

Dear Resident

We are writing to you today to inform you that we are bringing forward an outline planning application on land fronting Lydiate Lane in Thornton. We want to give you the chance to look at our proposals and tell us what you think before we submit our application.

Planning policy recognises the value of local input into the planning process because local knowledge and opinion makes an important contribution to the fine tuning of planning applications.

In the coming weeks we will submit a planning application to Sefton Council which asks for outline permission to build up to 268 homes on the 10 hectare (25 acres) site which is currently used for agriculture.

Seeking outline permission only formalises the principle that houses can be built on the site, it does not provide permission to start building. To start building, we would need to make another 'detailed' planning application to the Council and run more community consultations regarding the detailed design of the houses.

The site

On the suggested outline plan (right), you can identify the site upon which we are bringing forward our application. Fronting Lydiate Lane and bordering Thornton Cemetery & Crematorium, the site is 10 hectares in total. The Public Right of Way to the west of the site would be retained and we would seek to make connections from the site to that Public Right of Way.



Our outline layout plan for the site

Our plans retain and improve much of the existing hedgerows and trees and include further planting in and around the development.



Aerial view of the site looking South toward Lydiate Lane

Road and pedestrian access to the site would be arranged via two separate access points opening onto Lydiate Lane and carefully set away from the existing junction with Runnells Lane.

The site has been identified in Sefton Council's Draft Local Plan as an acceptable site for new housing.

Our plan

We have designed our plan to sensitively blend much-needed new housing stock into the landscape. We have deliberately left significant parts of the site undeveloped and taken care to soften the frontage of the site with new planting and landscaping. Overall, our plans keep housing density to a level we feel is fitting for the area.

A newly established Rakes Park, will help create a green corridor through the site extending the local provision of publicly accessible open green space. It will make the most of the existing public footpath and the water catchment pools which drain into the River Alt.

Tell us what you think

Now that you have had a look at our proposals, please let us have your thoughts.

You can contact us by email rakespark@thisisinfluential.com or by post at **Rakes Park, c/o Influential, The Plaza, Liverpool, L3 9QJ.**

You might want to answer the following questions or let us have your observations on our application. Either way, please ensure we receive all correspondence by **5.00pm Friday 24th February** to be considered in advance of our application submission.

- *Do you think new homes are needed in Sefton in general and Thornton in particular?*
- *Do you think this is an appropriate site for the development of new homes?*
- *What do you think of our proposals?*
- *Do you have any other comments?*

Thank you for your interest and we look forward to hearing from you.

www.rakespark.co.uk