

Bold Forest Garden Village Masterplan

Spring consultation – Summary Report

August 2025

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1. Introduction

- 1.1 This summary report has been prepared by Social, in partnership with Avison Young, and SLR Consulting, on behalf of St Helens Borough Council ("the Council"). It outlines the programme of engagement/consultation that was undertaken in April/May 2025 to support the development of the 128-hectare Bold Forest Garden Village masterplan.
- 1.2 This exercise was brought forward to garner stakeholder/community feedback on emerging spatial approaches, which will inform the preferred masterplan option for the site. The preferred option will be subject to a further consultation exercise, which will take place in the Autumn, in advance of the masterplan being submitted to the council for adoption by the end of 2025.

Context

- 1.3 Avison Young, along with SLR Consulting and Social, were appointed by the Council in October 2024, to bring forward a holistic masterplan for Bold Forest Garden Village, north of Gorsey Lane in Bold, St Helens. The masterplan aims to provide a mix of high-quality homes, along with supporting facilities and infrastructure that will form the makeup of a new vibrant, connected, landscape-led residential community.
- 1.4 The masterplan seeks to provide long-term benefits to both the local area and the wider city region, through the aided delivery of up to 3,000 homes. The masterplan proposals are being prepared in line with [site allocation 4HA and Policy LPA11 included in St Helens Local Plan](#). As a key source of housing supply in St Helens Borough and Liverpool City Region over the coming years, the ambition is to deliver around 3,000 homes across the masterplan area, 30% of which will be affordable.
- 1.5 The masterplan for Bold Forest Garden Village will be guided by Garden Village principles, with a focus upon high-quality design and landscape delivery. Beyond creating new housing opportunities, it will include the delivery of community infrastructure, including strategic open space, education, health and sports provisions, to benefit local and wider populations. Detailed engagement is ongoing with the council to explore the evidence base and the amount/mix of on-site/off-site infrastructure that will be needed to support the masterplan development.

Scope of Community Consultation

- 1.6 The first consultation exercise was designed to understand the views of both stakeholders and the community on three spatial masterplan approaches prepared by the professional team, and what they think the related opportunities and challenges are for the community, and the local area.
- 1.7 A programme of stakeholder engagement was undertaken prior to the public consultation, with key elected members, officers, and interested parties, to provide information about the emerging spatial approaches, to invite feedback, and to ensure all parties were aware of the intended consultation in advance. Officers from the Council led the engagement with key stakeholders (including local ward councillors, the local Member of Parliament, Cabinet Members, and local Parish Councils), while Social engaged local businesses, schools, and community organisations. This programme of engagement was due to take place in February 2025; however, due to a by-election being called in one of the wards within which Bold Forest Garden Village is located, this was postponed until after the election on Monday 7 April 2025.
- 1.8 Throughout the public consultation programme - which ran from Monday 14 April to Friday 2 May - the team engaged with the local community in a variety of ways, to provide them with an opportunity to put their views forward. This included sending 9,860 leaflets to the residents and businesses within circa 8.1km² of the masterplan site, two public drop-in events that included handing out an additional 500 flyers at local supermarkets and businesses, and a dedicated consultation website.

2. Emerging spatial approaches

- 2.1 The analysis undertaken by the design team as part of the baseline stage of the project, and a programme of engagement with landowners, has directly informed the content used for the purposes of consultation. The baseline analysis is grouped into three key areas:
 - People – An assessment of the demographics of the local population in 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.

2.2 The team agreed shaping principles for the masterplan, working closely with the Council. The three key principles are that the masterplan will be:

- **Landscape-led** – Creating a strong network of new green spaces and routes that are designed to maximise benefits for the local community, while integrating garden village principles, and ensuring healthy lives for all.
- **Locally integrated** – 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, local retail) is provided within the local area to support existing and new residents.
- **Deliverable** – 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, while maintaining quality in the long term.

2.3 Three spatial principles were agreed with the client team to shape the masterplan. These prioritise:

- **Unlocking wider strategic connections** – providing direction 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. This promotes active travel and opportunity for recreation, while enhancing access to existing communities and facilities.
- **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 of the garden village – enhancing its distinctive landscape and features.

2.4 The project team prepared three alternative spatial approaches to trigger debate and feedback through the consultation period. The spatial approaches

