

EDEN

Halsnead Farm

Planning Statement
Including Statement of Community Involvement

November 2025



Executive Summary

Starship Build Ltd and Onward Homes Ltd are bringing forward a flagship 88-home development at Halsnead Farm, including 1.3 hectares of open space and forming a key part of Halsnead Garden Village.

As the launch project for the Future Homes Liverpool City Region Initiative, it will set a new standard for sustainable living. All homes will use Modern Methods of Construction and target a zero-energy, zero-bills specification in partnership with Octopus Energy, reducing residents' living costs and providing a scalable model for future low-carbon neighbourhoods, as acknowledged by Liverpool City Region Mayor.

The scheme will create an affordable, sustainable community with new pedestrian links connecting homes, jobs, and the new country park. It will also generate economic benefits through on-site employment, MMC supply-chain jobs, and new residents supporting nearby Symmetry Park, a growing employment location.

This proposal represents an opportunity to demonstrate delivery of social, environmental, and economic benefits in line with the region's growth ambitions and the Government agenda to deliver 1.5 million homes.



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Appendix 1: List of Submission Documents

Appendix 2: Community Consultation Leaflet

2744 – November 2025

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01 Introduction



Introduction

This Planning Statement is submitted by Eden Planning and Development Ltd. [Eden] on behalf of the joint Applicants, Starship Build Ltd and Onward Homes Ltd, in support of a [full] planning application for the redevelopment of Halsnead Farm, Fox's Bank Lane, Whiston, Prescot, L35 3SU [the Site] for residential development.

Structure of the Application

The Site lies wholly within the Local Planning Authority of Knowsley Metropolitan Borough Council [KMBC] and a planning application has been lodged via the portal [reference PP-14266244].

The application seeks permission for:

"Demolition of existing buildings and construction of up to 88 homes, creation of access from Fox's Bank Lane, construction of internal roads and footways, landscaping, works to trees and associated works"

This Statement demonstrates how the proposal satisfies key planning policy tests at both national and local levels, delivering much needed affordable homes together with 1.3 Ha of open space and key connections.

It also provides a summary of the supporting technical reports to assist officers in their assessment.

Whilst the proposal does not in our view, trigger the requirement for an **Environmental Statement**, we have agreed with officers to provide one to assist in their assessment of the Site as part of the Halsnead Garden Village.

This statement should be read in conjunction with the plans and documents submitted.

"I want us to build, baby, build, so we can put the key to a decent home into the hands of every single family that needs it..."

Housing Secretary, Steve Reed, September 2025

Introduction

The Core Submission

- Planning Application Form
- Application Fee
- Ownership Certificates
- Site Location Plan
- Drawings prepared by DK Architects
- Landscape drawings prepared by Layer Studio
- Highways and Refuse drawings prepared by Curtins
- Proposed Drainage, Drainage Layout and Catchment Areas prepared by Curtins

A full list of drawings and documents is located in **Appendix 1**.

Supporting Documents

- Planning Statement including Statement of Community Involvement
- Design and Access Statement
- Environmental Statement (emailed direct - not via portal)
- Landscape and Visual Impact Assessment (to follow)
- Affordable Housing Statement
- Noise Impact Assessment
- Historic Environment Desk-Based Assessment
- Preliminary Ecological Appraisal
- Preliminary Roost Feature Inspection Report
- Bat Survey Report
- BNG Baseline Report and BNG Metric
- Drainage Strategy
- Flood Risk Assessment
- Health Impact Assessment (HIA)
- Preliminary Risk Assessment with Coal Mining Risk Ass. (Phase 1)
- Ground Contamination Investigation Report (Phase 2)
- Transport Assessment and Interim Travel Plan
- Arboricultural Impact Assessment (inc survey and method statement)
- Social Value Strategy
- Swing Clearance Study
- Energy Statement

02 Site & Context



Site & Context

The Site measures 3.42 hectares and includes land and buildings associated with Halsnead Farm, along with an external ménage located centrally and to the north of the site.

A single dwelling occupies the south east corner. Pylons run along the northern edge of the site.

Vehicular access is currently taken to the east of the site from Fox's Bank Lane.

The site is bounded by:

- North: The M62 with housing beyond.
- South: Symmetry Park, providing large-scale logistics and industrial buildings together with the proposed Country Park, separated by a belt of trees and a private lane.
- East: Fox's Bank Lane. Part of the wall fronting the site is locally listed.
- West: A belt of trees to the west/southwest (part covered by TPO ref 64/0000) together with 3 dwellings served off the private lane, including the Grade II Listed Building, Old Halsnead (list entry no 1261787).



Site & Context

Halsnead Garden Village

The site adjoins the southern boundary of Whiston and forms part of the Halsnead Garden Village Masterplan Area, a sustainable urban extension to Whiston.

A copy of the Masterplan is provided on the following page.

Halsnead Garden Village was identified as one of 14 proposed Garden Villages through a government-backed initiative launched in January 2017, which aimed to deliver 48,000 homes in total, aligned with Garden Village principles.

This designation paved the way for the area to be allocated in line with the Council's vision for growth.

The designated area is described as an opportunity to provide:

“a high-quality residential environment and strategic employment space in a distinctive setting” that “capitalises on close proximity to the strategic highway network, Whiston Rail Station, and Liverpool John Lennon Airport.”

The aim for the Garden Village is to deliver up to 1,600 new homes and substantial employment opportunities across the local area.

Significant progress has been made toward the development of the Garden Village, with several housing and employment developments completed, underway, or imminent.

Accessibility

As set out in the Halsnead Garden Village Masterplan SPD, the site benefits from strong transport links, connecting key services within Whiston (including shops, services, and Whiston Hospital), alongside employment areas, recreational green space, and walking routes, making it a highly accessible and sustainable location.

- Rail: Whiston train station lies approximately 2.2 km to the north, providing regular and reliable local services as well as connections to the National Rail Network.
- Bus: Bus connectivity is available with stops on Cronton Road (A5080), approximately 650 metres south of the site via Symmetry Park. Additional stops are located at the junction of Fox's Bank Lane and Cronton Road. These stops are served by:

- No. 7 – Warrington to Liverpool (Arriva)
- No. C42 and C46 – North Liverpool to Widnes (Warrington's Own Buses)

Additionally, bus stops on Lickers Lane (around 1.5 km away) provide further public transport options.

The adjacent Symmetry Park includes proposals for pedestrian, cycle, and equestrian routes connecting the existing M62 footbridge to the proposed Country Park, further enhancing connectivity.

Ongoing discussions between relevant parties (the applicant, Land Trust, and Tritax) propose an additional pedestrian link connecting the site to Cronton Road.

In summary the site occupies an accessible location that is appropriate for growth, with potential to deliver valuable connections.



03 Planning History



Planning History

An understanding of the planning history for the site and its surroundings, ensures the proposals are informed by a robust understanding of planning matters relating to the site. The table below summarises the planning history for the site, which confirms its use as described.

Reference	Description	Decision
74/08438/HIST	Garage	Approved 03.08.1984
74/13325/HIST	Change of use of pig building and agricultural building to livery stabling for 30 horses and internal exercise area	Approved 11.06.1992
95/00093/APP	Retention of caravan for residential purposes	Refused 13.06.1997
09/00006/REF	Retention of siting of caravan for office use in connection	Appeal allowed 25.10.1997
00/00118/FUL	Drilling of a gas investigation well	Approved 23.05.2000
13/00236/FUL	Retention of lighting to outdoor menage	Approved 25.06.2013
14/00695/FUL	Erection of single storey extension	Approved 11.12.2014

There was a previous application for approximately 52 new homes on the site prepared for Redrow Homes. This application was withdrawn.

Other Relevant Site History

As the site and surrounding area are within the Halsnead Garden Village, there are a number of key decisions that are relevant and have informed the proposals.

In particular, ensuring the cumulative impacts are properly considered within the technical assessments and that opportunities to enhance connections are maximised.

At the time of submission, the following were noted as key decisions:

Symmetry Park (South of Site):

- 20/00494/HYB and NMA's: Approved March 2022 and May 2023
- 22/00162/REM: Approved June 2023
- 23/01949/REM and NMA: Approved May 2025
- 24/00145/REM: Approved August 2025

Country Park (former Cronton Colliery):

- 20/00578/FUL: Approved April 2025

Taylor Wimpey (North of M62):

- 20/00417/FUL: 350 Dwellings – Approved February 2022

In summary, a review of the decisions and associated officers' reports confirms that the site and adjacent proposals are coming forward in line with the Council's longstanding objective to expand the settlement of Whiston to the south. The landowners, developers, and housebuilders are delivering the infrastructure required to achieve these objectives.

04 Statement of Community Involvement



Statement of Community Involvement

The purpose of this Statement of Community Involvement (SCI) is to set out the pre-application consultation and engagement activities undertaken by the applicant and its professional team in support of the proposals.

Here we present an overview of the views and feedback from the consultees engaged in the process. All comments received during the consultation have been logged and analysed and, where appropriate, taken into account in the development of the planning application.

These comments have helped identify the issues of greatest interest to consultees, drawing on their detailed local knowledge.

