

LAND SOUTH OF LICKERS LANE HALSNEAD GARDEN VILLAGE, WHISTON

Design and Access Statement

-

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1 INTRODUCTION

This Design & Access Statement (DAS) has been prepared by Stantec in support of a reserved matters application for the development of 254 residential dwellings, together with associated open space, landscaping and infrastructure at Land south of Lickers Lane, Halsnead Garden Village, Whiston (hereafter referred to as the 'Site') ; together with associated open space, landscape and infrastructure.

1.1. PURPOSE

This document draws together the conclusions of the consultant team to explain and justify the proposed development

It forms part of a comprehensive package of information submitted with the planning application. It provides a detailed description of the design of the proposed development and an overview of the assessment process that has informed our proposals.

1.2. PLANNING CONTEXT

The Site forms part of the Wider Halsnead Garden Village, which is covered by the Halsnead Garden Village SPD (Masterplan SPD).

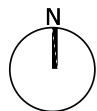
This application is submitted in pursuant to outline planning permission 20/00399/OUT for the proposed development of up to 277 dwellings and 100 apartments together with new vehicular access to Lickers Lane and Windy Arbor Road, landscaping and associated works.

The outline planning permission relates to two parcels. Land to the south of Lickers Lane, and the former garden centre site to the east of Windy Arbor Road.

Reserved Matters approval is sought for the parcel of land to the south of Lickers Lane only. The proposals for the former garden centre site will form part of a separate Reserved Matters application at a later date.



FIGURE 1: RENDERED IMPRESSION FROM NEW PUBLIC SPACE ASSOCIATED WITH WOODLAND AT THE NORTH OF THE SITE



- Site Boundary
- Other land Controlled by the Applicant (subject to Outline Planning Consent ref: 20/00399/OUT)



FIGURE 2: SITE LAYOUT (SEE SITE LAYOUT: MR-M-DWG03 AND LANDSCAPE PLAN:)

1.3. SITE LOCATION

The Site lies to the south of the largely residential neighbourhood of Whiston, within the borough of Knowsley which lies approximately 12 kilometres to the east of Liverpool City Centre.

Junction 6 of the M62 and M57 lies c.1.5km from the centre of the Site and provides convenient links to neighbouring settlements and the wider north-west region.

Whiston Train Station lies c.700m north of the Site and provides regular train services running between Liverpool City Centre and Manchester City Centre.

The immediate Site context is formed by the existing settlements of Whiston to the west and north, Halsnead Park Mobile Home Park to the south, and the wider Halsnead Garden Village development area.

Whiston includes facilities and services including Tesco supermarket, several local shops, a handful of bars and restaurants, churches and a post office.

1.4. SITE SURROUNDINGS

The surrounding area to the north of the Site is residential in character, primarily made up of two storey semi-detached properties .

St. Leo Roman Catholic Church and St. Leo & Southmead Catholic Primary School are located to the north east of the Site on Lickers Lane.

To the east of the Site are fields and small pockets of woodland that fall within the boundary of Halsnead Garden Village.

The Site is bound by a field to the south beyond which is a park homes development known as Halsnead Park.

To the west of the Site is a field and mature trees, which also sit within the boundary of Halsnead Garden Village. Beyond this is a cluster of detached dwellings, barns and outbuildings on Cocks Glade and Main Drive. Windy Arbor Road Playing Fields are located to the north west of the Site at the junction of Windy Arbor Road and Lickers Lane.

The Site forms part of the wider Halsnead Garden Village= development area, with other development proposals close to the Site, including:

- » Vistry Partnerships (NW) submitted a full planning application (ref: 22/00600/FUL) for the development of 120 residential dwellings, along with associated drainage, and access on the south eastern field parcel.
- » Taylor Wimpey are constructing 350 dwellings (Fox Wood Garden Village) (planning ref: 20/00417/FU) on land to the south of east of Halsnead Park,

1.5. SITE DESCRIPTION

The Site extends to c.9.4 hectares and is accessible via Lickers Lane, comprising a mixture of arable fields, grassland and woodland. The land includes a gentle slope in a westward direction. .



- 1 Whiston Train Station
- 2 St Nicholas Church (Grade II listed)
- 3 St. Leo Roman Catholic Church
- 4 Southmead Catholic Primary School
- 5 Tesco Express
- 6 Post Office
- 7 Halsnead Primary School
- 8 Halsnead Park Mobile Home Park
- 9 Lickers Lane Playing Fields
- 10 Big Water
- 11 Fox's Bank Cemetery
- 12 Sandfield House/ 'Sandfield Natural Play Centre' (Grade II listed)
- 13 Stadt Moers Park

— Site Boundary

— Windy Arbor Road Site

1.6. OUTLINE PLANNING PERMISSION 20/00399/OUT

The Illustrative Masterplan submitted in support of approved outline planning application is shown opposite (Figure 6). This plan, which was prepared in response to known site constraints and the Masterplan SPD, sets the broad design moves for the Site.

