportunity to discuss the Garden Village concept and meaning through the precedent images provided.

Each group was provided with example precedent images grouped around three themes; Open Spaces, Streets and Buildings. The precedent images were provided on a scale illustrating 'Modern Housing Development' to 'An urban Village' to 'A Garden Village'. A copy of the supporting images is presented in Figure 2.

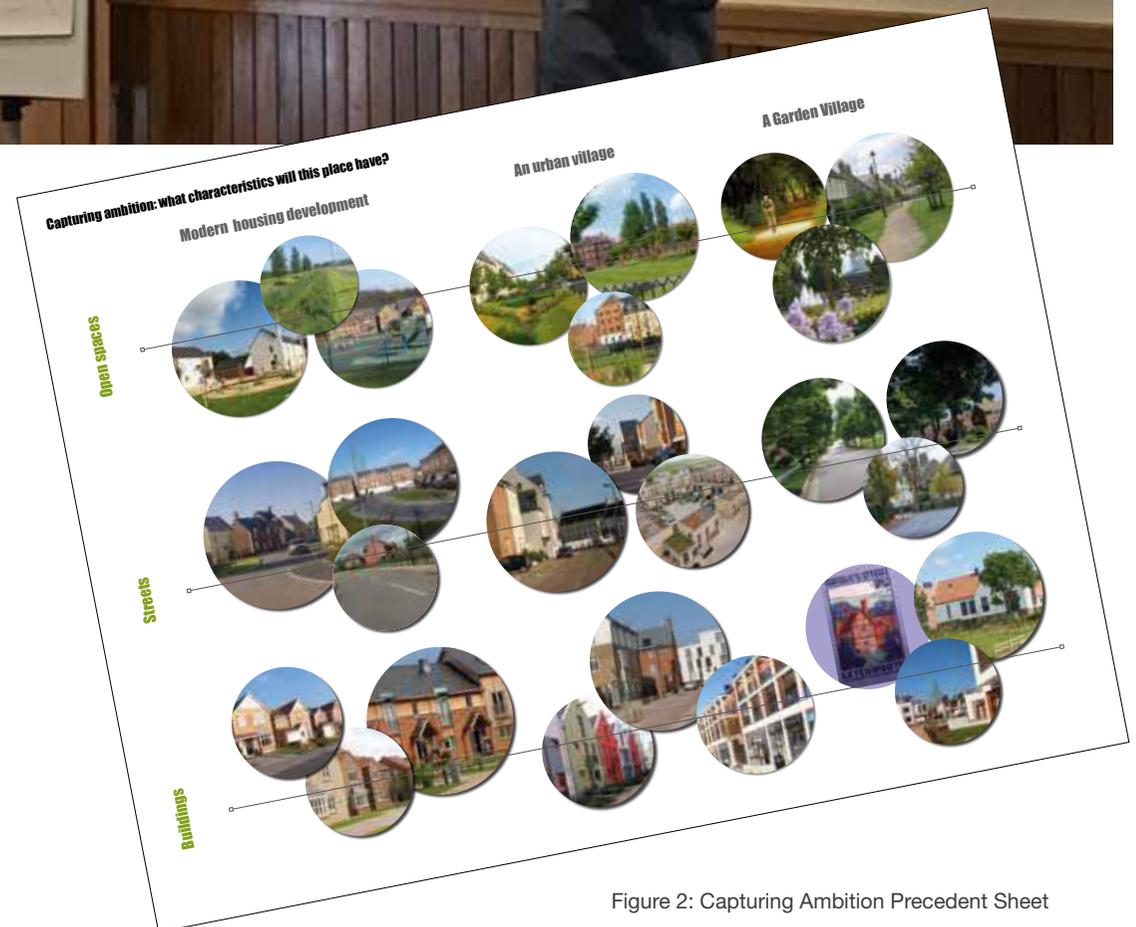


Figure 2: Capturing Ambition Precedent Sheet

## Session 1 feedback

At the end of the session the facilitators were asked to present a summary of feedback from their group discussions. For ease of analysis, feedback from each of the six groups is presented collectively under a number of themes:

### Garden Village

Some support was expressed amongst the groups towards the Garden Village approach

Others provided feedback that the Garden Village approach would not be right or suitable for South Whiston and a more urban village approach would be more suitable.

### Open Spaces

One group reported that if good pedestrian and cycle access was provided to the proposed Country Park, that the need for a Garden Village would be reduced.

### Streets

One group expressed support for leafy streets that would blend in with the natural surroundings.

One group disagreed and believed that this approach would be too rural.

One group raised the importance of access to the fishing lake and the need for security for this amenity.