Consultation Policy

National

The National Planning Policy Framework (NPPF), updated in December 2024, encourages applicants to undertake pre-application consultation. Paragraph 40 states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

The NPPF also states that local planning authorities should encourage applicants who are not legally required to do so to engage with the local community before submitting their applications:

“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.” (Paragraph 41).

Local

Knowsley Council adopted its SCI in June 2023. The document sets out the purpose of the SCI and the benefits of engaging the community in planning matters. For planning applications such as this, applicants are encouraged to consult with the community before submitting major proposals. Once an application is submitted, the Council will notify relevant parties, publish details online, and invite comments within the statutory consultation period.

Statement of Community Involvement

Approach to Consultation

- Agree principles with key organisations and neighbouring stakeholders
- Seek formal pre-application advice from planning officers
- Actively listen to and respond to comments received
- Engage meaningfully with the local community

Informal Pre Application

The applicants have proactively engaged with key stakeholders both locally and regionally. The proposal reflects significant collaboration between:

- **Starship Group** – Developer and MMC delivery partner (joint applicant)
- **Onward Homes** – Registered provider (joint applicant)
- **Knowsley Metropolitan Borough Council** – Local planning authority and strategic housing lead
- **Liverpool City Region Combined Authority** – Regional housing and skills authority, Future Homes City Region Alliance, and Brownfield Land Fund provider
- **Homes England** – Strategic funding partner

The agreed, combined objective is to demonstrate on this site, the viability of affordable, low-density, climate-ready homes at scale.

The applicant has also approached the nearest neighbours, both residential and commercial, to ensure they are aware of the objectives and to understand any concerns or indeed potential opportunities.

Formal Pre-application

The applicant has engaged with the Local Planning Authority (LPA) under pre-application advice request ref. 25/00026/PREAPP for a scheme comprising 92 homes.

Following submission, an initial meeting took place on 17 June 2025, after which written advice was issued on 18 July 2025. A further multi-stakeholder meeting was held on 23 July 2025.

The initial written response raised several matters, summarised below:

- The Council expressed support for maximising housing numbers on the site to contribute to local housing targets.
- The proposed approach to design, with a nod to the site's agricultural past, was acknowledged, and the scale proposed was generally accepted.
- It was accepted that, given the immediate context of the M62, pylons, and warehouses, a move away from the original concept of 30 executive homes is reasonable.
- There was no direct objection to the proposed tenure mix, including the 30% social rent offer. However, the social rent element raised concern regarding active travel connectivity, given the likelihood of car-free residents needing access to public transport, education, and services.
- Linked to this was a comment to explore improved active travel links to ensure pedestrian connections to the nearest bus stops, jobs, and amenities.

Statement of Community Involvement

- It was highlighted that the initial layout did not appear to satisfy the necessary interface and separation distances.
- The need for gardens to the south to be usable without impacting or putting pressure on adjacent trees was emphasised.
- Initial observations were also provided on a variety of technical matters, including levels, visibility at the access, ecology, and drainage.
- The scope of the application was discussed and agreed.

Response to Feedback

The applicants responded proactively to the comments, focusing particularly on accessibility, density/design, and tenure. This work was undertaken from July 2025 through to application submission.

Accessibility: The applicants engaged with the Land Trust and Tritax to explore the possibility of a southern connection from the application site through the Tritax Symmetry Park development. These discussions were positive, with the Land Trust confirming support. This connection is viable and achievable and will be secured as part of the planning decision process. As confirmed by the Highways Officer (meeting 30 July), these can be delivered under provisions available post-decision, consistent with nearby proposals.

Design and Density: The number of units has been reduced to 88, with careful consideration given to overlooking, privacy, and light. This resulted in changes primarily to the west and south of the site. The number of parking spaces was also increased.

Tenure: Further information was provided to support the applicant's demonstrable need to deliver 30% of the homes as social rented.

Further Meetings – July 2025 – September 2025

Following initial pre-application advice and subsequent discussions on accessibility, the applicants re-engaged with the LPA to address comments through a series of meetings with officers, including the Local Highways Authority (LHA), to agree key parameters for the scheme.

Summary of key meetings:

- 23/07/25 – Meeting between LPA, Applicants, and Eden – clarification of matters raised
- 30/07/25 – Meeting between LHA and Curtins (Transport Consultant)
- 12/09/25 – Meeting between LPA, LHA, Applicants, Eden, and Strategic Housing Team

Statement of Community Involvement

Meeting 30th July 2025 (Highways Focus) - Key Outcomes

- **Priority T-junction:** Supported. A GIRT could future-proof the site but is not required at this stage. Curtains to address within the Transport Assessment (TA).
- **Car Parking:** Reduced parking acceptable, consistent with previous affordable schemes. High-quality cycle storage required.
- **Pedestrian Connectivity – North:** Connection via M62 underpass into the Taylor Wimpey site, with onward links to Whiston to be secured post-decision through S38/278.
- **Pedestrian Connectivity – South:** Link to Tritax access road enabling access to Symmetry Park and the Country Park; may also serve Taylor Wimpey residents. Delivery also via S38/278 post-decision.
- **TA Scope:** To address access capacity, M62 J6/7 rebuttal (National Highways), accessibility, parking strategy, and GIRT justification, alongside standard TA requirements within the masterplan
- **Horse Riding:** Lodge Riding Centre to remain connected within the wider masterplan.

All these elements have been incorporated into the developing proposals.

Community Engagement

The applicants have also consulted the local community ahead of submitting this planning application. This included circulating a consultation leaflet (**Appendix 2**) to the surrounding community, offering local residents the opportunity to provide feedback on the proposed scheme.

The leaflet included:

- Key consultation dates
- A dedicated email address for consultation feedback
- An alternative phone number for those without internet access

At the time of submission, three comments had been received:

- One expressing interest in the properties
- One expressing concern about the number of new homes in Whiston
- One from a close neighbour concerned about proximity and potential impact on property values

As a consequence, no further amendments to the proposal were considered.

Statement of Community Involvement

Application Stage

The LPA will be required to consult the local community and relevant stakeholders in accordance with the Knowsley SCI.

The applicants are committed to maintaining engagement with the local community throughout the application process and welcome comments from the local community and key stakeholders.

Conclusion

Both informal and formal pre-application discussions have taken place in a genuine and proportionate manner.

The design of the proposal has evolved to address comments received, and the detailed technical reports provided with the submission carefully consider all matters raised.

The applicant remains committed to ongoing dialogue with the community and stakeholders following submission of the planning application.

05 Proposal



Proposal

Key Elements

The key elements of the proposal are:

- 88 affordable, energy efficient homes
- 1.3 ha of open spaces and comprehensive planting
- Enhanced access from Fox's Bank Lane
- 150 parking spaces (7 accessible) and 139 cycle spaces
- Pedestrian routes throughout with connections to the north and south

The Homes

The range of homes have been specifically chosen to **meet the needs of the community**, based on Onwards unique understanding as a local registered provider.

The **88 affordable homes** proposed would combine a mix of detached, semi-detached and terraced dwellings (51) as well as apartments (31) as set out in the schedule below.

Type	Apartment	OFD	Mews House	House	Courtyard
1 Bed	9	25	0	0	0
2 Bed	4	0	3	13	0
3 Bed	0	0	0	13	8
4 Bed	0	0	0	14	0
Total	13	25	3	40	8

The homes meet or exceed:

- The Nationally Described Space Standards
- Achieve EPC A ratings
- Comply with M4(2) or M4(3) accessibility standards

7 homes will be fully wheelchair accessible (M4(3)), with the remainder meeting enhanced accessibility standards (M4(2)).

Each home has access to private spaces with the apartment having shared spaces, providing a well designed and healthy place to live.



Proposed Site Plan

Proposal

The Design

DK Architects have designed a scheme that responds sensitively to the **site's former rural context**, accounting for the nearby designated heritage asset "Old Halsnead" alongside the significant levels of trees in the local vicinity.

This is in part reflected in the **material palette** comprising red brick walls, grey roof tiles and black timber accents within the street-scape.

The layout of buildings in **clusters**, using courtyard arrangements also contribute to this context, taking inspiration from the historic agricultural use of the site.

The buildings range from **1 to 3 storeys** with massing focussed at the entrance and along the main spine road, with single storey elements providing a sensitive transition to the open space to the north.

The design principles are clearly and comprehensively set out within the Design and Access Statement to illustrate the intended architectural quality and the variety of housing typologies.

Open Spaces

A landscape-led approach has shaped the masterplan, with detailed proposals set out in the Landscape Design and Access Statement by Layer Studio.

Around **1.3 hectares of open space** is integrated across the site, centred on a new community park to the north. The plans illustrate a clear vision for high-quality open spaces, supported by retention of existing and additional planting including more c90 trees, hedgerows, shrubs, and an avenue-style spine road. Key wooded areas in the south-west are reinforced, while the northern boundary incorporates substantial landscaping creating a strong visual and acoustic buffer to the M62.

Access and Parking Arrangements

A **new access** comprising a priority T- Junction (with GIRST facility) (refer to drawing ref 087052-CUR-XX-XX-D-T-75004-P02) will be created from Fox's Bank Lane will be constructed with 30m visibility splays to provide safe access/egress into the site.