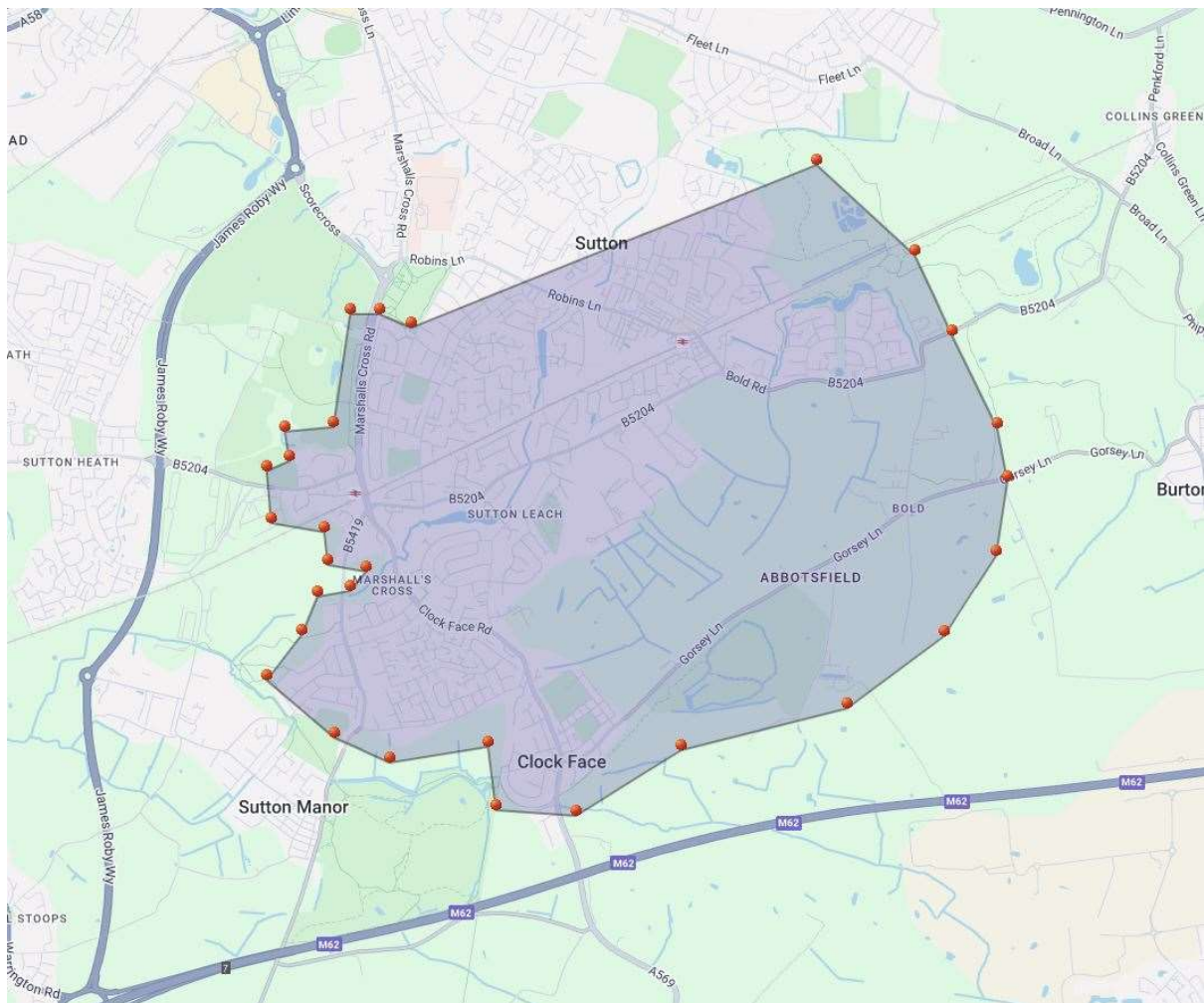
seek to represent alternative ways to address the thematic and spatial principles agreed. The following spatial approaches were brought forward to consultation, to encourage community feedback, and to help shape the preferred masterplan option, which will be subject to a further consultation period in the Autumn.

- **Approach 1 (Appendix 1) - Urban extension united by a green heart** - This approach focuses new community hub facilities towards existing neighbourhoods (Clock Face and Sutton) that lie adjacent to the site, aiming to maximise connectivity and continuity between existing and new communities. A new large-scale green space would be located towards the centre, adjacent to the Local Wildlife Site, linked by clear, broad green corridors.
- **Approach 2 (Appendix 2) - A new village with green edges** - For this approach, boundaries between new development and existing neighbourhoods would 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 residents.
- **Approach 3 (Appendix 3) - Maximising existing 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.

3. Overview of activity

- 3.1 The below summarises the initial stage of consultation on the Bold Forest Garden Village masterplan. Stakeholders, residents and businesses were invited to take part in a consultation, which ran from Monday 14 April until Friday 2 May 2025.

- 3.2 Residents and businesses living locally to the site were sent a flyer inviting them to community drop-in events on Wednesday 23 April, and Saturday 26 April at Clock Face Miner's Recreation and Clock Face Labour Club respectively, which are both community venues in close proximity to the masterplan site.
- 3.3 The leaflet distribution covered a wide area around the proposed masterplan site. Due to the site's location, residents and businesses received hand-delivered leaflets by specialist delivery teams. Additional leaflets were handed out at the local Morrisons and Aldi stores, along with neighbouring businesses.
- 3.4 The total number of leaflets delivered by post, identified using software, which maps postal addresses, was confirmed as 9,860, with a distribution radius of circa 8.1km².



- 3.5 The flyers were delivered to homes and businesses on Monday 14 April and Tuesday 15 April respectively, which coincided with the launch of the website.

