

## Merseyside Civic Society comment on I M Marsh Campus redevelopment – 14 June 2021

Merseyside Civic Society (MCS) is grateful for the opportunity to comment on the redevelopment of Liverpool John Moores University's I M Marsh Campus. Founded in 1938, we campaign to preserve the best of our existing buildings and spaces and to insist on good quality design for our new ones.

We have serious concerns about the scheme and in particular the planned demolition of Bark Hill, which not only means the loss of a historic building but also removes the physical legacy of I. M. Marsh as a pioneer in the promotion of physical education in the suburbs of Liverpool. I would also like to state the MCS does not reject development of the site per se, although there are some initial concerns about the development as well. At this stage, however, we wish to mainly focus on the preservation of one of the key buildings on the site, which will inevitably affect the masterplan for the site.

According to Bennison's map of 1835 the property/land of Bark Hill, Mossley Hill, Liverpool (see shaded red in Fig. 1) was once occupied by a Thomas Addison.



Fig 1 – Extract from Bennison's Map 1835. The original grounds of Bark Hill (shaded red); Sudley House (shaded green); Kelton (shaded blue)

Pevsner 2006 Ed. p442 describes the circa 1830s Bark Hill (unlisted) and Holmefield (listed Grade II); as such Bark Hill should be regarded as undesignated heritage asset worthy of being included on 'local list' as defined by the NPPF 2019 and Historic England's Advice Note (HEAN 7) on Local Heritage Listing.<sup>1</sup>

<sup>1</sup> Historic England, "[Local Heritage Listing](#)", Historic England Advice Note 7, Chapter 1, Para 7, May 2016 ("Local heritage listing is a means for a community and a local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment. It provides clarity on the location of assets and what it is about them that is significant, helping to ensure that strategic local planning properly takes account of the desirability of their conservation. Sometimes it may also help identify overlooked assets of high significance, which may warrant consideration for designation at the national level, too.")

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By 1893 the Ordnance Survey map shows that the original property had been extended to its current legible footprint prior to the 1950s extension being constructed which the principal elevation faces Mossley Hill Road.

Bark Hill (unlisted) is set with large grounds that hasn't been substantially altered other than the additional buildings associated with the subsequent use as a private house and as a college for Physical Education. It is described as such on the Ordnance Survey map for 1927.

The I. M. Marsh College of Physical Training was founded in 1900 by Irene Mabel Marsh (Appendix I), a Physical Education Teacher. She started a revolution in physical education and demonstrated that girls should receive instruction in Physical Education (PE). She established the Liverpool Gymnasium College, later known as the Liverpool Physical Training College. The College was initially established at 110 Bedford Street near the city centre. It remained there, with some expansion into nearby buildings, until it moved to its current Barkhill Road site in Mossley Hill between 1920 and 1929.

The site became known as the I.M. Marsh Campus in 1947. It was the first state-maintained specialist institution of its kind for women in the country. The College became part of the Liverpool Polytechnic in 1981, together with F.L. Calder College, which moved to the I.M. Marsh Campus.

Marsh's legacy lives through the University's innovative teacher training, PE, sport and dance programmes.

The proposals set out by Liverpool John Moores University's agents indicate that the 1830s building and its associated enlargement is to be demolished in its entirety.

Bark Hill (together with Sudley House now art gallery (circa 1820) with extensions and alterations of 1882-84 for George Holt & family (Holt's shipping line) and given by them to Liverpool Corporation. [II] (see Fig 1); Crofton (built 1876-78) for Alfred Holt<sup>2</sup> [UL], Holmefield [II]; The Holmstead c.1840s, possibly by Cunningham and Holme with additions of c.1870s (II); Kelton (original part early C19 [II] (see Fig 1)) is considered to be one of this group of important 'villas' occupied by some of Liverpool's notable residents.

It is acknowledged that the original<sup>3</sup> 1830s building has been altered over time, but its external legibility remains with the original house and its site stilling have much of its original context. It is acknowledged that the interior of Bark Hill will need to be inspected to establish the extent of survival of its original features.