This access connects to a central spine road through the site and would link to private drives/courtyards and a secondary road which loops round the south of the site. Pedestrian access will be wholly maintained through the site to enhance functional connectivity.

Proposal

Car parking is provided through a combination of private drives and shared parking courts. A total of 150 spaces are proposed, comprising:

- 111 spaces for dwellings
- 37 spaces for apartments
- 2 visitor spaces
- 7 accessible bays associated with M4(3) homes
- EV Chargers in line with building regs (1 per dwelling).

In addition, ample space is provided in the dwellings for secure **cycle storage** and the apartments have dedicated storage areas providing 1 space per apartment.

The layout allows for convenient **refuse** collections to take place (refer to drawings 087052-CUR-XX-XX-D-T-05001-P03 and 087052-CUR-XX-XX-D-T-05002-P01) from the roadside. Additional information is provided within the Transport Assessment prepared by Curtins.

New pedestrian connections are provided towards Symmetry Park to the south and across the amenity area to the north, where equestrian access is also retained. Pedestrian connectivity to the north is proposed through connectivity to the footpath along Fox's Bank Lane, which will link to the Taylor Wimpey to the north of the site (refer to p 42-43 within the Design and Access Statement prepared by DK Architects).

In summary the proposal comprises high quality affordable homes with key elements ensuring the place created is both sustainable and viable for the community.



Proposed CGI Image

06 Policy Spotlight



Policy Spotlight

In accordance with Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the 2004 Planning and Compulsory Purchase Act, the planning application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. Applications which accord with the development plan should be approved without delay.

Knowsley Local Plan Core Strategy (2016):

- Policy SD1 Sustainable Development
- Policy CS1 Spatial Strategy for Knowsley
- Policy CS2 Development Principles
- Policy CS3 Housing Supply, Delivery and Distribution
- Policy CS5 Green Belt
- Policy CS7 Transport Networks
- Policy CS8 Green Infrastructure
- Policy CS15 Delivering Affordable Housing
- Policy CS17 Housing Size and Design Standards
- Policy CS19 Design Quality and Accessibility in New Development
- Policy CS20 Managing the Borough's Historic Environment
- Policy CS21 Greenspace and Trees

- Policy CS22 Sustainable and Low Carbon Development
- Policy CS24 Managing Flood Risk
- Policy CS27 Planning for and Paying for New Infrastructure
- Policy SUE1 Sustainable Urban Extensions and Safeguarded Land
- Policy SUE2 Sustainable Urban Extensions – Development Principles

Saved Replacement UDP (2006) Policies:

- Policy H2 Sites Allocated for Housing Development
- Policy T7 New Development and Walking & Cycling Routes
- Policy T8 Transport Assessments
- Policy T9 Travel Plans
- Policy DQ2 Security in Built Environment
- Policy DQ4 Trees and Development
- Policy ENV2 Noise and Vibration
- Policy ENV5 Contaminated Land

Policy Spotlight

Material Considerations

- National Planning Policy Framework (updated December 2024)
- Halsnead Garden Village Masterplan SPD (June 2017)
- Halsnead Design Guide (July 2020)
- Ensuring a Choice of Travel Supplementary Planning Document (September 2010)
- Design Quality in New Development Supplementary Planning Document (January 2016)
- Developer Contributions SPD (June 2016)
- Amended New Residential Development Supplementary Planning Document (June 2023)
- Knowsley Statement of Community Involvement (June 2023)
- National Design Guide

These material considerations are considered to carry substantial weight in the planning decision making process, particularly the Halsnead Garden Village Masterplan SPD which specifies the allocation of the application site.

In summary, these policies accurately reflect Knowsley's adopted planning policy framework, comprising the Knowsley Local Plan: Core Strategy (2016) and the Saved Policies of the Knowsley Replacement UDP (2006). Alongwith material considerations, critically the Halsnead Garden Village SPD's, these policies guide sustainable growth, regeneration, environmental protection, and community wellbeing across the borough.

We have given due consideration to these policies and material considerations in the evolution of the proposal and in the next section demonstrate compliance.

07 Planning Assessment



Planning Assessment

Based on our review of relevant policies and guidance, pre application discussions and consultation responses, we identified the following as key planning matters:

- The principle of development
- An appropriate number of homes
- A suitable level of accessibility
- Homes to meet local needs
- Acceptable design

The following section deals with matters of a more technical nature.

Principle of Development

The proposed development seeks to provide 88 affordable dwellings in a site allocated by the Council for development as a 'Sustainable Urban Extension', as identified within KLP Policy SUE2 of the Core Strategy. KLP Policy SUE2c relates specifically to "South of Whiston and Land South of M62", which establishes that the area to the south of the M62 will be allocated for new employment development and a country park.

The newer Halsnead Masterplan SPD (June 2017) builds upon KLP Policy SUE2, providing further guidance for the vision for the local area and the more up to date and relevant guidance. The site is allocated within the adopted Halsnead Masterplan SPD (Key Requirement HSPD2) as an area for 'Potential additional residential (south of M62)'. It was not suitable for employment due to its relationship with adjacent heritage assets.

Key Requirement HSPD3 'Residential Development' builds on this and at paragraph 6.36 explains that should more than 30 dwellings be proposed, as is the case here, this will be subject to testing at the planning application stage.

This matter was discussed at the pre-application stage advice, ultimately reaching an agreed position that to make a development deliverable the quantum of development would need to exceed 30 homes. It was accepted that due to site characteristics, the site is unlikely to come forward for 30 'aspirational (and larger)' homes as was the original intent.

We acknowledge that the built footprint does not exactly align to the development parcel as shown on the Masterplan Framework. In our view the difference is negligible, allowing for the retention of green infrastructure and does not increase the size of the development parcel.

Matters relating to the density, tenure and accessibility are connected and are discussed later in this section.

A path forward has been agreed between the applicants and the Council, and underlying this is the fact that the principle of residential development in this location is considered acceptable.

Planning Assessment

An Appropriate Number of Homes

Whilst the HSPD provides a framework for the site and its surrounds, other policies within the KLP remain relevant. KLP Policy CS3 establishes a minimum requirement of 30 dwellings per hectare (d.p.h) across the borough to ensure the efficient use of land. The proposed development achieves a density of 40 dwellings per hectare within the development parcel, with 1.3 Ha remaining as open space. The proposed development is compliant with KLP Policy CS3.

As the proposal delivers 88 units, evidence has been provided to satisfy Key Requirement HSPD3, evidencing the need for additional units beyond the baseline of 30. The Affordable Housing Statement, prepared by Onward Homes, the identified affordable housing provider, confirms an unequivocal need for both the number and type of homes proposed.

The proposed quantum of development is essential to ensure scheme viability, taking into account the modular nature of the homes and the economies of scale required for production of these high quality, energy efficient homes. There are also site abnormalities, with significant land regrading being necessary to enable construction, and these costs can only be offset through the delivery of 88 dwellings.

Further evidence is in the form of public funding that has been secured and also the previous withdrawal of proposals by a traditional house builder, indicating a viable scheme was not achievable in that form.

The most recent discussions with officers has indicated support for the proposed quantum and development, subject to the implementation of appropriate management strategy, notably the allocation of homes through the registered provider. Accordingly, the development is considered acceptable in principle and satisfies the requirements of HSPD Paragraph 6.36.

Suitable Level of Accessibility

In providing 88 affordable homes in this location, officers have emphasised the need to avoid an isolated community, demonstrating an appropriate level of accessibility, allowing future residents to safely and easily access services and employment opportunities. Officers highlighted existing footpaths along Fox's Bank Lane are narrow in parts, and unlikely to be the most attractive routes for residents.

A review of the planning decisions for the adjacent schemes (both north and south), show that routes through the schemes are planned and will address this current issue, and there are opportunities for the proposal to connect into and enhance these routes.

The applicant team has worked with highways officers and neighbouring landowners, to identify deliverable pedestrian connections to the north (Taylor Wimpey) and south (Symmetry Park). These are described in detail within the Design and Access Statement and the Transport Assessment.

Within in this section we focus on the policies that underpin these objectives namely KLP Policy SUE2 and Ensuring a Choice of Transport SPD.

KLP Policy SUE2c provides guidance for the expectations of development within the sustainable urban extension. Specifically, the policy expects the *'provision for public transport, walking and cycling, which enhance linkages within the area and surrounding areas'*.

The southern connection provides a route to the nearest bus stops along Cronton Road, c. 650m from the site. Further afield, bus stops are also located on Fox's Bank Lane and Licker's Lane to the North.

Planning Assessment

We note the officer comment at p4 of the report for 23-01949-NMA relating to the level of accessibility at Symmetry Park.

"There are existing bus stops on Cronton Road directly outside the site which allow staff and visitors to travel sustainably to the site already."

Whiston train station is a 30 minute walk to the north providing regular and far reaching connections. The northern connection will enable residents to use proposed routes through the wider Halsnead Garden Village, as an alternative to Fox's Bank Lane.