- 3.6 A dedicated consultation website was created and launched at the following URL: <https://boldforestgv.co.uk/>, which included an online consultation feedback form, the spatial approaches, FAQ section, the parameters plan, a contact form, pdf copies of the consultation banners, as well as further information about the masterplan team, and the proposals.
- 3.7 A dedicated project email address was set up (boldforest@social.co.uk) along with a FREEPOST address and telephone number, which enabled those without access to the internet to respond. All these communication methods were clearly referenced on all consultation materials.
- 3.8 A stakeholder letter was emailed to local ward councillors, parish councillors, cabinet members, as well as the local MP, to offer an initial briefing session, and to invite them to the public consultation drop-in events.

Landowner Engagement

- 3.9 The full landowner group have been engaged at specific points during the masterplan process and were invited to an all-landowner consultation event on Wednesday 26 March. During this session, all landowners were presented with the three spatial approaches and the journey the team has been on to get to this point, and they were given the opportunity to feed back their views, to help shape the preferred masterplan option.

Consultation Activities

- 3.10 A press release was issued by both the Council, and Social announcing the public consultation to local, regional and sector-specific news outlets. The press release secured an initial two pieces of coverage (Appendix 4 and Appendix 5).
- 3.11 The announcement of the consultation was also placed on the Council's social media channels (Appendix 6), to encourage as many people as possible to get involved in the conversation and have their say.

Public Drop-in Events

- 3.12 Social organised two in-person public drop-in events, which were held at Clock Face Miner's Recreation and Clock Face Labour Club respectively. Both venues

are accessible and are located in close proximity to the masterplan site. The events aimed to introduce attendees to the spatial approaches, provide an opportunity to speak with both the council and the masterplan team, and to provide their views to help shape the preferred masterplan option. A total of 145 community members came to the first event, with 101 attending the second event.

- 3.13 Cllr Allen Makin, a local ward member, attended a members' preview event on the first event, which was also attended by members of Bold Parish Council. Cllr Richard McCauley attended the drop in event on Saturday at the Clock Face Labour Club.
- 3.14 The majority of attendees were local residents, but there were also a number of landowners, business owners, community groups, and ward members from Burtonwood (Warrington Borough Council) in attendance.
- 3.15 Design team members facilitated the events to answer questions from attendees. Project team members from Social were also in attendance to answer any questions about the masterplan process and record feedback.
- 3.16 The event was supported by eight information banners, which were distributed around the room (Appendix 7), along with two interactive table activities (Appendix 8) to record anecdotal feedback, and copies of the St Helens Local Plan and Bold Forest Area Action Plan were made available.
- 3.17 In addition, printed feedback forms were available on the day. FREEPOST envelopes were provided to give residents the opportunity to consider their feedback in their own time and return the form at a later date. A digital version of the feedback form was available on the dedicated consultation website.
- 3.18 The FREEPOST address was also clearly displayed on the website for anybody wanting to return feedback via post and forgot to pick up a pre-addressed envelope.

4. Summary of responses

Website Analytics

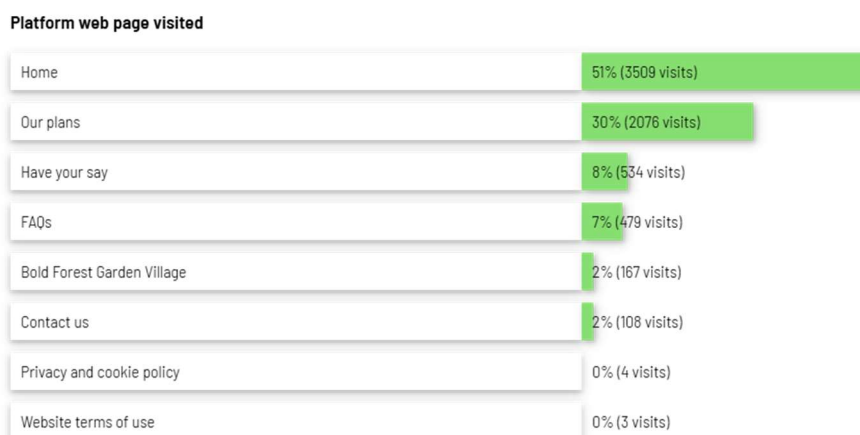
- 4.1 Members of the public had access to the dedicated project website at <https://boldforestgv.co.uk/>, which included key information on the project, the

team's proposals, images, maps, and an online survey for feedback. The website received 1,799 individual visitors during the consultation period.

- 4.2 In total, once returning visitors had been accounted for, the website received a total of 6,880 unique interactions during the consultation period.



- 4.3 Of all the pages on the website, the 'Home', 'Our plans', 'Have your say' and 'FAQ' pages were the most visited.



- 4.4 The top channel for referrals to the consultation website was via google searches, which accounted for 310 visits or 37% of all website traffic. This was followed by referrals from Facebook, which accounted for 307 visits or 36% of all website traffic. Finally, referrals from Place North West accounted for 91 visits or 11% of all website traffic. The chart below details all referral channels to the consultation website.