As such, at this stage the MCS consider that its retention should be seriously considered and suggest that Crofton be used as an example where this particular 1870s building has been successfully retained by introducing enabling development to secure its continued contribution to the character of this part of Mossley Hill (the respective applications are 07F/0260 granted conditionally on 4 September 2007 and 09F/0994 granted conditionally on 27 July 2009, which slightly amended the 2007 scheme). This potentially shows that Bark Hill can be retained and brought back into its original residential use.

It is understood that restoration works to period properties attract VAT and new development does not. This anomaly has the awful tendency to result in the loss of historic fabric.

The proposed application site is not in a formally defined 'Green Wedge', but Liverpool City Council's current adopted Local Plan 2002 indicates that the I M Marsh Campus is subject to 'saved' policies OE11 ~ Protecting Open Space & OE12 ~ Enhancement of Green Space (Appendix II)<sup>4</sup>. The MCS is of the opinion that the proposed scheme for consultation fails to meet the aforementioned policies. Open space being defined in the NPPF 2019 as

<sup>2</sup> Alfred Holt (1829 – 1911) was a British engineer, shipowner and merchant. He lived at '[Crofton](#)', [Aigburth](#)/Mossley Hill, [Liverpool](#). In 1866 he and his brother, Philip Holt founded the Alfred Holt and Company and the Ocean Steam Ship Company, which owned and operated the majority of the company's vessels. Alfred Holt & Co later became 'Blue Funnel Line'.

<sup>3</sup> **Original building:** A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally, NPPF 2019, Glossary p69

<sup>4</sup> These policies will remain in use until the emerging Local Plan for Liverpool has been formally adopted following its on-going Examination in Public by the Government's Planning Inspectorate.

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being; “All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.”

In terms of Chapter 7 ~ ‘Heritage & Design in the Built Environment’, Adopted UDP 2002 the relevant policies have been cited below (*However, it should be noted that references to PPG have been amended by Sections 12 & 16 of the National Planning Policy Framework 2019*):

## HD 12 ~ NEW DEVELOPMENT ADJACENT TO CONSERVATION AREAS

Development on land adjacent to a conservation area will only be permitted if it protects the setting of the conservation area and important views into and out of it.

### 7.106

PPG 15 now requires planning authorities to assess the impact of development proposals adjacent to conservation areas. The PPG states that the desirability of preserving or enhancing the conservation area should also be a material consideration in the handling of development proposals which are outside the conservation area but would affect its **setting, or views into or out of the area**. Proposals for development adjacent to conservation areas should therefore be designed to be sympathetic in design, scale, location and use of materials.

The NPPF 2019 defines the ‘Setting of a Heritage Asset’ as, “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

In terms of ‘significance’ the NPPF 2019 states that: “Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

## HD 18 ~ GENERAL DESIGN REQUIREMENTS

When assessing proposals for new development, the City Council will require applications to comply with the following criteria, where appropriate, to ensure a high quality of design:

- i. the scale, density and massing of the proposed development relate well to its locality;
- ii. the development includes characteristics of local distinctiveness in terms of design, layout and materials;
- iii. the building lines and layout of the development relate to those of the locality;
- iv. external boundary and surface treatment is included as part of the development and is of a design and materials which relate well to its surroundings;

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- v. all plant machinery and equipment are provided within the building envelope or at roof level as an integral part of the design;
- vi. the development pays special attention to views into and out of any adjoining green space, or area of Green Belt;
- vii. the development has regard to and does not detract from the city's skyline, roofscape and local views within the city;
- viii. the satisfactory development or redevelopment of adjoining land is not prejudiced;
- ix. there is no severe loss of amenity or privacy to adjacent residents;
- x. in the case of temporary buildings, the development is of a suitable design and not in a prominent location;
- xi. adequate arrangements are made for the storage and collection of refuse within the curtilage of the site and the provision of litter bins where appropriate;
- xii. the exterior of the development incorporates materials to discourage graffiti; and
- xiii. adequate arrangements are made for pedestrian and vehicular access and for car parking.

