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21st December 2022

Kevin Foster
Planning Department
Knowsley Council
Civic Way
Huyton
Knowsley
L36 9GD

Submitted via the Planning Portal

Dear Kevin,

Submission of Planning Application for temporary construction vehicular access via Finch Lane
Wilbury Park, Finch Lane, Halewood, Knowsley
Planning Portal Reference: PP-11678367

Pegasus Group has been instructed on behalf of their client, Miller Homes, to submit a full planning application for a temporary vehicular access for construction purposes via Finch Lane, Halewood.

Development Proposals

Miller Homes are currently in the process of building out their Wilbury Park development, which was granted full planning consent for the erection of 162 no. dwellings in April 2021 (application reference: 19/00104/FUL). As part of the ongoing construction of the site, there is now a need for a temporary vehicular access to be constructed on Finch Lane, to avoid disruption to residents and overcome health and safety concerns. It is not considered suitable or safe for construction traffic to utilise the Baileys Lane access (which is the permanent, approved access point for the Wilbury Park site), therefore this application proposes a more suitable alternative for temporary access via Finch Lane. The access will only be used by construction vehicles, in connection with the construction phase of the site.

The Health and Safety email submitted in support of this planning application outlines the health and safety concerns with utilising the Baileys Lane access for construction traffic. In particular, the following is noted:

- The Public Open Space area is open to Baileys Lane and there is no footway separating the POS from the main road. There is also now substantially more footfall around the entrance which will increase once the footpath/cycleway is complete (anticipated end of January 2023). There are therefore concerns regarding pedestrian and construction vehicle conflict, especially given no footway is in place currently.

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- The primary concern is the imminent increase in public activity within the POS area and increased footfall around the site entrance with construction traffic.

An alternative, temporary access during the construction phase is therefore now proposed via Finch Lane. As shown on the submitted temporary access drawing (Reference: 6357-02/18 Rev B), the access point will connect into the internal road layout already approved as part of the wider Wilbury Park development. Critically however, planning conditions can be attached to the planning application to ensure the temporary access point does not interfere with the wider proposals, as it will be ensured the temporary access will be removed after construction is complete.

For the avoidance of doubt, the temporary access will only be used by construction vehicles in connection with the construction of the site. It will not be utilised by general vehicular traffic.

Supporting Technical Information

The following documents are submitted in support of the planning application:

- Site Location Plan (Reference: BLHW/LP/02);
- Temporary Site Access Drawing (Reference: 6357-02/18 Rev B);
- Construction Environmental Management Plan (Miller Homes);
- Planting Plan – (Reference: 3215-206 Rev A);
- Arboricultural Impact Assessment (Ascerta);
- Email correspondence with highways officer; and
- Health and Safety email (provided by Miller Homes).

In advance of this application submission, the Applicant has undertaken extensive discussions with the Tree Officer and Highways Officer regarding the temporary access point in respect of hedge removal and visibility splays. A site visit was held with the Tree Officer (Tom Skipworth) who raised concerns regarding the removal of hedgerow to accommodate the temporary access.

Following the site visit with the Tree Officer, Miller have engaged with the highways department regarding visibility splays for the temporary access point and to achieve a solution to reduce impact on the hedgerow as much as possible. The email correspondence has been submitted in support of the planning application, which notes how the highways officer would be happy to see a reduced visibility splay as it is only a temporary access point, but a reduction in hedge height to about 1 m may be a sensible solution instead of total removal to give more visibility length. This will reduce the overall impact on removing the hedge and enable it to grow back later.

These matters will be further discussed and agreed with the highways and tree officers during the determination period of the planning application. The solution shown on the submitted planting and temporary site access plans are entirely suitable in respect of highways and trees, noting that:

- The access is only temporary, so visibility splay standards can be slightly relaxed (noting the highways officer has already acknowledged this). This in turn reduces the level and extent of hedgerow removal.



- Replacement hedge planting will be provided to replace the hedgerow to be removed and the proposed plant species has been chosen to ensure the hedgerow can establish as quickly as possible.

The proposed temporary access will be required for the duration of the remaining construction phase of the development. At the time of writing, it is anticipated that this will be a maximum of 2 years. Therefore, a condition can be added to any future planning consent to secure the removal of the temporary access point after a maximum 2-year period.

I can confirm that the Applicant has paid the requisite planning application fee directly to the Planning Portal, which was submitted on 21st December 2022 (Reference: PP-11678367).

We look forward to receiving confirmation of receipt and validation in due course. If you have any questions, please do not hesitate to get in to contact on the details provided below.

Yours sincerely,

Kerry Walker

Principal Planner

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