In discussions with the highways officers, pedestrian connections to the adjacent sites are proposed and can be delivered with support from the s278 and s38 teams post decision. This is a consistent approach taken for proposals within the Halsnead Garden Village and Symmetry Park. These connections are benefits not just to the future but also existing residents, employees and visitors to the Halsnead Garden Village.

It is concluded that the proposed development in its amended form achieves the necessary connectivity required of Sustainable Urban Extensions and as such aligns with the aims of KLP Policy SUE2c and Ensuring a Choice of Travel SPD. It also contributes to the overall aim of the HSPD Strategic Objective SO4 "Enhancing Connectivity" avoiding an isolated community that would be overly reliant on the private car.

Homes to Meet Local Needs

This proposal delivers 88 high-quality, 100% affordable homes on an allocated site within the Halsnead Garden Village Sustainable Urban Extension (SUE).

The scheme significantly exceeds KLP Policy CS15, which requires only 25% affordable housing, fully aligning with the Council's strategic objective to promote mixed and inclusive communities. Pre-application advice (Ref: 25/00026/PREAPP) confirms that the Council anticipates 44% affordable housing across the Garden Village and raises no objection in principle to higher levels of affordable proposed.

It directly supports the Council's strategic growth objectives and housing delivery trajectory under KLP Policy SUE2 and aligns fully with the NPPF (2024) priorities as emphasised by recent statements by the Housing Secretary (September 2025),

"I want us to build, baby, build, so we can put the key to a decent home into the hands of every single family that needs it..."

Whilst the Council's 2024 SHLAA identifies a 7.2 year housing land supply, this position is expected to shift in Spring 26 when updated to reflect the standard methodology, increasing the annual target from 255 to 705 homes per annum, reinforcing the need to deliver homes within the allocations.

Planning Assessment

The applicants are uniquely placed to comment on local housing need, and have worked closely with Knowsley's own strategic housing team and have identified that Knowsley faces acute housing pressures:

- 2,358 households on the housing register (2023/24).
- Homelessness at 3%, above the national average (1.88%).
- The scheme addresses these challenges by delivering a balanced tenure mix: Social Rent; Rent to Buy; and Shared Ownership.
- Larger family homes are included, responding to identified local demand.

The partnership of the applicants places this scheme at the forefront of delivering affordable, energy efficient, well designed homes - without compromise. The scheme uses Starship Groups MMC Category 2 panellised system, ensuring low- carbon, energy efficient delivery, supporting local skills. The homes:

- Meet Nationally Described Space Standards (NDSS)
- Achieve EPC A ratings
- Comply with M4(2) accessibility standards, with 7 designed to M4(3) wheelchair-user standards
- Target meeting Zero Bills accreditation through the integration of ASHPs, solar PV, smart energy management and high-performance building fabric - delivering real benefits to the residents reducing cost-of living pressures and enhancing long-term affordability.

The proposed mix of units (described earlier in this statement) ensures a range of home sizes, including larger family housing, and reflects emerging DLUHC guidance for higher proportions of Social Rent (up to 60%). The final tenure mix will be managed via a Local Lettings Policy, agreed with the Council, to ensure a balanced and sustainable community.

Unlike more traditional housing projects, Onward Homes will acquire, own and manage all properties and deliver the scheme via a Design & Build partnership with Starship. This means that the applicants have a long term interest to deliver real quality for the residents. To comply with Homes England funding requirements, affordable housing will be secured via planning condition, not a S106 agreement. A draft condition is provided in the Affordable Housing Statement.

A Local Lettings Policy, supported by the Council, will help ensure a balanced and sustainable community and address pre-application concerns relating to car ownership and accessibility.

Planning Assessment

In Summary the proposal provides 88 high-quality affordable homes, far exceeding policy requirements and making a significant contribution to meeting Knowsley's housing needs, which are anticipated to increase further. We have demonstrated compliance and strategic alignment with key policies.

- KLP Policy CS15: Affordable Housing: The development provides 100% affordable housing, far surpassing the minimum 25% requirement.
- KLP Policy SUE2: Halsnead Garden Village: Contributes to the wider 1,600-home allocation and supports a mixed, inclusive community.
- National Guidance: Reflects emerging DLUHC expectations for higher proportions of Social Rent and responds to local need evidenced by Onward's housing register.

Overall, the development demonstrably supports a mixed, sustainable and inclusive community within one of Knowsley's most important strategic growth locations.

Acceptable Design

A comprehensive Design and Access Statement has been prepared by DK Architects and is submitted with this application. It provides an overview of the historical and contextual analysis that has influenced the proposals. It then provides a summary of guiding design principles and explains how these have influenced the submitted design and layout.

KLP Policy SUE2 establishes the Council's aims for development design, requiring development to enhance and retain the character of the area. KLP Policies CS2 and the CS19 also set out general design criteria for new residential development, whilst seeking to ensure amenity-centred development.

The proposed development has been designed to reflect the appearance and character of the farmland in which it is built, with the courtyard arrangement reflective of the style of the "Old Halsnead" Listed Building, reflecting the agricultural heritage of the local area. A significant landscaped amenity area is proposed to the north of the site, which will serve as a functional connection to the wider Taylor Wimpey site alongside a necessary noise buffer to the M62 which is in close proximity.

The proposed dwellings are NDSS compliant and satisfy Part M4(2) of the Building Regulations. This demonstrates sufficient internal floor areas, adaptability and accessibility and therefore the proposed homes are fit for purpose and offer flexibility to differing residents' needs. A mixture of house types responds to the needs of different households at different stages of their lives.

Pre-application advice ref. 25/00026/PREAPP identified some shortfalls in separation distances as established by the 'New Residential Development' SPD alongside minimum garden depths. Following this advice, the applicant has revised the layout of the scheme to address privacy concerns. The scheme is now wholly compliant with the required distances/measurements.

Within this section we explain how the proposal addresses technical matters, highlighting any mitigation measures proposed.

08 Technical



Technical

Highways

A comprehensive Transport Assessment (TA) and Travel Plan have been prepared by Curtins to evaluate the proposed development's access arrangements, connectivity, parking strategy and wider transport implications. The assessment has been informed by pre-application engagement with the Local Highway Authority (LHA) on 30 July 2025, with the LHA's recommendations reflected in the final design.

The access and movement strategy accords with national and local transport policy, including the NPPF (2024), KLP Policies CS7, SUE1 and SUE2, and the Halsnead Garden Village Masterplan SPD.

Vehicular Access

The existing agricultural access to the site was assessed and deemed unsuitable for residential development. A new priority T-junction onto Fox's Bank Lane is therefore proposed, designed with compliant visibility splays and incorporating space to accommodate the LHA's preference for future right-turn provision. The access arrangement is shown on Drawing 087052-CUR-XX-XX-DR-TP-75004-P02. Modelling confirms it will operate well within capacity in both the opening year and future year scenarios, including under robust sensitivity testing that doubled background flows on Fox's Bank Lane.

Swept-path analysis demonstrates that refuse vehicles, large cars and fire tenders can safely enter, circulate and turn within the site, as shown on:

- Refuse Vehicle: 087052-CUR-XX-XX-DR-TP-05001-P03
- Large Car: 087052-CUR-XX-XX-DR-TP-05002-P02
- Fire Tender: 087052-CUR-XX-XX-DR-TP-05003-P02

Internal Street Network

The internal layout comprises a central spine road extending westwards from the new access, feeding into a looping secondary street serving the southern parcel of the site. Private drives and shared courtyards branch from these primary routes. This hierarchy provides clear navigation, safe vehicle movement and effective service access, while integrating well with the sequence of green spaces across the site.

Pedestrian access is maintained throughout, with footways and shared surfaces ensuring inclusive and legible movement.

Pedestrian, Cycle and Equestrian Connectivity North-South Strategic Movement

The TA confirms that the wider Masterplan requires all developments to deliver a coordinated network of north-south movement routes. This scheme delivers its required share of this infrastructure, providing:

- A new pedestrian and cycle connection northwards into Fox Wood Garden Village, enabling access to Whiston and the wider Garden Village network (Reference: Drawing 087052-CUR-XX-XX-DR-TP-75004-P02).
- Dedicated pedestrian and cycle links to the south, connecting into the Tritax Symmetry site and onwards to Symmetry Park and the new Country Park. These routes follow Masterplan requirements for width, gradient and surface treatment.
- Retention of the equestrian route, maintaining the strategic bridle connection between local riding centres and bridle routes north of the M62.



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- Walking, cycling and public transport catchment drawings accompany the TA:

Walking: 087052-CUR-XX-XX-DR-TP-06001-P01

Cycling: 087052-CUR-XX-XX-DR-TP-06002-P01

Public Transport: 087052-CUR-XX-XX-DR-TP-06003-P01

These illustrate excellent coverage of key services, employment areas and rail stations within acceptable journey distances.

Car and Cycle Parking Strategy

Car parking is provided through on-plot driveways and shared parking courts. In line with pre-application discussions and the Ensuring a Choice of Travel SPD, the scheme provides 150 spaces, which is below the maximum standard but appropriate given:

- the scheme's affordable housing tenure,
- strong pedestrian and cycle connections, and
- lower car ownership levels within the area.