## Good Design

### 7.132

Revised PPG1 places renewed emphasis on the importance of good design. It states that 'Good design should be the aim of all those involved in the development process and should be encouraged everywhere'. Accordingly, the City Council will expect the design, layout and treatment of all new development to be of good design and make a positive contribution to the city's environment.

### 7.133

Urban design is defined as including the complex relationship between all the elements of built and unbuilt space. As such, the appearance and treatment of spaces between and around buildings is of comparable importance to the design of the buildings themselves, and the City Council will expect new development proposals to demonstrate that this has been taken into account.

### 7.134

Whilst the City Council will be focusing on guiding the broad issues of scale, density, massing, height, landscaping, access and materials for new development, it will promote and reinforce more detailed design advice on local distinctiveness where appropriate and intervene in detailed design matters where these have a significant effect on the character or quality of an area or neighbouring buildings. As advised in revised

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PPG1, the City Council will consider the appearance of proposed development and its relationship to its surroundings as material considerations in determining planning applications and appeals.

## 7.135

New development should respect, complement and contribute to the character of the area, and make an improvement to areas where this is required. Creative, imaginative and contemporary designs which provide visual interest will be encouraged and, in appropriate cases, support will be given to designs which reflect the ethnic and cultural background of the various groups of people living in Liverpool. New development should avoid unusable or inappropriate pockets of open land on street frontages by following the grain of the street pattern.

## 7.136

Policy HD18 requires certain basic standards of design that should be adhered to in any development. The policy should be read in conjunction with other detailed policies and additional guidance elsewhere in the Plan.

## Development Adjoining Green Space

### 7.137

Development of adjoining open spaces may have a significant effect on the amenity value of those sites by way of their additional impact on the public domain. It is particularly important that such developments take advantage of opportunities for good townscape design and layout by making positive use of a green space or Green Belt setting. Particular attention will be paid to the use of boundary treatments which allow for open views into green spaces and onto open countryside and to avoiding designs which provide a poor face to them.

We also feel that retention of the building in combination with the landscape can enhance the scheme. Although the site has the distinct feel of an institution this will be reversible and the retention of the house will create opportunities to consider routes, vistas and spaces and provide a structure to the scheme. The need for a considered approach is accentuated by the recent development of housing on University sites (Dale Hall) and the pending development of the Carnatic site when taken as whole, bring the real risk of compromising the identity of the area if not treated with care. There is an opportunity for an integrated approach to landscape and open space with enhanced biodiversity with enriched habitats, e.g. dealing with surface water and crucially maintain and increase the connectivity across and through this and adjacent sites. It is not clear if surveys have been carried out, but a holistic approach between green space, surface water management and planting has the potential to add value to the site.

Whilst the development of the scheme is at an early stage, this is an ideal opportunity for LJMU and the planning authority to clearly define the parameters that would lead to the relocation of LJMU from this site, to create added value in terms of respecting historic context, landscape and an innovative approach to the integration of housing into an existing landscape.

At this stage, it is noted that there appears to be a large amount of surface car parking – certainly for the more dense elements of the scheme, the MCS consider this to be a poor use of land.

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The MCS is also concerned that the relocation of the pitches might constitute green space removal by stealth. It means new pitches will need to be opened on existing green space. It is quite important that applicant indicates where any the new pitches will be located and how this will affect existing green spaces.

The MCS also understands that the local resident's association<sup>5</sup> has serious concerns about the potential loss of Bark Hill. It is understood that Historic England is to be consulted.

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<sup>5</sup> Mossley Hill Residents' Association was formed in 1969

### Irene Mabel Marsh (1875-1938)

Source: Liverpool John Mores University

Irene Mabel Marsh, or 'Mums', was born into a large family with six sisters and four brothers. When only 18 years old, Marsh was appointed Director of the Bootle Gymnasium and taught women's classes for the Liverpool YMCA in the Liverpool Gymnasium, receiving a salary of £50 a year. She retained this role until 1937 alongside establishing her own College, where she also served as Principal from 1900.