Top referral web pages

Google Search Engine	28% (239 visits)
Facebook Mobile	21% (175 visits)
Facebook Mobile (tracked link)	14% (115 visits)
www.placenorthwest.co.uk	11% (91 visits)
Bing Search Engine	9% (74 visits)
com.google.android.googlequicksearchbox	6% (47 visits)
Google UK Search Engine	3% (24 visits)
Duck Duck Go Search Engine	2% (20 visits)
Facebook (tracked link)	2% (17 visits)
www.sthelens.gov.uk	2% (14 visits)

- 4.5 Separately, referrals from the Council website account for only 2% or 14 visits by members of the public.
- 4.6 The digital feedback form included a range of questions that were designed to invite specific feedback, which will help refine the proposals, as well as options to provide wider feedback. This was in alignment with the paper feedback forms used on the day of the exhibition.
- 4.7 Respondents without access to the internet could still make their views heard by returning a paper copy of the feedback form via the FREEPOST address.

Feedback from the Survey Questions

- 4.8 During the consultation period, 145 feedback forms were received by Social. In addition, the team received 41 email queries from residents during the public consultation period.
- 4.9 On top of the feedback forms, Social received 42 post-it notes responses during the two in-person public consultation events. Some of the key themes are captured below:
- Sports provisions: creating sports pitches, multi-use games areas, and places for children of all ages to play
 - Enhancement of green spaces/nature corridors: actively create specialist habitat to protect existing species, and retain key wildlife areas

- Affordable housing: create homes to rent, or buy that are accessible to all demographics, as well as focusing on both starter homes, and affordable housing
- Community amenities: as well as providing a schools' provision, consider youth centre for older children, and other amenities such as retail, GP and dentist
- Traffic: consider access points into the development, avoiding 'rat runs', improving access to Burtonwood, and promoting better public transport/ movement throughout the masterplan.

4.10 Finally, as part of wider engagement, Social received 8 responses from landowners during the consultation period.

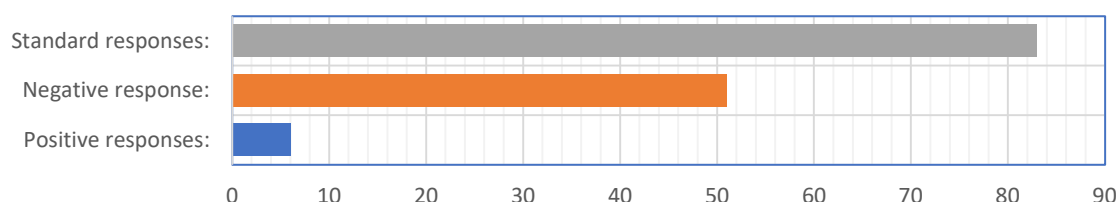
4.11 All the responses mentioned above have been systematically recorded in a comprehensive spreadsheet and securely stored on the Social system.

4.12 The total number of responses and engagement received for the Bold Forest Garden Village masterplan was 226.

Feedback Forms

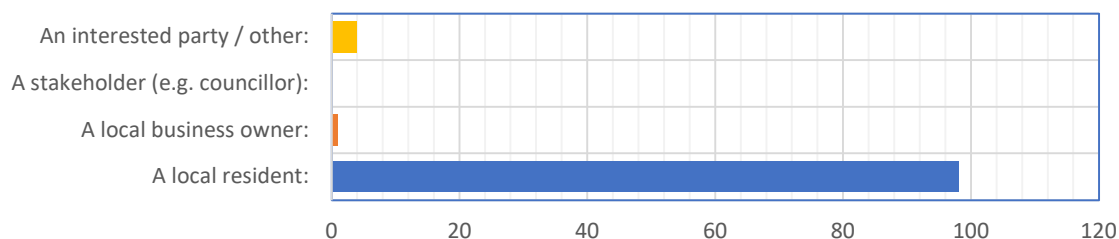
4.13 Of the total 145 feedback forms received, 83 (59%) were analysed as being standard or showing neutral views on the proposals. 51 (37%) were analysed as negative and 6 (4%) were analysed as being positive. It is to be noted that, in general, the negative views related to principles of development on this (former greenbelt) allocated Local Plan site as opposed to the content of the spatial approaches being presented.

Breakdown of the type of response received:



4.14 Of those who completed question 1, the majority of respondents (98 or 68%) identified themselves as 'A local resident'. 1 individual (1%) identified themselves as a 'A local business owner' and 4 (3%) individuals identified themselves as 'An interested party/ other'.