### Buildings

There was support for a varied mixture of house types across all of the types demonstrated by the images and that key to sustainable home ownership was that there was not one solution.

One group suggested that a high density environment was a none starter and that a development of c 35-40ha would be appropriate as a rule of thumb. There was some acceptance that this would be largely driven by the market.

One group felt that a more rural approach to built form would be right for any development in South Whiston.

One group suggested that housing should be low density.

In terms of design, there was an agreement within one group that housing should be high quality.

One group expressed that the concept of a 'modern housing development' was not a bad thing and wanted to see contemporary style of building on the site.





## In summary:

- Overall, the groups supported a mixed form of development
- Some discrepancy remained over the 'Garden Village' approach and conflict of opinion on whether this was the most appropriate solution for South Whiston.
- Some landowners required more information about the meaning of the 'Garden Village' approach.

To conclude Session 1, Stephen Gleave asked for any questions at this stage. The questions asked were as follows:

**Q: How the masterplan sought to resolve flooding issues at Lickers Lane?**

**A: KMBC provided reassurance that this was a matter for the Highways team.**

**Q: How the noise from the proposed employment site and M62 would affect residents in the southern part of the site?**

**A: KMBC explained the need for sound attenuation along the M62 corridor and that this was being considered as part of the master plan work.**

**Q: How the masterplan proposed to mitigate surface water issues at the former Cronton Colliery?**

**A: KMBC provided reassurance that this would be addressed by the Baseline Summary presentation and technical work undertaken by Mott Macdonald.**

## Workshop Session 2: Exploring the three approaches

At the beginning of Session 2, Mott MacDonald presented the result of the baseline studies. This provided the landowners with an overview of the key issues that were explored by the consultant team.

Mark Blain, Turley followed with a presentation around the masterplanning concepts and site opportunities and constraints.

The presentation included the key ingredients to creating a sustainable place at South Whiston. The three approaches were explained as follows:

**Approach 1:** SPD Framework – A constraints led approach

**Approach 2:** Urban connection – An approach orientated to a northern hub

**Approach 3:** Central Focus – An approach orientated towards a new central hub.

The presentation included examples of how these approaches have been delivered successfully in different parts of the country.

Each group was presented with a drawing illustrating the three approaches and asked to discuss and record with their facilitator their 'Likes, Dislikes, Showstoppers and New Ideas' for each option.



## Season 2 feedback

For ease of analysis, feedback from each of the six groups is presented collectively as follows:

### Likes:

- One group expressed support for a 'community hub' at the heart of the development but questioned how this would be maintained
- A community Hub connected to the existing facilities on Lickers Lane
- The potential to improve existing amenities along Lickers Lane
- Improved access and surveillance to Penny Wood to deter antisocial behaviour
- Well-overlooked green space within the development to deter anti-social behaviour
- Location of a new school close to the existing settlement edge along Lickers Lane
- A low density housing solution
- Access to the employment site from Cronton Road
- The mobile home site as a centralised parkland
- The north-south route included in Approach 2 would ensure that the site is well connected to Whiston.

### Dislikes:

- The central location of the proposed village centre as this potentially duplicates existing facilities along Lickers Lane
- There was a suggestion that the proposed 'ring road' spine route included with Approach 1 would be difficult to deliver
- Another group suggested that the circulation road included in Approach 1 would not disperse traffic sufficiently
- The central focused development included within Approach 3 is not an urban extension
- The current layout of the employment parcels - requires rationalising
- Thorough review of the circulation and linkages across the site
- There was a suggestion that Approach 1 did not offer a defined centre to the new community.

## Show stoppers

- The lack of security surrounding the fishing lake in Approach 1 and felt that this needs to be addressed
- Employment parcel in Approaches 1 and 2 extending to Fox's Bank Lane
- Access to the Employment site from Fox's Bank Lane
- Existing pylon line along the M62 within the employment area
- Boundary between Knowsley MBC and St Helens MBC along the eastern site boundary
- Funding of the Country Park by the Land Trust. Suggestion that there is no money to facilitate this
- Removal of the playing fields to the north west corner of the site
- Playing field location along the M62 - potential noise and location issues. Too far from the existing residential community
- Existing traffic at Tarbock Island - how will the roads cope with more traffic?
- Access to the site from Fox's Bank Lane - where is the space to expand?
- Funding for the remediation of parts of the site
- Access to the site to/from Tarbock Island.

