

## Site Layout

A site layout has been produced to show how the site will be developed. Details of the proposed development include:



**High-quality homes** – New high-quality two, three and four bedroom homes. Around 75% of these will be two and three bedroom homes.



**Affordable housing** – 30% affordable housing.



**Accessible and adaptable dwelling** – A number of accessible and adaptable homes will be provided in line with local planning policy.



**Public open space** – New and improved green spaces for all to enjoy with landscaping throughout the development.



**Sustainable transport routes** – Provision of pedestrian and cycling routes into the existing local community.



**Sustainable drainage** – A comprehensive drainage strategy that ensures there will be no increase in flood risk.



Site Layout

## Benefits of the development

The proposed development will deliver a number of benefits for the local area. They include:



New high-quality family homes on a site allocated for housing in the Sefton Local Plan



Affordable homes which could help local residents take their first steps on the housing ladder



New and improved public open space for new and existing residents



Improvements to the highway network, including pedestrian and cycle linkages



New residents to increase local spend and support local services



New jobs provided during the construction process

## What happens next?

If you would like to comment on the plans you can:

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

Write to: **Liverpool Road, Freepost RTGS GYEV AXBZ, Turley, 1 New York Street, Manchester M1 4HD**

All comments will be shared with planning officers at Sefton Council.

A full planning application will shortly be submitted to Sefton Council. Once the application has been validated the Council will formally consult on the planning application. Full details of the planning application will be made available on the planning pages of the Council's website: [www.sefton.gov.uk](http://www.sefton.gov.uk)



# New Homes at Liverpool Road, Formby

Barratt Homes and David Wilson Homes are preparing to submit a full planning application for new high-quality family homes on land off Liverpool Road, Formby.

This newsletter provides information about our plans. Full details of the planning application will be available from Sefton Metropolitan Borough Council once the application has been validated.

## Where is the site?

The application site forms part of a residential allocation in the adopted Sefton Local Plan. It is located to the south eastern edge of Formby, adjacent to Little Altcar. The eastern edge of the site is bound by the A565 (Formby Bypass) and the southern edge of the site is bounded by B5424 (Liverpool Road).

## What are we proposing?

The proposed development will comprise of 317 new high-quality homes. It will provide a mixture of house types including two, three and four bedroom open market and affordable housing. The proposals will also deliver public open space, improvements to the local highway network and the existing play area at Alt Road Park, to the north of the site.

A masterplan for the development of the allocation as a whole has been approved by the Council and the development will take place in accordance with the masterplan.

The allocated site consists of two parcels of land. The site location plan below indicates the portion of the site that relates

to this proposed development. The remainder of the allocation is to be developed by Morris Homes and a separate application will be prepared and submitted by them.

## Why new homes in Formby?

There is currently a national shortage of housing and the delivery of new homes is a key priority of the Government. New homes and affordable housing are needed in the local area.

Sefton Council has recognised this need and has allocated the site for residential development as part of its Local Plan.

## Who are Barratt and David Wilson Homes?

Barratt Homes and David Wilson Homes are part of Barratt Developments PLC, the UK's largest housebuilder.

Barratt Developments has been named as one of the highest quality major national housebuilders for eight years running, having been awarded the '5-Star Housebuilder Award' by the Home Builders Federation.