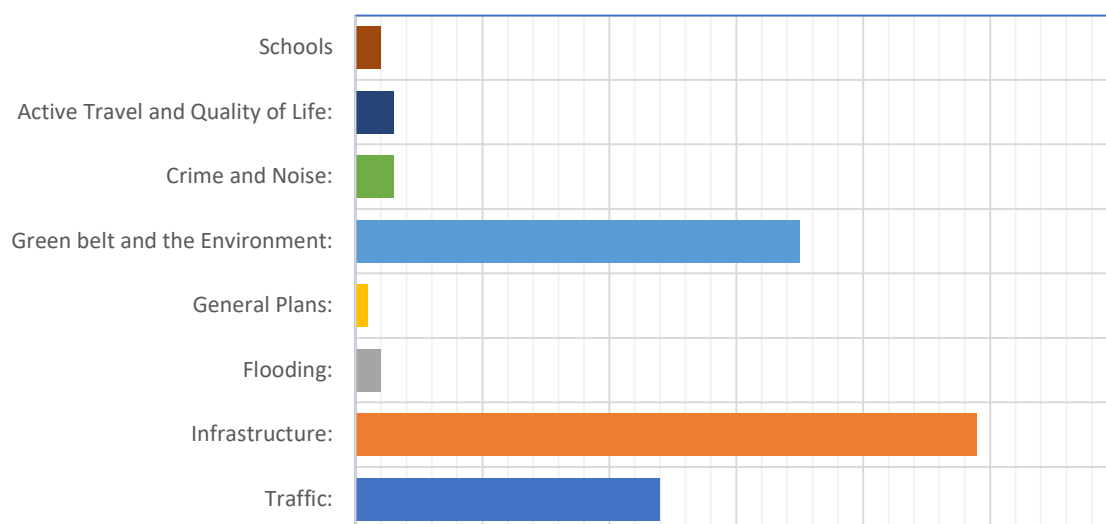
Q1. Are you?



4.15 In addition, 42 respondents (29%) did not provide a response to this question.

4.16 The following key themes were identified from all the responses, with 'infrastructure', 'green belt/ environment' and 'traffic' being the three most popular themes amongst respondents.

Theme of Responses



4.17 As part of the three different approaches, residents were encouraged to give their views on each approach. A range of verbatim comments for each approach are noted below:

4.17.1 Approach 1 – sample verbatim comments:

"The green heart is very close to the Existing Wildlife Site, I feel making this area high traffic would be negative on the Wildlife Site."

"The community hub on Reginald Road is very close to the existing Sutton Village. Over the years this area has become quite run down and there is a risk that having the community hub this close it will just become an extension of this area."

"We already have an estate that is "united by a green heart", in New Bold. Your proposal basically says that you don't care about the current estate and the whole reason people chose to live here in the first place. How do you think it's fair, that back when this estate was built it was with the same logic in mind, but now that's all being disregarded as you want to build the next estate to make more money."

"Developing community facilities right by the LWS. Seems a bad idea to me with potential for significant disturbance to the site. Centralising green space in one area also seems a bad idea without consideration of further connectivity (as the green route proposed would also be the main thoroughfare). The community hub next to Reginald Road is also too close to the Sutton Hub and risks cannibalising business."

"No shops or supermarkets in the plan: The existing local shops near New Bold are small and insufficient for both current and new residents. New shops must be included in the plan, ideally located next to St Helens Junction Station or the industrial estate."

"Transportation: It seems that Gorsey Lane is heavily relied upon to connect to the M62 motorway, but it needs to be reviewed. The lane is narrow, lacks street lighting, is prone to flooding, and experiences heavy traffic during peak hours. Cycling or walking is not possible."

4.17.2 Approach 2 – sample verbatim comments:

"Of the 3 this is the better looking - keeps some of the rural feel and approach, though not sure if what is shown will be enough. Central hub to encourage inward looking of residents; community feel."

"Much prefer this option out of all of them. There's a huge opportunity to maximise green space here which shouldn't be missed. Also, there's the potential to create a habitat bank as this green space will be managed over 30 years, securing funding through the purchase of habitat units from other projects which are in BNG deficit. The green spaces would be more climate resilient and offer greater connectivity to wildlife. This land can be developed without sacrificing nature and we I consider it imperative that this opportunity isn't missed for the sake of space extra homes

"I like the inclusion of green spaces on the edge of the development as it might make it feel less like an urban sprawl, and give the area more of a specific 'character' as emphasised by the unified community hub. It also breaks up the housing a bit more which again will help reduce the feeling of urban sprawl."

"Greenway hedge all around the perimeter should make it more green. The entrance on the junction with Helena Road is going to cause major traffic problems."

"Green edges are a much better approach for existing residents and will also help the wildlife to flourish (as much as can be when their natural homes have been destroyed). Two separate 'community sports/garden' seems an interesting addition. A clear walk through/cycle path the connect the two existing communities."

"Hate the sports area location on this one - safety as lots of car accidents and also opportunities for youth congregation in evenings as no houses near it. Travers Entry."

"The main concern with Option 2 is with the potential to provide a 'Community Sports/Gardens' on the eastern edge. The idea of providing community sports is welcomed; however, it is not considered that the proposed location is ideal. Limited overlooking from the neighbouring dwellings would occur within this area. The proposed location appears to be an afterthought at the edge of the development and could create a separation between the site and Wheatacre Woods."