She became an expert in physiology, kinesiology (the scientific study of human movement), pathology and educational method. She travelled widely for the period, and gained considerable knowledge from German and Swedish models of physical education, which were more advanced and holistic in approach than their British equivalents. While Principal, she also founded the Girl Guides Corps at the College in 1917 and became District Commissioner, receiving visits from Robert Baden-Powell, founder of the Scout movement.

Marsh was a fiercely committed educationalist who was determined to follow her own vision, who adopted new methods and led the way in the development of physical education training and teaching in Britain for much of the twentieth century.

### Extant Liverpool Unitary Development Plan 2002 'saved' policies pertaining to land allocated on the proposals map as open/green space.

Source: Liverpool City Council

#### PROTECTION OF GREEN SPACE

##### OE11

Planning permission will not be granted for built development on part or all of any green space unless the proposed development can be accommodated without material harm to:

i. the recreational function of the green space, unless:

- the development is ancillary to the use of the site for active or passive outdoor recreation and enhances its value for these activities;
- the site does not lie in an area of open space deficiency or its development would not create an area of open space deficiency;
- a replacement facility of at least equal quality and suitable size is provided at an appropriate location to ensure that an area of open space deficiency would not otherwise be created ;
- in the case of green space in educational use, the development is specifically required for educational purposes and that suitable and convenient alternative recreational facilities are available.

ii. the visual amenity value of the green space in terms of:

- important vistas into and across the site;
- key frontages which are visible from a main road;
- important trees and landscape features, and the character of the site within the surrounding area; or
- its importance as open land in an otherwise

closely developed area;

iii. its relationship to adjoining green spaces, particularly whether the development might destroy a valuable link between areas of green spaces; and

iv. any known nature conservation value as identified in policy OE5.



## Value of Green Space

### 8.134

Liverpool has a wealth of green space which contributes significantly to the character and environmental quality of the city. Green space can be important in maintaining an open feel in the built-up environment and provides breaks in the urban fabric for the benefit of the city's residents.

The existence of attractive open areas along transport corridors can also enhance the overall image of the city.

### 8.135

Green spaces may have obvious amenity value in their own right, but even seemingly nondescript open areas may still be important because they represent a limited provision of open space in an otherwise heavily built up area. Once developed, such areas can only be replaced at great cost, while the overall density of development in the neighbourhood is further increased, thus adding to the recreational pressure on a dwindling stock of green space. This concern is reflected in the Government White Paper 'This Common Inheritance' and in PPG3, which state that planning policies should recognise the need to retain valuable amenity space within the urban environment.

### 8.136

Green space has a positive, and very important, role in providing opportunities for outdoor sport and recreation and PPG17 - Sport and Recreation (September 1991) attaches great importance to the retention of recreational and amenity open space in urban areas. It stresses that "Local authorities need to take full account in their development control decisions of the community need for recreational space, to have regard to current levels of provision and deficiencies and to resist pressures for the development of open space which conflict with the wider public interest" (paragraph 3).

## Green Space in Liverpool

### 8.137

Green spaces over 0.5 hectares have been identified on the Proposals Map following a citywide survey. The survey excluded sites where the open space element comprised less than 50% of the site (i.e. the site being predominantly covered with buildings).

### 8.138

The City's green space resource (see Figure 8.8) includes land in both public and private ownership and comprises land used principally for informal or formal recreation such as parks, playing fields, sports grounds, golf courses and allotments, as well as school sites set in large grounds. Other important green spaces include church grounds, cemeteries and institutions set in landscaped grounds.

## 8.139

There are also many small but important green spaces of less than 0.5 hectares that are too small to identify in the Proposals Map. These may often represent a valuable local amenity that is of cumulative importance to the city's landscape framework and are therefore also protected under the auspices of policy OE11.

## Criteria for Assessing Development Proposals on Green Spaces

## 8.140

No qualitative assessment was carried out when identifying green space and as such green space is a descriptive term which does not ascribe functions or values to each space. Some open spaces have recreational value, nature conservation value, visual value or structural value, or a combination of any of these - which all form part of its "overall" amenity value. The overall value of the site and the importance of the various elements within it are also likely to change with time, particularly as circumstances in the surrounding area change for example.

