



TUDOR PLACE

KIRKBY



WELCOME TO THE FIRST CONSTRUCTION UPDATE FOR TUDOR PLACE.

Through these quarterly newsletters, we'll keep you up to date with what's happening on site and give you an idea of what to expect over the coming months as work gets underway.

Barratt and David Wilson Homes are redeveloping the site on Cherryfield Drive – now known as Tudor Place – following the granting of planning permission by Knowsley Council earlier this year.

Our aim is to bring this long-vacant land back into use and create a vibrant new community for Kirkby, with high-quality, energy-efficient homes, attractive green spaces, and better connections to the town centre. Over the next few months, you'll start to see early activity on site as we carry out ground remediation and infrastructure works ahead of building the first new homes.

THE STORY SO FAR

After a detailed design process and feedback from the local community, planning permission for the site south of Cherryfield Drive was approved in February 2025.

As a key part of Kirkby's wider regeneration, Tudor Place will deliver a high-quality, sustainable neighbourhood that's closely connected to the town centre. Barratt David Wilson Homes are proud to be realising this vision and look forward to the creation of a thriving new community.





PROPOSALS

Our proposals for Tudor Place will deliver around 800 high-quality, sustainable homes designed to reflect the local character.

The development includes a mix of 1–4 bedroom houses, bungalows, and apartments, with 80 affordable homes - 60 for affordable rent and 20 for shared ownership - to help local people access suitable housing.

Residents will enjoy new green spaces, tree planting, and safe walking and cycling routes that connect to Valley Park and Kirkby Town Centre. Two new access points from Cherryfield Drive and Bewley Drive will be created, alongside upgrades to the public car park and local highways.

COMMUNITY INVESTMENT -

As part of the planning approval, the development will provide significant investment in local infrastructure and community facilities, including:

- £816,769 to increase GP capacity in Kirkby
- £4,398,720 for additional secondary school places
- £1,999,128 for off-site public open space and improvements to local sports facilities
- £461,901 for off-site tree planting in the Kirkby area
- £56,000 for the council to support activities such as apprenticeships, local employment or trainee placements
- £6,500 for the implementation of a controlled parking zone

These contributions will support local services, enhance community amenities and ensure that the benefits of Tudor Place are shared across the town.



PREPARING THE SITE

Before construction begins, we will carry out a comprehensive site-remediation and preparation programme. These works are a normal part of redeveloping previously used (“brownfield”) land and are closely regulated by Knowsley Council and the Environment Agency.

Over the coming weeks you will see:

- **Early November:** Installation of fencing, hoarding and site signage.
- **Mid - late November:** Tree clearance, ecology surveys and archaeological investigations.
- **December - January:** Start of remediation and ground-preparation works, including site cabins and machinery setup.

During this phase we will:

- Test and manage soils to ensure they are safe and suitable for development.
- Implement dust-suppression and wheel-washing measures to minimise disturbance.
- Recycle and reuse materials wherever possible to reduce waste.

All works will follow an approved Construction Environmental Management Plan (CEMP), which controls site operations, traffic routes and working hours.

REMEDICATION MYTH-BUSTING

Before construction begins, the site will be carefully prepared to make sure the land is clean, stable and ready for new homes. This work will follow an approved Remediation Strategy prepared by independent environmental specialists and agreed with the local authority.

Comprehensive investigations have confirmed that there is no significant asbestos contamination on site. As is common on previously developed (brownfield) land, testing identified very small traces of historic building materials within made-ground soils, including isolated fragments from older structures such as roofs or insulation. These materials are fully contained within the soil and do not pose a risk to people or the environment.



To ensure the land is safe and suitable for new homes, the remediation process will include:

- Careful removal of any isolated material where required;
- Installation of clean soil layers in gardens and landscaped areas; and

- Independent validation and certification by qualified environmental engineers.

All works will be undertaken by accredited contractors under strict environmental controls and overseen by both the specialist consultants and the local authority. Once complete, the site will be independently verified as safe for residential use.



WORKING WITH THE COMMUNITY

As work progresses on-site, we want to maintain open communication with local neighbours and stakeholders. We recognise the site's complex history and are committed to building trust through open communication. We will:

- Issue quarterly printed newsletters and fortnightly digital updates, with email notifications.
- Launch a dedicated website with news, FAQs and contact details.
- Liaise closely with local councillors and the nearby school to address concerns about traffic and safety.
- Meet directly with any households affected by specific needs to agree practical mitigation.

Environmental and Community Protection

We understand residents may have questions about how the site will be managed. Here are a few key assurances:

Working hours

8 am – 6 pm Monday to Friday, 8 am – 1 pm on Saturdays, with no work to take place on Sundays or Bank Holidays.

Drainage and flooding

A new Sustainable Drainage System (SuDS) will manage surface water using permeable paving, underground storage and planting designed to absorb rainfall naturally.

Noise and air quality

Dust monitoring and suppression will help limit disruption and quieter reversing alarms and noise-mitigation measures will be used where sensitive properties are nearby.

Ecology and landscaping

Over 450 new trees will be planted, alongside bird and bat boxes, hedgehog-friendly fencing and long-term ecological management.



If you have any questions or would like to speak with the project team, please get in touch:

GET IN TOUCH:

@TudorPlaceConstruction@devcomms.co.uk | 0800 080 3172 | [tudorplaceconstruction.co.uk](https://www.tudorplaceconstruction.co.uk)

NEXT STEPS

Site setup, vegetation clearance and archaeological works will take place through November 2025 in line with the approved planning application, with remediation and ground-preparation works starting in December 2025 and continuing into early 2026. Homebuilding is expected to begin later in 2026.

We'll keep residents updated as work progresses and continue to work closely with the community while we transform this landmark site. Thank you for your patience and understanding as we begin this new chapter for Kirkby.