4.17.3 Approach 3 – sample verbatim comments:

"This option provides less for immediate neighbours of the development and history has proven that promises to generally improve the local area rarely come to much."

"We don't have enough existing services to cover the massive increase in population in our team, residents already have difficulty accessing services."

"Less green space. No shops or supermarkets in the plan: The existing local shops near New Bold are small and insufficient for both current and new residents. New shops must be included in the plan, ideally located next to St Helens Junction Station or the industrial estate."

"Transportation: It seems that Gorsey Lane is heavily relied upon to connect to the M62 motorway, but it needs to be reviewed. The lane is narrow, lacks street

lighting, is prone to flooding, and experiences heavy traffic during peak hours. Cycling or walking is not possible.”

“Travers Entry for cars. Not enough green/forest. Seems a bit plain.”

“Although local assets could be improved, there is surely not the capacity for 3,000 homes worth of people. Local schools are poor and have no room for expansion. Doctors, etc. are oversubscribed and heavily uninvested areas.”

“The plan that really doesn't have anything positive about it, the least thought out.”

“Don't like this option at all. This development alone should not fund regeneration of amenities and infrastructure for Bold Area. St Helens Council should distribute their funds more fairly and equally across St Helens. Not just a focus on different areas! Lack of Greenspace.”

“The areas of community hubs are diminished.”

Key themes

- 4.18 **Traffic and Transport** – widespread concerns were raised over existing congestion, particularly around Burtonwood, the M62, and Clay Lane. In addition, attendees felt the condition of local roads, including Gorsey Lane, are unsuitable for increased traffic. Existing problems with speeding and the volume of HGVs would only amplify this. In relation to recent road changes (e.g. Cyclops junction), requests for clarity on construction traffic impacts were brought forward, alongside suggestions for a new bypass or link road to the motorway.
- 4.19 **Drainage and Flooding** – attendees felt regular flooding on key roads not only disrupts traffic but is becoming a consistent safety concern. Fears that the development will worsen flood risks through increased run-off led to a volume of questions about infrastructure capacity.
- 4.20 **Community Infrastructure** – a focus for an on-site GP or healthcare provision, in addition to clarity on plans for primary and secondary schools were brought forward, reflecting the feeling of existing strain on local services. There was also a strong preference for accessible, well-integrated retail and community hubs.
- 4.21 **Environment and Ecology** – questions about the impact on local wildlife, especially the loss of protected species (like Lapwings and Skylarks) were

presented to the team and reflected a general scepticism around the effectiveness of biodiversity and biodiversity net gain strategies.

- 4.22 **Communication** – people felt they attended the event(s) without as much understanding of the project and its status as required, resulting in a lack of confidence in delivery plans. A desire for more localised engagement within surrounding communities, particularly Burtonwood, alongside greater transparency on land use and infrastructure plans was noted.
- 4.23 **Spatial Approaches** – an overarching preference for Approach 2 – its defined green spaces, its approach to mitigating traffic issues/ road safety, community hub/ infrastructure locations, and the natural movement corridors were cited as positive additions. This contrasted with Approach 3, which was dismissed in most cases for its reliance on off-site facilities. For Approach 1, negative comments majored on issues on traffic issues, the management of public spaces, and the location of community amenities near to the Local Wildlife Site. Whilst Approach 2 was the clear preference, there were still concerns over the management of public spaces, and how development could be phased to mitigate disruption to both residents and businesses. These will be key considerations as the preferred masterplan is developed.

5. Conclusion and next steps

- 5.1 Social, on behalf of St Helens Borough Council has carried out a detailed and extensive piece of engagement work with local residents, businesses and stakeholders.
- 5.2 The website received 6,880 total visits, which indicates a significant level of interest in the proposals. Public exhibitions were also held at two local, accessible venues. The consultation was well publicised, with leaflets distributed to an area c8.1km² around the masterplan site.
- 5.3 There has been a high response rate to the consultation overall, with well over 100 feedback forms returned throughout the consultation period. This is supported by 246 individuals attending the public drop-in events.
- 5.4 The majority of the consultation feedback received indicates standard or neutral views on the emerging masterplan proposals. The negative feedback received indicated that local residents remain concerned about the principle of development on this (former greenbelt) allocated Local Plan site whilst citing concerns in a number of key areas.

- 5.5 The feedback from the consultation has been evaluated by the project team, with key themes being carefully considered, prior to the creation of the preferred masterplan option, which will be consulted on in the autumn.
- 5.6 Where respondents have raised concerns or questions, the project team has, and will continue to address these where appropriate, either in-person at future drop-in events, or through subsequent communications, directly with consultees, or through updates to the project website.
- 5.7 In summary, it has been demonstrated that a robust and detailed public consultation and stakeholder engagement programme has been undertaken by Social and the wider masterplan team, on behalf of St Helens Borough Council, to inform the future creation of the preferred masterplan option for Bold Forest Garden Village.
- 5.8 Following the conclusion of the Spring consultation, and the clear preference for Approach 2, the preferred masterplan will draw upon the favoured aspects of this approach, along with feedback across all approaches and the baseline constraints.
- 5.9 The design team will continue to engage with landowners, and will move forward to design a preferred masterplan, which will be consulted on in the Autumn. A Statement of Community Involvement will be created post the preferred masterplan consultation, which will be part of the final masterplan pack submitted to the council for adoption.