## 8.141

Indeed there may well be instances when upon detailed examination of a proposal it is concluded that the identified area has no inherent value worthy of conserving, and consequently there will be no conflict with the aims of the policy.

Therefore in order to find the right balance between preserving urban green space and releasing land for development, a policy framework is required which allows development proposals to be assessed in terms of their effect on the value of individual green spaces. In this sense, policy OE11 is not intended as a restrictive block on the development of green space in all cases, but allows the merits of a proposal to be considered against the intrinsic value of the particular green space in question, bearing in mind that the presumption will always be in favour of retaining the amenity value of the overall stock of green space.

## 8.142

With the primary objective being to retain the overall amenity value of green spaces for the communities in which they are located, all development proposals will be evaluated in terms of the following factors, as set out in policy OE11:

- Visual Value: the need to protect important landscaped areas, vistas and frontages. Links between other green spaces are important to the landscape framework in 'greening' the image of the city. Open space can help to give a suburb identity, reflecting the importance of the openness of the site;
- Recreational Value: whether the development would result in the loss of the site's recreational function;
- Wildlife Value: the need to retain the nature conservation value of the green space as identified in policy OE5, avoiding disturbance, pollution or other physical effects to important habitats.

## 8.143

Some individual or groups of green spaces have also been designated as Green Belt or Green Wedge and thereby have strong protection against built development in order to maintain their existing open character. These policies will therefore override Policy OE11. Green spaces within the Green Belt are not indicated on the Proposals Map.

## Standards of Provision for Recreational Open Space

### 8.144

The National Playing Field Association's (NPFA) current standard of outdoor playing space is 2.4 hectares (6 acres) per 1,000 population. This figure is regarded as providing a valuable overall target for assessing the adequacy of existing provision for the population it is intended to serve, or in arriving at an appropriate scale of provision for new developments.

### 8.145

The NPFA standard for playing pitch provision is 1.2 hectares per 1,000 population. For a population the size of Liverpool's, 579.59 hectares of pitches would be required using the NPFA standard. The quality of some of Liverpool's pitches is poor, and the demand and interest of local football leagues is very high.

### 8.146

A considerable proportion of the city's playing field resource is owned by a variety of bodies, some of which lease sites to sporting organisations and to the City Council. In the absence of these facilities, teams would require pitch provision elsewhere and it may not be possible to meet that demand. As these sites contribute to meeting the city's overall standard of provision, the City Council considers it to be fair and reasonable to designate these playing fields as sites for which Policy OE11 will apply. Some of these facilities are amongst the best in the city. Therefore, if key sites become surplus to the requirements of any particular institution the City Council will consider acquiring them in appropriate circumstances.

### 8.147

The City Council's own playing pitch resource comprises the detached playing fields, school playing fields and pitches located within existing public parks. Currently over 50 of the football pitches are located in parks. This causes a number of problems in terms of maintenance requirements and pitch capacity, and reduces the area of parks available for laying out for informal recreation. It is therefore the aim of the City Council to work towards replacing pitches in parks with playing fields in more appropriate locations.

This will make maintenance of pitches and parks easier, will allow for higher quality pitches with increased capacity, and release land in parks for landscaping and informal recreation. This will therefore increase the number of free-standing pitches needed to meet the demand in the future (see Schedule 8.4 for a list of sites containing playing fields).

## Park Hierarchy

### 8.148

The City Council has adopted the following standard of provision of public open space. This three tier hierarchy addresses the provision of open space for informal/passive recreation, taking into account equal access and distribution:

- Neighbourhood Parks are between one and five hectares and serve a catchment of ¼ mile (400m). These have an important children's play function.
- District Parks are between five and fifty hectares and serve a catchment area of ¾ mile (1200m). These will operate as local parks for those within ¼ mile.
- City Parks covering over 50 hectares, serve as city-wide attractions. All residents should be within 2 miles (3.2km) of a City Park. City Parks will also serve as District Parks for those living within ¾ mile and as Neighbourhood Park for those living within ¼ mile.