Provision includes:

- 111 spaces for houses
- 37 spaces for apartments
- 2 visitor bays
- 7 accessible spaces (serving the seven M4(3) dwellings)
- Electric Vehicle (EV) charging is provided in accordance with Building Regulations, with one point per dwelling.

Cycle Parking

High-quality cycle provision exceeds minimum standards:

- **Apartments:** each unit benefits from a secure, covered cycle space within purpose-built stores
- Drawing reference: 087052-CUR-XX-XX-DR-TP-75004-P02
- **Houses:** each dwelling includes storage for a minimum of two cycles within secure rear-garden sheds.

Public Transport Accessibility

Bus stops on Cronton Road are accessible via the Tritax Symmetry walking route, providing regular 30-minute services to Liverpool, Huyton and Warrington. Further services are available via Fox's Bank Lane and Lickers Lane to the north.

Whiston railway station is located approximately 2.3 km from the site and is accessible by walking, cycling or park-and-ride, offering connections to Liverpool, Manchester, Warrington, Crewe and other key destinations.

Traffic Generation and Highway Impact

TRICS assessments for affordable housing indicate:

- 34 two-way trips during the AM peak (08:00–09:00)
- 42 two-way trips during the PM peak (17:00–18:00)

This equates to approximately one vehicle every 4–6 minutes, representing a very low impact on the surrounding network.

Neither Fox's Bank Lane nor Cronton Road exhibit any accident trends or safety concerns likely to be worsened by the development.

Technical

Transport modelling shows:

- No severe residual impact in accordance with NPPF paragraph 116
- Minimal impact on the Strategic Road Network (M62 Junctions 6 and 7)
- Surrounding junction improvements already delivered or planned through the Garden Village programme further enhance network resilience.

In summary The development delivers a safe, efficient and sustainable access and movement strategy. It provides meaningful enhancements to the Garden Village connectivity network, facilitates north-south movement across the Masterplan area, and supports safe and inclusive access for all users. The scheme is fully compliant with national, regional and local policy requirements, and no highways or transportation matters prevent planning permission from being granted.

Air Quality

Redmore Environmental Ltd have been instructed to produce an Air Quality Assessment which is provided within the Environmental Statement.

An assessment of potential air quality impacts from construction dust emissions in line with IAQM Guidance on the Assessment of Dust from Demolition and Construction (V2.2) showed potential effects ranging from minor to moderate (classified as significant).

Recommended control measures included in the Construction Environmental Management Plan (CEMP) shows residual impacts are predicted to be not significant.

Once operational, using dispersion modelling and IAQM Land-Use Planning & Development Control: Planning for Air Quality vehicle emissions and exposure of future residents were considered.

Results indicated negligible and not significant effects, with pollutant concentrations below relevant criteria. Therefore, no additional mitigation is required.

The CEMP measures can be secured by condition, and the development is considered to comply with KLP Policy CS23.

Technical

Heritage Impact and Archaeology

A Historic Environment Desk-Based Assessment (HEDBA) by Lanpro supports the application and considers both archaeological potential and the impact on nearby heritage assets, in line with NPPF Section 16 and Policy CS20 of the Knowsley Local Plan Core Strategy.

Archaeological Potential

The assessment confirms very limited potential for prehistoric or Roman remains, with no recorded evidence and no findings from comparable investigations in the area. The site has remained in agricultural use throughout the medieval and post-medieval periods, with any potential buried features, such as former plough lines or drainage, considered to be of negligible significance.

Although the site once formed part of the wider 18th–19th century Halsnead Park, no meaningful parkland features survive.

Heritage Assets

There are no designated heritage assets within the site. The nearest, Old Halsnead (Grade II), is visually separated from the site by long-established woodland and its setting is dominated by modern development. The HEDBA concludes that the site does not contribute to the asset's significance and that the proposals result in no harm.

The assessment has established that there is one non-designated heritage asset within the study site, the Halsnead Park Wall, Whiston (MME15681). This wall will be directly impacted by the proposed development, and it has been assessed that the proposals would cause a minor harm to its significance. As such, a balanced judgement will be required with regard to this minor scale of harm, in accordance with paragraph 216 of the NPPF.

The available archaeological records, combined with the results of recent archaeological investigations in the surrounding area, suggest that there is very limited potential for the survival of prehistoric and Roman period remains within the study site. The study site is likely to have remained in agricultural use through the medieval and post-medieval periods. It is possible that buried remains relating to medieval or early post-medieval agriculture, such as ploughing or drainage features, could survive, but these would be considered to be of negligible significance. The site formed part of the 18th and 19th century Halsnead Park, but, apart from a former pond, there is no evidence for any former parkland features within the study site, and any buried remains of such features, if present, are unlikely to be of greater than negligible significance.

Overall, the HEDBA concludes that the development is appropriate in its local context and that a balanced judgement on the minor harm caused will be required. The proposals therefore fully accord with KLP Policy CS20 and the heritage requirements of the NPPF.

Technical

Flood Risk and Drainage

A Flood Risk Assessment and Drainage Strategy were prepared by Curtins in accordance with the NPPF (2025), national Planning Practice Guidance and KLP Policy CS24 – Managing Flood Risk of the Knowsley Local Plan. The FRA confirms that the entire site lies within Flood Zone 1, with all sources of flood risk assessed as low or very low. No fluvial, tidal, reservoir, canal or sewer flood risk affects the site. Neither the existing flood risk beyond the boundary nor the identified surface water risk along parts of Fox's Bank Lane impact the proposed access arrangements, with alternative dry routes available at all times.

Surface water flood mapping identifies only minor localised ponding within the wider area, and none that affects the developable parcels. The FRA confirms the site can be safely accessed under all design storm scenarios, including climate change allowances to 2125. Ground investigations recorded no significant groundwater, and the groundwater flood risk is low.

The drainage strategy demonstrates that the development can replicate the existing greenfield discharge regime, ensuring no increase in off-site flood risk. Surface water will be managed through a new on-site system designed to accommodate the 1 in 100-year event plus climate change, with exceedance flows safely routed through the site without affecting homes or critical infrastructure. The site layout allows for infiltration where viable, subject to further testing post-earthworks, and foul drainage will be pumped to the nearest United Utilities network in accordance with the FRA recommendations.

Overall, the FRA concludes that the development is appropriate, safe for its lifetime, and does not increase flood risk elsewhere, requiring no additional mitigation measures. The proposals fully accord with KLP Policy CS24, KLP Policy SUE2c, and the flood risk requirements of the NPPF.

Ecology and Biodiversity Net Gain

Preliminary Ecological Appraisal (PEA)

Amenity Tree Environmental Planning Consultants were instructed by the Applicant to undertake a Preliminary Ecological Appraisal (PEA) of the Site to inform the current Planning Application.

This report details the findings of a desktop study and data search, an Extended Phase 1 Habitat Survey, and a targeted assessment for relevant protected species. The survey was conducted on 29 January 2025 by a suitably qualified, licensed, and experienced ecologist.

The survey identified that the Halsnead Farm site comprises primarily modified grassland, introduced shrub, mixed woodland, urban trees, and sealed surfaces. These habitats are of generally low ecological value, being heavily influenced by previous land use and regular management. The desk-based study confirmed that there are no statutory or non-statutory designated sites within or immediately adjacent to the proposed development boundary. The site lies within the Mersey Estuary SSSI/ RAMSAR Impact Risk Zone, approximately 5.8 kilometres to the south; however, the type and scale of development proposed do not trigger consultation with Natural England.

A small area of Section 41 priority woodland habitat was identified overlapping the southern site boundary, but no priority hedgerows were recorded. The walkover survey found no evidence of protected or notable species, and the habitats present were assessed as offering limited potential for wildlife. The site supports only a narrow range of common plant species, and no species listed under the Wildlife and Countryside Act 1981 or other conservation designations were found.

Technical

Some features of potential ecological interest were noted. Existing trees and the former farm buildings could provide limited roosting and foraging potential for bats, and common urban bird species, such as house sparrow and starling, may nest within the site during the breeding season. As such, a Bat Roost Assessment (BRA) was required. The ecological survey found no evidence of badger activity, though suitable habitat is present in the wider landscape, and hedgehogs may occur occasionally on site. Amphibians, reptiles, and notable vascular plants are considered unlikely to be present due to the site's isolation, lack of suitable aquatic or rough grassland habitat, and the urban nature of surrounding land.

Overall, the site is considered to be of low ecological importance, with potential impacts limited primarily to the loss of modified grassland and minor disturbance to bats and nesting birds, both of which can be mitigated through targeted survey, sensitive timing of works, and ecological enhancement measures.

Bat Roost Assessment

A bat roost assessment (BRA) was conducted on the 9th May 2025, within the bat survey season. The BRA identified signs of roosting bats in the Old Farmhouse (B2) as is a confirmed bat roost.

Further surveys were identified as necessary (see below) during the survey season, with the potential for European Protected Species (EPS) license from Natural England given.