6. Acknowledgements

About Social

- 6.1 Social was commissioned by Avison Young as part of the masterplan team, to assist with designing and delivering a comprehensive community consultation and stakeholder engagement programme for the Bold Forest Garden Village masterplan project.
- 6.2 Social has significant experience of delivering community and stakeholder engagement exercises. We make sure that communities have a real chance to participate in discussions around development proposals before planning applications are submitted.

- 6.3 Our experience includes work with both private and public sector bodies and has involved communicating around a variety of planning applications – including on healthcare, retail, infrastructure, energy, housing, and major mixed-use schemes.
- 6.4 Social always aims not just to match, but to exceed minimum consultation requirements.

7. Appendices

Appendix 1 – Approach 1



Appendix 2 – Approach 2



Appendix 3 – Approach 3



Appendix 4 – Place North West article

Opinions wanted for 3,000-home Bold Forest Garden Village

15 April 2025 10:19 • Charlie Valentine • Comments (5)



Avison Young, SLR Consulting, and Social – in collaboration with St Helens Council – have launched the first public consultation on the Bold Forest Garden Village project, which has a local plan land allocation of almost 3,000 homes.

The masterplan's consultation will run from 14 April to 2 May.

Bold Forest Garden Village is the largest housing allocation in the whole Liverpool City Region.

The 316-acre plot found north of Gorsey Lane in Bold [could be developed in line with garden village principals](#) based on abundant green space, active travel routes, and quality landscape design.

A 'Green Heart' at the village's centre would become a key community destination, providing outdoor space for different functions and activities, including a playground and sports court.

To the south of the plot, Clock Face Country Park would be connected to an existing local wildlife area via the 'Green Heart' – which would be linked with neighbourhood footpaths with a 'Greenway' concept.

The second spatial approach envisions a "village with green edges", where streets are tree-lined and connected with nature, while the third approach seeks to maximise existing community assets.

Plans indicate a community hub, in the form of a local centre, would be built on the site's north side to integrate adjacent existing communities to the homes with the development.

Connectivity between neighbourhoods would also be streamlined, opening up the development to all.

- [BOOK NOW: Liverpool City Region Development Update 2025](#)

St Helens Junction Station and Lea Green station are both within walking distance of the site.

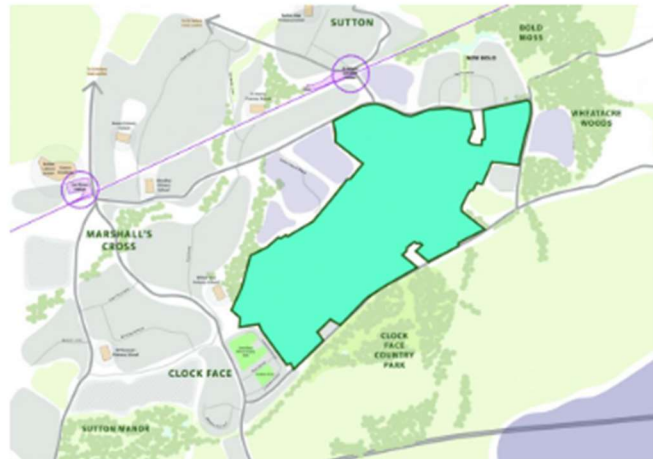
Nicola Rigby, principal director, Avison Young, said: "We are looking forward to speaking to the local community about the emerging masterplan proposals.

"The conversations we have and feedback we receive will directly shape the masterplan, which is a really exciting opportunity for Bold, for St Helens, and the wider city region."

Appendix 5 - St Helens Star article

Bold: Consultation launched for 2,988 home development masterplan

14TH APRIL PLANNING AND DEVELOPMENT



The land earmarked for development in Bold (Image: St Helens Council)

By Conal Cunningham

Senior Reporter

@conalcunningham

Share



20 Comments

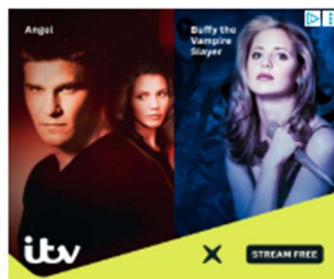
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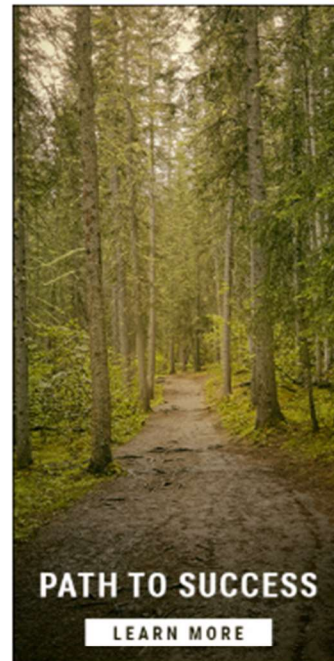
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A COMMUNITY consultation has been launched on an emerging Bold Forest Garden Village masterplan proposal.