### 8.149

Liverpool has a relatively large supply of public open space for its resident population. This is partly due to the nature of the city's development in the 19th century, and partly due to the population decline in the latter half of the 20<sup>th</sup> century. This resource is a great asset to the city, as these sites are the most accessible form of urban green space for the majority of the city's residents.

### 8.150

The park sites designated within the park hierarchy are identified on the Proposals Map and in Schedule 8.3 and will be reviewed every five years. There will be a strong presumption against the loss of these designated public open space sites. Although new sites may be designated and accordingly, some sites may be removed.

## Areas of Open Space Deficiency

### 8.151

When assessing proposals for development on open space, the local planning authority will assess whether or not there is a deficiency of recreational open space in the locality or whether or not a deficiency would be created. An area of open space deficiency can be determined by assessing both outdoor playing pitch and park deficiencies.

### 8.152

**Park Deficiency Areas:** To ensure an adequately distributed level of local open space provision, all residents should be within 1/4 mile of a Park (see Schedule 8.3 for a list of parks). Figure 8.9 shows a simplified map of the

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areas that fall outside this target, and these are identified as park deficiency areas. A larger scale map with these areas, calculated using distance along the road network, will be used to determine park deficiency areas, and this map will be available for inspection at the Planning and Building Control office.

## 8.153

The provision in the 1980s of two very large parks at Everton and Dingle/Otterspool has meant that all Liverpool residents are within an acceptable distance of a City Park. District Parks are also fairly well distributed. It is with Neighbourhood/Local Park provision that there are deficiencies. Those deficiency areas located in residential areas of the city will be given priority for new park provision. There will also be a presumption in favour of retaining any open space in an open space deficiency area for informal/formal recreation.

## 8.154

In evaluating development proposals involving the loss of a site designated in the park hierarchy, the local planning authority will in particular consider:

- whether the loss of the site would create a park deficiency area;
- whether the site is also within a playing field deficiency area and would have potential for such recreational purposes.

## 8.155

**Playing Pitch Deficiency Areas:** In considering whether a site is located in an area deficient in playing pitch facilities, the Council will have regard to the NPFA standard of pitch provision of 1.21 hectares per 1,000 population and any local assessments of need carried out.

## 8.156

In evaluating development proposals involving the loss of formal playing pitch facilities, the local planning authority will in particular consider the following;

- the overall supply and distribution of playing fields/sports pitches within the locality;
- the quality of the fields/pitches and associated facilities and their significance for the sport in question;
- the level and demand for pitch sports including the past level of use sustained by the site, and those sustained by other sites within the area;
- the effect on displaced teams and the potential effect of their relocation on existing playing fields and facilities;
- whether the site is within a park deficiency area and would have potential for such recreational purposes.

## 8.157

There will be a strong presumption against the loss of recreational green space which makes up the NPFA and City Council's standards of provision. Special circumstances may apply and development be permitted however, where a site, in the opinion of the City Council, is no longer capable of performing a satisfactory recreational function or where this could be provided elsewhere on a more suitable site within the vicinity, at no loss to the city's overall facilities and at no cost to the City Council.

## 8.158

Although the provision of adequate land for outdoor sport and recreation is a vital requirement, it is not, on its own, the complete answer. To be used effectively, proper distribution and location, ease of access and reasonable quality are all essential. If the facilities are too far from the homes of would-be users, or only accessible to those members of the community who have access to a car, there could still be a shortage of provision. These factors will also be taken into account when assessing the effects of development proposals involving the loss of recreational open space.

## Development on School Playing Fields

### 8.159

School playing fields are often set in extensive grounds which form an essential part of the educational resource, but which are also of amenity value to those who live in surrounding areas. Many school sites are identified as green space where the open land, being at least 0.5 hectares in size, formed more than 50% of the site area. The City Council recognises the need to allow developments for educational purposes on school sites zoned as green space. The development of educational facilities will normally be allowed within school grounds provided the school can best meet its requirement for provision of outdoor playing space without having to bus children to alternative recreational facilities elsewhere and that the provisions of other policies in the Plan can be complied with.