Bat Emergence Surveys

3 no. bat emergence surveys were undertaken during the survey season on the below dates:

- 03/07/2025
- 24/07/2025
- 15/08/2025

These surveys were conducted on three structures within the application site. These buildings included B1 and B2 (steel portal agricultural buildings) to the north of the site alongside the Farmhouse building to the south of the site. Low numbers (1 no.) of common species of bat (C.Pip) were found to be roosting in the external roost features of the Farmhouse building. As a result, measures are required to mitigate the effects of development on bats to determine a planning application and there is a requirement for an EPS license (derogation or low impact) from Natural England in this instance.

Technical

Biodiversity Net Gain

In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021), the development is required to achieve a minimum 10% Biodiversity Net Gain (BNG). A BNG Baseline and Statutory Metric Assessment has been prepared by Amenity Tree.

The baseline biodiversity value of the site is 8.13 habitat units. Following the implementation of the proposed landscape strategy, comprising extensive wildflower grassland creation (0.51 ha), woodland fringe planting (0.566 ha), new woodland walk (0.185 ha), significant tree planting (c. 69 small and 20 medium trees), SUDS planting, and enhanced private and shared green spaces—the scheme achieves a 14.60% net gain in habitat units, with all trading rules satisfied. No off-site units are required.

The proposals deliver a diversified habitat network including wildflower meadows, woodland-edge planting, urban trees, hedgerows and high-quality public open space, substantially improving ecological connectivity and resilience across the site.

A Habitat Management and Monitoring Plan (HMMP) will be secured via the statutory BNG condition to ensure appropriate long-term stewardship.

In addition, the applicants will apply for an EPS licence from Natural England, secured via condition, to manage potential impacts on protected species. With these measures in place, the development demonstrably meets the requirements of KLP Policy CS8 (Green Infrastructure) and complies fully with the Environment Act 2021.

Landscaping and Trees

Landscaping Strategy

The application is supported by detailed Landscape Design and Access Statement, Landscaping Plans prepared by Layer Studio Landscape Architects. The strategy for the Site follows a landscape led approach which seeks to retain as many of the existing landscape features as possible whilst providing further hard and soft landscaping enhancements.

As detailed upon the Landscape Masterplan (refer to plan ref 458-LYR-XX-ZZ-DWG-L-1001), the following soft landscaping features are provided:

- Tree Planting
- Native Hedgerows
- Native Scrub Planting
- Native Woodland Planting
- Further features tbc

In terms of hard landscaping, the proposal includes:

- Tarmac estate roads and paths
- Cycle & bin storage
- Timber fencing

Further detail on both the hard and soft landscaping proposals can be found upon the relevant plans and landscape design and access statement which accompany this planning submission.

Technical

Trees

An Arboricultural Impact Assessment (AIA) has been prepared by Amenity Tree Care.

The survey identifies two Category U trees (T16 and T22) requiring removal due to condition, alongside 24 Category B trees and one Category C hedge to facilitate development.

Importantly, all high-value Category A trees located along the woodland edge (including T25, T27, T28, T29, W1 and W2) are retained and protected.

The AIA confirms that retained trees can be successfully safeguarded through a combination of Construction Exclusion Zones (CEZs), Special Measures Areas (SMAs), and no-dig construction techniques where works fall within Root Protection Areas. Air-spade investigations and supervised installation of new surfacing are specified to avoid root damage. An Arboricultural Method Statement is provided sequencing, protection and monitoring throughout construction.

Tree losses will be fully mitigated through a comprehensive landscape scheme, significantly increasing site-wide canopy cover and enhancing the long-term arboricultural character of the development. The proposals therefore comply with KLP Policy CS8 and demonstrate that trees of highest value are preserved and integrated into the design.

Landscape Visual Impact Assessment

A comprehensive landscape and visual impact assessment (LVIA) is being undertaken to evaluate the potential effects of a proposed residential development of 88 dwellings accessed from Fox's Bank Lane. The assessment follows current legislation and best practice guidance, incorporating both desk-based research (including analysis of local planning policies, landscape character assessments, and a computer-generated Zone of Theoretical Visibility) and on-site observations conducted in October 2025. Due regard will be given to the nearby heritage asset of "Old Halsnead".

The assessment requires third party access, and this will take place post submission. Initial thoughts, based on initial observations are that the site is predominantly severed by the M62 and its associated landscape to the north and the logistics warehouse to the south, with minor viewpoints identified from the east and west.

In accordance with KLP Policy CS8 (Green Infrastructure), Policy CS19 (Design) and Policy CS21 (Green Space and Trees) the landscape proposals demonstrate that the development seeks to conserve, maintain, and enhance existing landscape features as well as minimise the impact of the proposal on the landscape and appearance of the local area.

Technical

Ground Assessment

Curtins were instructed by the applicants to undertake an intrusive site investigation, to characterise the geo-environmental and geotechnical conditions for the proposed works. Their findings are identified within the submitted Phase 2 Site Investigation Works and are summarised below.

The site investigation works established that the ground conditions at the site generally comprised Topsoil underlain locally by Glacial Till, underlain by granular Weathered Bedrock, underlain by the Kinnerton Sandstone Formation. A low risk is identified to site-end users and construction workers from contamination, controlled waters and ground gasses. The presence of granular Weathered Bedrock at shallow depths following cut & fill may enable a shallow foundation solution at the site, depending on the proposed loads. Trench Fill may be required where the depth to weathered bedrock is greater than 1.50m bgl.

Based on the findings of the ground investigation, the following recommendations are made:

- Construction workers to be provided with appropriate PPE and sanitary facilities with reference to environmental testing certificates appended herein.
- Following confirmation of the building loads, the foundation solution should be confirmed. Following any changes to the cut & fill, the implication on likely foundation solution should be reviewed.

In anticipation of a cut and fill, an Earthworks Specification is likely to be required. These can be conditioned as part any construction and environmental management plan at the planning approval stage.

As such compliance with Saved UDP Policy ENV5 Contaminated Land is achieved.

Noise

A Noise Impact Assessment (NIA) by Hepworth Acoustics was undertaken to assess noise constraints and inform the layout and mitigation strategy. The assessment included 24-hour attended monitoring at two fixed locations and a series of supplementary spot measurements, capturing representative daytime and night-time noise levels across the site. These data were used to calibrate a detailed CadnaA noise model to predict noise propagation from the M62 and determine appropriate mitigation.

The NIA confirms that road traffic noise from the M62 is the dominant noise source, with daytime levels of up to 72 dB LAeq,16hr at the northern boundary and 64 dB LAeq,16hr at 65m from the motorway. Commercial noise from the Tritax Yodel warehouse to the south is negligible, with all operational activity located on the opposite elevation.

Model predictions show that, without mitigation, a small number of dwellings nearest the motorway would exceed the desirable BS 8233:2014 guideline levels. However, the assessment confirms that appropriate acoustic design measures can achieve both internal and external criteria across the development.

Mitigation is embedded in the masterplan, including:

- Integrated earth bunding within the northern public open space (existing 4m landform).
- A 3m high acoustic barrier along the eastern boundary where required to supplement the bund.
- Plot-specific boundary fencing to protect private gardens requiring additional screening.
- Upgraded glazing (typically 28–32 dB Rw+Ctr) and acoustic trickle vents for dwellings closest to the M62.

Technical

- Standard glazing and ventilation for plots further south and west where noise levels are lower.

With these measures, the scheme will achieve:

- Internal living and bedroom levels compliant with BS 8233 and WHO guidance.
- External private amenity areas meeting the 55 dB LAeq,16hr guideline where practicable.

The findings demonstrate that the development can deliver acceptable residential amenity in accordance with the NPPF (2024), the Noise Policy Statement for England, and Saved UDP Policy ENV2. Detailed specifications can be secured by planning condition, as advised in the NIA.

Energy Statement

An Energy Statement has been prepared by Steven Hunt & Associates to evaluate the proposed development's sustainability strategy and its compliance with the NPPF and the 2022 revisions to Part L of the Building Regulations. The strategy adopts a fabric-first approach supported by Modern Methods of Construction to deliver high levels of energy efficiency and thermal performance throughout the development.

The dwellings are designed to achieve a minimum EPC 'A' rating, with a proportion of plots targeting the requirements for Octopus Energy's Zero Bills designation.

Key features include:

- Highly insulated SIP and cassette systems with enhanced U-values
- Air Source Heat Pumps (Daikin air-to-water systems) providing heating and hot water
- Photovoltaic (PV) panels on all plots, with additional PV capacity and battery storage on Zero Bills homes
- Reduced thermal bridging (Y-value 0.04) and airtightness of 3.0 m³/(h·m²) or better
- Triple-glazed external doors and high-performance glazing systems

A detailed assessment of Low and Zero Carbon (LZC) technologies concludes that PV and air-to-water heat pumps are the most efficient and viable options for this site. Other technologies, solar hot water, wind turbines, biomass boilers, CHP, hydro power, ground and water-source heat pumps, were discounted due to site constraints, insufficient energy yield, lack of available infrastructure, or poor cost-benefit performance.

The integrated energy strategy significantly reduces operational carbon emissions, supports long-term occupant comfort, and ensures compliance with KLP Policy CS22, which seeks sustainable design and low-carbon development.