## New ideas

- Expansion of the existing Sandfields Nursery to accommodate and increase in Early Year provision
- Capital funding available from the Government could help secure Early Years provision as an early win for the site
- Improved and upgraded pedestrian links along Fox's Bank Lane
- The provision of cycle paths should be included within the final masterplan
- Could the southern part of the site accommodate housing?
- New sports pitches accessible to new and existing Whiston residents
- Opening up the existing wall along Lickers Lane to address existing anti-social behaviour and a more open aspect along this frontage to improve natural surveillance
- Ongoing management of the existing wall along Fox's Bank Lane - who will manage this?
- Improvements to the George Harris Centre
- A new car park along Lickers Lane to serve the existing Sandfields Nursery and Community facilities
- Strengthen connection between east and west within the northern site. This is an important link
- More playing field provision to the north of the site
- Gateway features to ensure visibility of the development
- Improved health provision - lack of doctors in the area
- Multiple nodes with community facilities distributed across the site.



## Workshop Session 3: Creative planning

Based on the group discussions in session 2, each group was presented with an A1 version of one of the approaches to explore in further detail. The final exercise asked the groups to discuss the approach with their facilitators and mark up any improvements that they would like to make to the plan.

Each group were then provided with tracing paper and coloured pens and were encouraged to create their own masterplan based on their preferred option.



### Group 1:

- Smaller scale local centre is a high priority and should be built, along with the school as early as possible
- A country park should be created to the south of the motorway
- Accessible public open space should be provided in accordance with Local Plan Policy
- Links between the north and the south of the motorway should be strengthened
- Air quality and noise mitigation should be priorities
- A range of housing types should be provided.

To help guide discussions, each group were provided with a 'capturing priorities' document which included a list of priorities under the following themes: 'Integration'; 'Green Infrastructure'; 'Streets and Connections' and 'Built Form'.

A summary of the suggestions made by each group is included below:



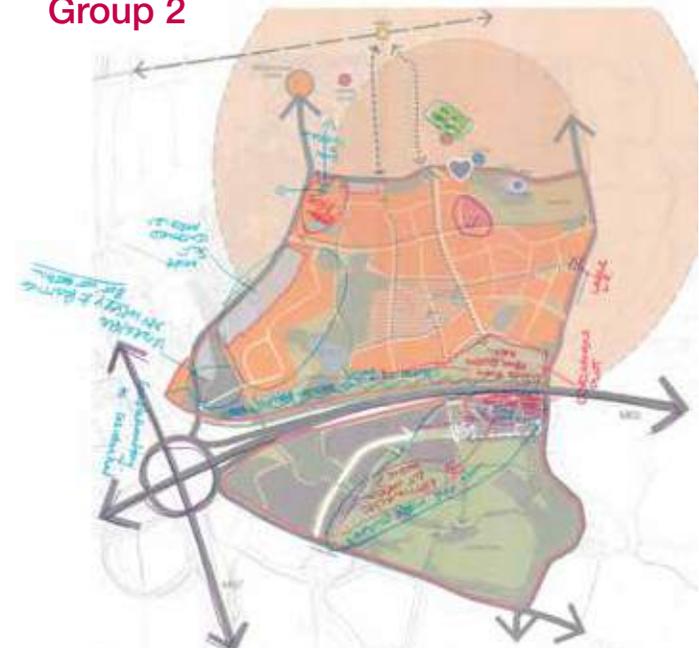
### Group 2:

- The primary school should be built as early as possible in the phasing
- Development should be integrated with existing parts of South Whiston with fast access to the station
- Development should be built around existing tree groups
- As many access points should be created from surrounding roads
- There should be a range of housing types to suit all budgets
- Employment land to the south should be larger than indicated.

### Group 1



### Group 2



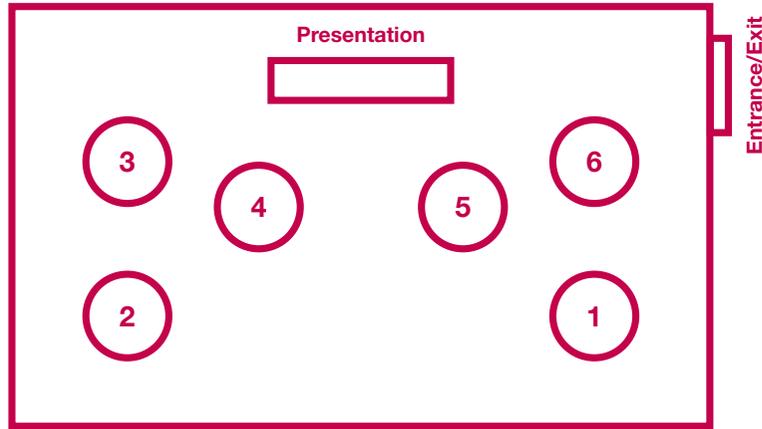


Table plan



### Group 3:

- Although local provisions are important these do not necessarily need to be provided via a dedicated local centre
- Direct and speedy connections with Whiston Station
- Development should be built around existing tree groups
- A new sports pitch should be provided for new and existing residents
- The historic Halsnead Park estate landscape should be recreated
- A spine road may not be required.