### 8.160

Any other development proposals for the whole or part of sites (i.e. where open land has been declared surplus to educational requirements) will be assessed according to the criteria set out in Policy OE11.

### 8.161

The single campus siting operations of a number of Liverpool's schools will obviously have implications for the future of a number of school playing fields and the City Council wishes to ensure that any proposals to build on or dispose of these sites takes account of the wider needs of the community.

## The Relocation of Sports or Recreational Facilities

### 8.162

Any proposals which involve the development of a recreational green space by relocating the recreational facility, must take into account suitable location, ease of access for its existing users and type of facility required when considering possible alternative sites. The City Council will also expect the proposed site to be of an appropriate size for its intended use, to take into account the needs of its users and utilise the opportunity for providing improved facilities.

## ENHANCEMENT OF GREEN SPACE

### OE12

The City Council will seek to enhance the overall stock of publicly accessible green space by:

- i. improving the quality and management of existing parks, playing fields, golf courses and cemeteries;
- ii. pursuing opportunities for new recreational provision in areas of local open space deficiency as identified in this Plan, particularly on green spaces surplus to the City Council requirements for other purposes; and
- iii. providing new parks as identified on the Proposals Map.

## Quality of Provision

### 8.163

In Liverpool, the quality of the open space provision is more of an issue than its quantity. As the City Council has limited resources for maintenance and improvement, sites will be prioritised for improvement. Enhancement will also be sought through the implementation of Policy OE14.

### 8.164

The City Council is currently preparing a Parks Strategy. This will consider the more detailed issues of management, maintenance and where appropriate nature conservation of these sites designated as recreational open space in this Plan. A key concern will be the issue of quality in addition to the provision of facilities, access, security, enhancing nature conservation, and opportunities for the involvement of partnerships with the community in the form of sponsorship and the setting up of 'Friends' organisations. The provision of a ranger service will be a crucial factor in the improved maintenance of the city's parks.

## Proposed Parks

### 8.165

Many of the deficiency areas occur in the inner parts of the city, and it is here that efforts will be concentrated to create new open space and upgrade existing facilities. The City Council will seek opportunities to create new open space in the priority deficiency areas through:

- reclamation of vacant and derelict sites
- use of surplus school sites that may become available
- use of private open land that may become Available

### 8.166

A number of proposed parks have been identified on the Proposals Map at the following locations:

- Loop Line Extension - Hartley's Village to Seeds Lane. Remaining completion of this part of the long distance Trans Pennine Trail.
- Fazakerley Sidings - Reclamation of this derelict site provides opportunity for enhancing the wildlife interest on this site creating an area for informal recreation.
- Fazakerley Ecology Park - Details are provided in policy OE9.
- Melrose Cutting - As a logical extension to the Canalside Park, the nature conservation value of this derelict site provides the opportunity creating a local nature reserve.
- Land Adjacent to Garston Gas Works, Banks Rd - The nature conservation value of this site and the expensive cost of land reclamation provides the opportunity for creating an attractive and interesting piece of public open space.
- Finch Lane / Lordens Road – New neighbourhood park will be provided to serve the adjacent new housing developments.
- Kensington Community Park - Reclamation of former derelict North West Water land to form a new neighbourhood park.
- Muirhead Ave / Meadow Lane – New neighbourhood park formed in association with the new housing development on former playing field site.
- Mill Wood, Speke - This site of ancient woodland and nature conservation value provides the opportunity for establishing a local nature reserve with the adjoining woodland area in Knowsley.



## 8.167

Any open land that may become available within deficiency areas will be considered for recreational open space uses before being released for other uses. In some instances, it may be more appropriate to upgrade an existing site, and opportunities to do this will be sought by the Council. The deficiency areas will be amended as new open space is created, with updated versions of Figure 8.9 being used to determine areas of deficiency. The consideration of children's play areas, although also an issue of local open space provision, is dealt with in chapter 12.