Technical

Health Impact Assessment

The applicants have prepared a Health Impact Assessment (HIA) in accordance with the template provided by KMBC – focussing on the “Knowsley 2030” strategy. The HIA establishes how the development meets the following criteria by evaluating key indicators within each:

- A place with welcoming, vibrant, well-connected neighbourhoods and town centres
- A place with a thriving, inclusive economy, with opportunities for people and businesses
- A place where people are active and healthy and have access to the support they need
- A place where people of all ages are confident and can achieve their full potential
- A place where strong and safe communities can shape their future.

The HIA outlines how the development as proposed will provide a place that meets the criteria of the Knowsley 2030 strategy and provide a development suited to the future of Knowsley. The proposed development is located in a sustainable location which is served by a range of public transport and pedestrian links, as well as having good access to open space.

The Health Impact Assessment sets out the positive effects of the proposal and makes limited recommendations to mitigate uncertainty. The development will contribute to a number of positive factors to the local area and economy, for example by creating local jobs during the construction phase and boosting the local economy by the creation of jobs.

Social Value

Fusion21, KMBC’s preferred provider, has prepared a draft social value strategy to support the application at decision stage. It is anticipated that the social value strategy will be conditioned and the relevant monitoring contributions secured by a s.106 agreement.

The strategy outlines the development has a social value target of 191 social value weeks, which was calculated using an industry approved model for addressing construction skills shortages in the local area. Measures in line with the “Knowsley 2030 Strategy” vision are proposed to ensure the development sufficiently delivers social value.

The strategy capitalises on the nature of one of the joint applicants (Starship Group) as a modular homes builder in the northwest to secure social value. Fusion21 will be appointed as the monitoring body who will oversee the implementation of the social value strategy up to completion, in conjunction with the applicants. The proposal is therefore compliant with the visions of Knowsley 2030 Strategy.

Technical

Strike Study

Noting the presence of electricity pylons on site, a swing clearance study has been undertaken to support the application. The study identifies the minimum clearances required for safe construction and operation of the proposed development.

The proposed development during construction and operation will maintain the minimum clearances required, mitigated through the introduction of a landscaping park to the north of the site where the pylons are located.

Summary of Technical Matters

This sections provides a summary of the key technical matters and proposed mitigation (where needed). Reference should be made to the detailed surveys and reports provided in support of this application (refer to Appendix 1).

We have demonstrated that there are no technical matters preventing delivery of homes on this site.

09 Benefits



Benefits



Social Benefits

- Delivery of **88 high-quality affordable homes**, significantly exceeding policy requirements.
- Provision of a varied housing mix including **family homes, NDSS-compliant properties**, and **M4(2)/M4(3) accessible homes**.
- **Zero Bills homes** reducing energy costs and improving long-term affordability for residents
- Contribution to **meeting clear local housing need**, including 2,358 households on the waiting list and above-average homelessness levels.
- Creation of a safe, healthy environment with **1.3 ha of public open space**, a community park, and strong green infrastructure.
- **Enhanced pedestrian and cycle connectivity**, linking to Whiston, Symmetry Park and the wider Garden Village network.
- **Delivery of 191 Social Value Weeks** during construction, providing apprenticeships, training, mentoring, school engagement and employment opportunities for Knowsley residents.
- **Support for local young people** through site visits, careers events, T-Level placements and work experience opportunities.



Environmental and Sustainability Benefits

- **All homes achieving a minimum rating**, with ASHPs, PV and battery storage incorporated across the development, in addition to the majority, 51 plots, targeting the requirements for Octopus Energy's Zero Bills designation.
- A **confirmed 14.6% Biodiversity Net Gain**, delivered entirely onsite through woodland planting, wildflower meadows, SUDS habitats and extensive tree planting (c90).
- **Landscape-led design retaining all high-value trees** and integrating green corridors that improve ecological connectivity.
- **Sustainable drainage strategy replicating greenfield runoff** and ensuring no increase in flood risk on or off site.
- **Noise mitigation embedded** through bunding, acoustic barriers and structural planting, delivering high residential amenity.
- **Significant carbon and waste reduction through MMC construction methods**, supporting Knowsley and LCR decarbonisation objectives.
- **Enhanced active travel routes** supporting sustainable movement and reduced car dependency.

Benefits



Economic Benefits

- An 88-unit residential scheme typically generates **60–80 full-time equivalent (FTE) direct construction jobs over a 2–3 year build period** (based on ~1.5–2 FTEs per home using CITB ratios).
- **Including indirect and induced employment** (supply chain + local spending), this increases to **90–120 total FTE jobs** (standard 1.5x multiplier).
- Use of Starship's MMC system increases off-site labour demand, supporting an **estimated 25–35 manufacturing jobs** within the regional supply chain during peak production.
- **MMC also reduces waste and improves productivity**, supporting approximately 30–40% more labour certainty compared with traditional build.
- The ONS average household spend (excluding rent/ mortgage) is £12,000–£15,000 per household per year. For 88 households, this equates to **£1.1m–£1.3m of annual local consumer expenditure**, a significant uplift for Whiston, Prescot and Huyton High Street economies.
- 88 EPC A homes reduce energy costs, supporting **disposable income retention of £1,000–£1,800 per household per year**, with Zero Bills plots achieving even greater savings. This equates to £90,000–£150,000 per year returned to households rather than spent on utilities—money likely to be re-spent locally.
- **Long-term Economic Activation** – 88 new households will increase demand for local services, strengthening the vitality of Whiston, Cronton and the wider Knowsley economy.
- **Local Procurement Benefits** – opportunities for local SMEs to secure subcontracting packages, with “Meet the Buyer” events and business mentoring programmed as part of the Social Value Delivery Plan.
- **Support for Symmetry Park employment hub**: New households within walking/cycling distance expand the local labour pool—up to 150–200 employable adults, based on average household sizes for affordable homes. This strengthens recruitment and retention for logistics and advanced manufacturing employers in the area dependency.

10 Conclusion



Conclusion

The proposals represent a high-quality and sustainably designed residential development that will make a meaningful contribution to the delivery of Halsnead Garden Village and Knowsley's strategic growth objectives. The scheme delivers 88 new homes, all of which are affordable, significantly exceeding the policy requirement and directly addressing clear evidence of local housing need, deprivation and demand for high-quality, secure accommodation.

The development delivers a wide range of social benefits, including the creation of a mixed and inclusive community, the provision of family housing meeting NDSS and accessibility standards, and the targeting of Zero Bills standard for homes that will substantially reduce cost-of-living pressures for future residents. The landscape-led masterplan provides 1.3 ha of publicly accessible open space, new walking and cycling routes, and high levels of amenity, promoting healthier lifestyles and enhancing wellbeing.

There are also clear economic benefits, including direct construction employment, MMC manufacturing jobs within the regional supply chain, and the long-term economic uplift associated with new households locating adjacent to Symmetry Park—one of the Borough's principal employment destinations. The choice of MMC construction further supports the Liverpool City Region's innovation, skills, and clean-growth priorities, aligning with the objectives of the Future Homes LCR Initiative.

The proposals accord with the NPPF, the Knowsley Local Plan Core Strategy, the Halsnead Garden Village Masterplan SPD, and all other material considerations. The technical evidence demonstrates that there are no constraints that would prevent planning permission being granted. When weighed in the planning balance, the substantial social, economic and environmental benefits of the scheme clearly and unequivocally support approval.

Accordingly, planning permission should be granted without delay.

"Owning a home is a dream for many people, but saving for a deposit can be a real financial challenge. These new homes are helping local families take that first important step onto the housing ladder – while benefiting from some of the lowest energy bills anywhere in the country...The government has set an ambitious target to build 1.5 million homes and I've been clear that I want as many of those homes as possible to be built right here in the Liverpool City Region. With our local strengths in innovation, modular construction, and green technology, we've got the skills, the expertise, and the determination to make it happen. We stand ready to work with the government and local housebuilders to deliver that vision...This project shows exactly what's possible when innovation and collaboration come together – creating a brighter, more sustainable, and more affordable future for everyone."