### Group 4:

- A strategic green pedestrian and cycle link should be provided on the former mineral railway line and the current pedestrian bridge over the M62 should be upgraded
- Good quality cycle paths should be included
- Any new junction off Windy Arbour Lane to access the development will need careful engineering and design
- The school should be planned as a community hub
- A primary vehicle route with a high quality pedestrian and cycle environment should be provided from east to west
- If the Whiston Juniors pitch is retained, could the proposed pitch provision next to the M62 be used for housing?

### Group 3



### Group 4





### Group 5:

- A community hub would help to 'address eyesores' but who would maintain it?
- Pedestrian links should be improved / upgraded
- Access from Cronton Road to the employment area
- The school should be located in the centre of the residential development
- A new health centre should be provided
- New development should respect the heritage setting.



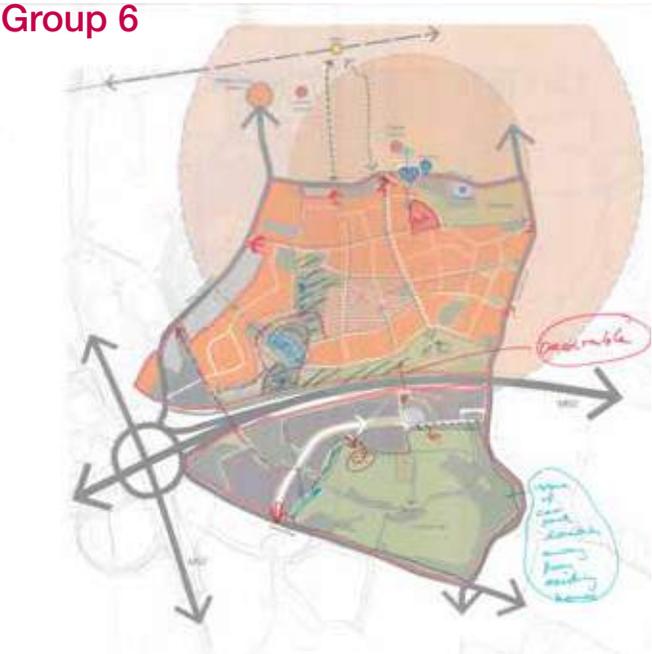
### Group 6:

- A new connection over the M62 to link the northern and southern boundaries
- The masterplan should be lower density with a rural feel
- There should be no access road by lake and security of the lake should be considered
- Public transport links should be improved
- The proposed car park location for the country park is located away from existing homes
- Woodland should be expanded along the northern boundary of the motorway.

### Group 5



### Group 6





## Evaluation and Feedback

Following the workshop session a evaluation form was distributed to all those in attendance asking for feedback on the session. A total of 16 (50%) completed questionnaire were returned.

The questionnaire asked eight questions and provided three faces and asked the respondent to circle the face that represents their feelings.

### The questions asked were as follows:

1. The workshop created an interactive atmosphere for landowners / agents to influence the masterplan
2. The information was presented in a way that was easy to understand
3. The discussions helped me understand the possible masterplan approaches
4. The workshop provided reassurance that the project team is working at pace and making good progress
5. The facilitators were effective
6. The amount of time allocated for each group activity was adequate
7. I felt able to provide my feedback and comments to the group
8. Organisational aspects (room, temperature, lights, refreshments, toilets, sound, number of participants, comfort, etc.)

	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8
	75%	75%	87.5%	75%	75%	37.5%	75%	81.25%
	25%	25%	12.5%	18.75%	25%	37.5%	25%	18.75%
	0%	0%	0%	6.25%	0%	25%	0%	0%

The questionnaire also provided space for respondents to provide further comments.

Of the three comments received, two respondents commented on how they found the workshop informative and productive.

One respondents felt that the diversity between groups could be increased by mixing landowners and residents.

Overall, the feedback received suggests that the workshops session was well received by those in attendance.

## Summary and next steps

Lisa Harris closed the workshop session thanking landowners and agents for their attendance and input during the session. The next steps of the process were also summarised. These include:

- A landowner exhibition session in November 2016 to display the draft masterplan
- Further engagement with landowners
- A statutory consultation period of six weeks
- The aim for the plan to be adopted by March 2017.