In 2022, St Helens Council adopted a 15 year Local Plan to allocate and safeguard land for future development, in order to tackle the housing crisis and meet growing demands for housing and employment opportunities.

One of the largest greenbelt sites earmarked for development is land bounded by Reginald Road, Bold Road, Gorsey Lane, and Clock Face Country Park, which could provide space for around 2988 homes.



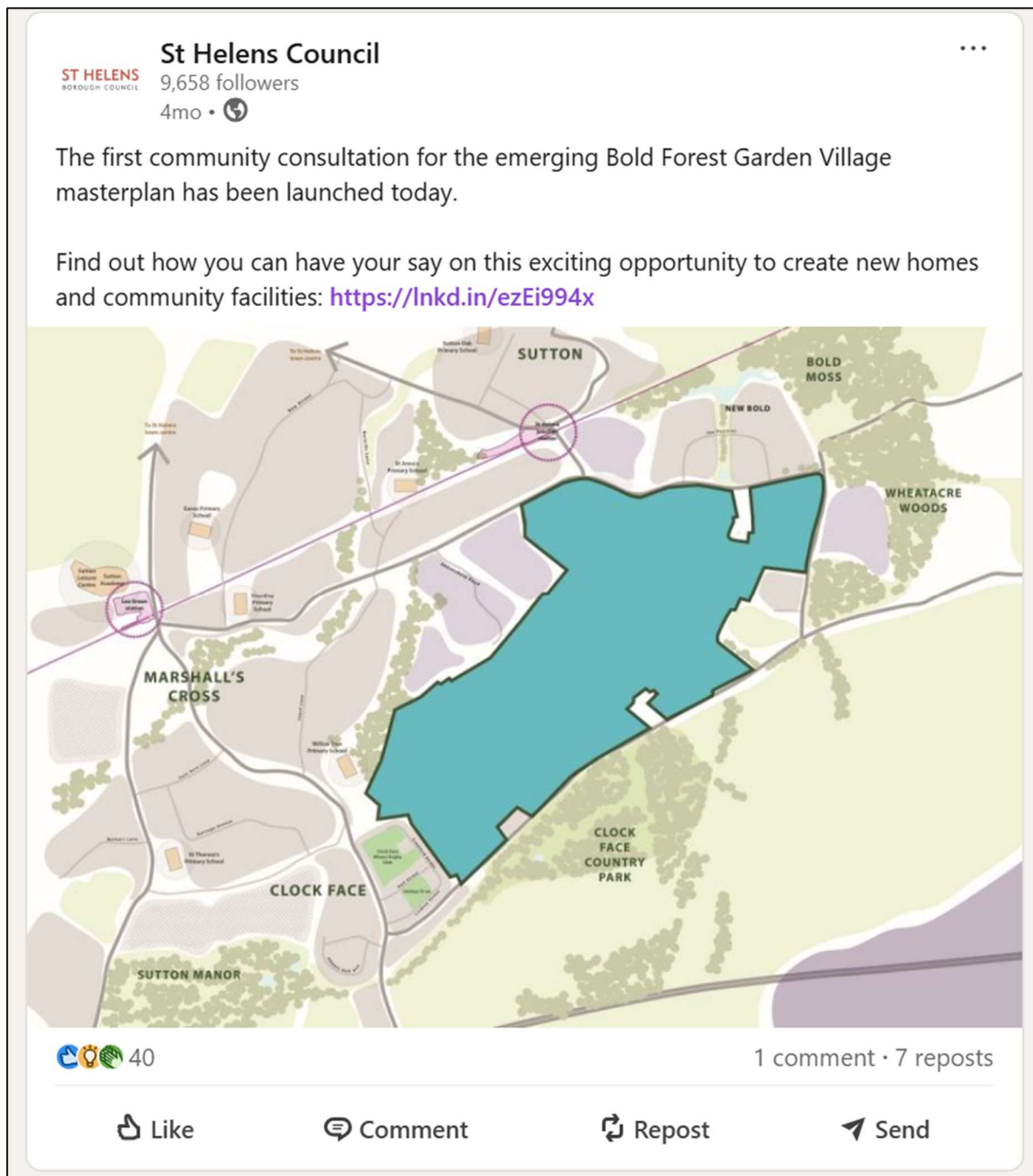
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- 2 Police name man who died at property where unexploded wartime devices found
- 3 Can you be fined for parking in a parent and child space? The legal rules
- 4 Latest advice for Haresfinch evacuees as bomb squad continue search
- 5 GALLERY: Spot anyone you know in the Saints crowd on Friday night?

Appendix 6 – Consultation announcement on Council social media channels



Appendix 7 – Drop-in event banners (Clock Face Miners Recreation Club)



Appendix 8 -Table activities