"We are hoping this is now a model where we can build bigger and better estates in places like Halsnead in Knowsley..." (referencing applicants first collaboration in Wirral)

**Liverpool City Region Mayor, Steve Rotherham
November 2025**

Appendix 1 Schedule of Drawings and Documentation

Appendix 2 Consultation Leaflet

Appendix 1 Schedule of Drawings & Documentation

Type	Title	Reference	Date/ Version	Prepared By
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Core Documents

Letter	Application Covering Letter	2744	11.11.25	Eden
Drawing	Site Location Plan	1367-100A	Rev A	DK Architects
Report	Design and Access Statement (Parts 1, 2 and 3)		12.11.25	DK Architects
Report	Planning Statement (including Statement of Community Involvement)		11.11.25	Eden
Report	Environmental Statement			TEP

Architectural Drawings

Drawing	Proposed Site Plan - Levels	1367-1010C	Rev C	DK Architects
Drawing	Proposed Site Plan - Boundary Treatments	1367-1011B	Rev B	DK Architects
Drawing	House Type A Plans	1367-110A	Rev A	DK Architects
Drawing	House Type A Elevations	1367-111A	Rev A	DK Architects
Drawing	House Type B.1 Plans and Elevations	1367-112B	Rev B	DK Architects

Appendix 1 Schedule of Drawings & Documentation

Type	Title	Reference	Date/ Version	Prepared By
Architectural Drawings				
Drawing	House Type B.2 Plans and Elevations	1367-113B	Rev B	DK Architects
Drawing	House Type C Plans and Elevations	1367-114B	Rev B	DK Architects
Drawing	House Type D.1 Plans and Elevations	1367-115B	Rev B	DK Architects
Drawing	House Type D.2 Plans and Elevations	1367-116B	Rev B	DK Architects
Drawing	House Type D.3 Plans and Elevations	1367-117B	Rev B	DK Architects
Drawing	House Type D.4 Plans and Elevations	1367-118B	Rev B	DK Architects
Drawing	House Type D.5 Plans and Elevations	1367-119B	Rev B	DK Architects
Drawing	House Type D.6 Plans and Elevations	1367-120B	Rev B	DK Architects
Drawing	House Type E Plans	1367-121B	Rev B	DK Architects
Drawing	House Type E Elevations	1367-122C	Rev C	DK Architects
Drawing	House Type F Plans and Elevations	1367-123A	Rev A	DK Architects

Appendix 1 Schedule of Drawings & Documentation

Type	Title	Reference	Date/ Version	Prepared By
Architectural Drawings				
Drawing	House Type G Plans and Elevations	1367-124B	Rev B	DK Architects
Drawing	House Type H.1 Plans	1367-125A	Rev A	DK Architects
Drawing	House Type H.1 Elevations	1367-126A	Rev A	DK Architects
Drawing	House Type I Plans and Elevations	1367-127B	Rev B	DK Architects
Drawing	House Type J Plans and Elevations	1367-128B	Rev B	DK Architects
Drawing	House Type H.2 Plans	1367-129	Rev B	DK Architects
Drawing	House Type H.2 Elevations	1367-130	Rev B	DK Architects
Drawing	Apartment Block A - Ground Floor Plan	1367-150A	Rev A	DK Architects
Drawing	Apartment Block A - First Floor Plan	1367-151A	Rev A	DK Architects
Drawing	Apartment Block A - Second Floor Plan	1367-152A	Rev A	DK Architects
Drawing	Apartment Block A - Roof Plan	1367-153A	Rev A	DK Architects

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Type	Title	Reference	Date/ Version	Prepared By
Architectural Drawings				
Drawing	Apartment Block A - Elevations	1367-154A	Rev A	DK Architects
Drawing	OFD Block B - Ground Floor Plan	1367-155A	Rev A	DK Architects
Drawing	OFD Block B - First Floor Plan	1367-156A	Rev A	DK Architects
Drawing	OFD Block B - Roof Plan	1367-157A	Rev A	DK Architects
Drawing	OFD Block B - Elevations	1367-158A	Rev A	DK Architects
Drawing	OFD Block C - Floor Plans	1367-159B	Rev B	DK Architects
Drawing	OFD Block C - Elevations	1367-160A	Rev A	DK Architects
Drawing	OFD Block D - Floor Plan (Ground)	1367-161B	Rev B	DK Architects
Drawing	OFD Block D - Floor Plan (First)	1367-162A	Rev A	DK Architects
Drawing	OFD Block D - Floor Plan (Second)	1367-163A	Rev A	DK Architects
Drawing	OFD Block D - Roof Plan	1367-164A	Rev A	DK Architects

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Type	Title	Reference	Date/ Version	Prepared By
Architectural Drawings				
Drawing	OFD Block D - Elevations	1367-165A	Rev A	DK Architects
Drawing	OFD Block E - Ground Floor Plan	1367-166A	Rev A	DK Architects
Drawing	OFD Block E - First Floor Plan	1367-167A	Rev A	DK Architects
Drawing	OFD Block E - Roof Plan	1367-168A	Rev A	DK Architects
Drawing	OFD Block E - Elevations	1367-169A	Rev A	DK Architects
Drawing	OFD Block F - Ground Floor Plan	1367-170A	Rev A	DK Architects
Drawing	OFD Block F - First Floor Plan	1367-171A	Rev A	DK Architects
Drawing	OFD Block F - Roof Plan	1367-172A	Rev A	DK Architects
Drawing	OFD Block F - Elevations	1367-173A	Rev A	DK Architects
Drawing	Proposed Street Scenes Page 1	1367-200	-	DK Architects
Drawing	Proposed Street Scenes Page 2	1367-201	-	DK Architects
Drawing	Proposed Street Scenes Page 3	1367-202	-	DK Architects

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Architectural Drawings

Drawing	Proposed Street Scenes Page 4	1367-203	-	DK Architects
Drawing	Proposed Site Plan	1367-1001D	Rev D	DK Architects
Drawing	Proposed Site Plan - Ground Floor Plan	1367-1003D	Rev D	DK Architects

Landscape Drawings and Documents

Support Document	Landscape Design and Access Statement (DAS)	458-LYR-XX-ZZ-RPT-L-0001	Rev 02	Layer
Support Document	Landscape and Visual Impact Assessment			Layer
Drawing	General Arrangement	458-LYR-XX-ZZ-DWG-L-1001	Rev 2	Layer
Drawing	Hardworks	458-LYR-XX-ZZ-DWG-L-2001	Rev 2	Layer
Drawing	Softworks	458-LYR-XX-ZZ-DWG-L-3001	Rev 2	Layer
Drawing	Planting Schedule	458-LYR-XX-ZZ-DWG-L-3002	Rev 2	Layer
Drawing	Boundary Treatments	458-LYR-XX-ZZ-SKE-L-0003	Rev 1	Layer

Appendix 1 Schedule of Drawings & Documentation

Type	Title	Reference	Date/ Version	Prepared By
Highways and Refuse Drawings				
Drawing	Swept Path Analysis – Refuse Vehicle	087052-CUR-XX-XX-DR-TP-05001	P03	Curtins
Drawing	Swept Path Analysis – Large Car	087052-CUR-XX-XX-DR-TP-05002	P02	Curtins
Drawing	Swept Path Analysis – Emergency Fire Tender	087052-CUR-XX-XX-DR-TP-05002	P02	Curtins
Drawing	Walking Catchment	087052-CUR-XX-XX-DR-TP-06001	P01	Curtins
Drawing	Cycling Catchment	087052-CUR-XX-XX-DR-TP-06002	P01	Curtins
Drawing	Public Transport Catchment	087052-CUR-XX-XX-DR-TP-06003	P01	Curtins
Drawing	Access Arrangement	087052-CUR-XX-XX-DR-TP-75004	P02	Curtins

Appendix 1 Schedule of Drawings & Documentation

Type	Title	Reference	Date/ Version	Prepared By
Other Technical Drawings, Surveys and Reports				
Support Document	Historic Environment Desk Based Assessment	6210	Rev. V2.0	Lanpro
Support Document	BNG Report	12449-HalsneadBiodiversity Baseline-29.01.2025-sb-V1	V1 29.01.25	Amenity Tree
Support Document	BNG Metric		12.11.25	Amenity Tree
Support Document	Arboricultural Impact Assessment (includes Method Statement)	12449- Arboricultural Impact Assessment-07.11.2025-V1-PS	V1 07.11.25	Amenity Tree
Support Document	Preliminary Ecological Appraisal	12449 PEA Halsnead V1-29.01.2025	V1 29.01.25	Amenity Tree
Support Document	Preliminary Roost Feature Inspection	12449-HalsneadFmBRA-V1-SB	V1 12.05.25	Amenity Tree
Support Document	Bat Survey Report	Bat emergence report 12449-24.09.2025-Version1-SB	V1 24.08.25	Amenity Tree
Support Document	Interim Travel Plan	087052-CUR-00-XX-T-TP-00002	PO1	Curtins
Support Document	Transport Assessment	087052-CUR-00-XX-T-TP-00001	PO2	Curtins
Support Document	Drainage Strategy (including technical drawings)	087052-CUR-XX-XX-T-C-00003	PO3	Curtins

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Type	Title	Reference	Date/ Version	Prepared By
Other Technical Drawings, Surveys and Reports				
Support Document	Flood Risk Assessment	087052-CUR-XX-XX-T-C-00002	P02	Curtins
Support Document	Phase 1 Preliminary Risk Assessment with Coal Mining Risk Assessment (Parts 1, 2 3)	087052-CUR-XX-XX-T-GE-00002	P02	Curtins
Support Document	Phase 2 Ground Investigation Report	087052-CUR-XX-XX-T-GE-00003	P01	Curtins
Support Document	Energy Statement	4452	B	Steven Hunt
Drawing	Swing Clearance Study	LDT-421-Swing-001	23-5-22	Line Design Technology
Support Document	Noise Impact Assessment	P24-494-R02	2	Hepworth Acoustics
Support Document	Affordable Housing Statement		Nov 25	Onward Homes
Support Document	Health Impact Assessment		Nov 25	Starship Group
Support Document	Social Value Strategy	18894		Fusion 21

Appendix 1 Schedule of Drawings & Documentation

Appendix 2 Consultation Leaflet

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E D E N

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