1.7. THE HALSNEAD MASTERPLAN SPD (ADOPTED JUNE 2017)

The outline planning submission and this proposed development described through this document have been informed by the Masterplan SPD. The key spatial moves included within the SPD are summaries at Figure 5-7.



FIGURE 5: ILLUSTRATIVE MASTERPLAN (OUTLINE APP REF: 20/00399/OUT)



FIGURE 6: MOVEMENT (SPD)

1.7.1. Access and Movement

- » **Lickers Lane access:** highway access point from Lickers lane.
- » **Street hierarchy:** to include Main Street, Residential Avenue, Access Street and Lane.
- » **Nodes:** to be provided at the confluence of key routes to include enhanced public realm and landscaping
- » **Integrating strategic footpaths and cycling routes:** key pathways and desire lines to shape the layout

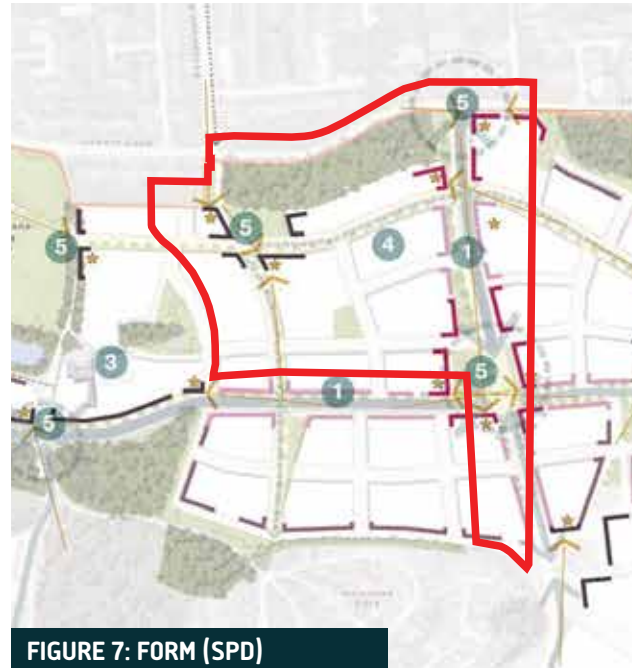


FIGURE 7: FORM (SPD)

1.7.2. Form

- » **Density:** Potential for some higher densities towards Lickers lane.
- » **Frontage along Main Street and Residential Avenue:** Coordinated street experience with controlled variations to changing local contexts. Subtle variations between Main Street and Residential Avenue.
- » **Integration of existing heritage features:** Sensitive and specific design around existing heritage feature incl. estate walls.

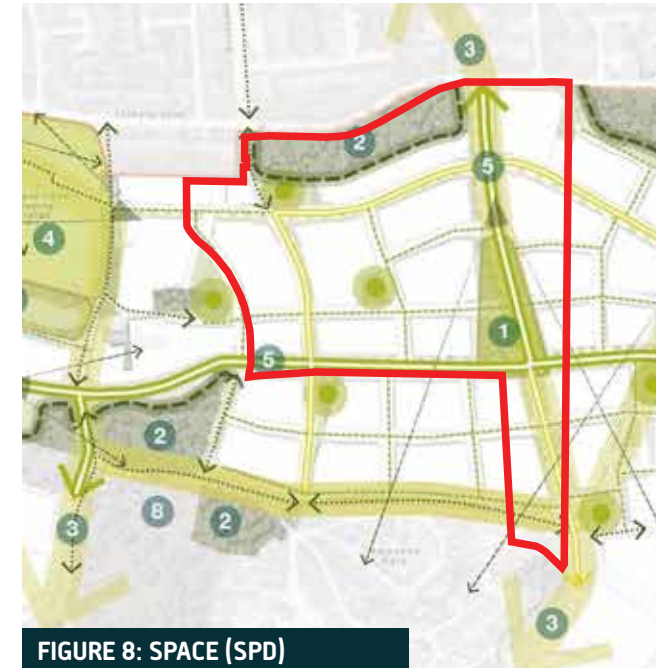


FIGURE 8: SPACE (SPD)

1.7.3. Space

- » **Village green:** well composed landscaped public space at the heart of the development.
- » **Woodland:** management regimes and planting improvement (incl. Lickers Lane Woodland and woodland to the east of the Site).
- » **Landscape chamfer:** comprising a wide grass verge following the Main Street and connecting to Lickers Lane.
- » **Tree lined Streets:** Formal tree planting and grass verges to define the Main Street and Residential Avenue.

1.8. HALSNEAD GARDEN VILLAGE DESIGN AND LOCAL DISTINCTIVENESS GUIDE (HALSNEAD DESIGN GUIDE)

The Halsnead Design Guide provides further guidance of the design of built form, streets, public realm, and green and blue infrastructure, including required material palettes.

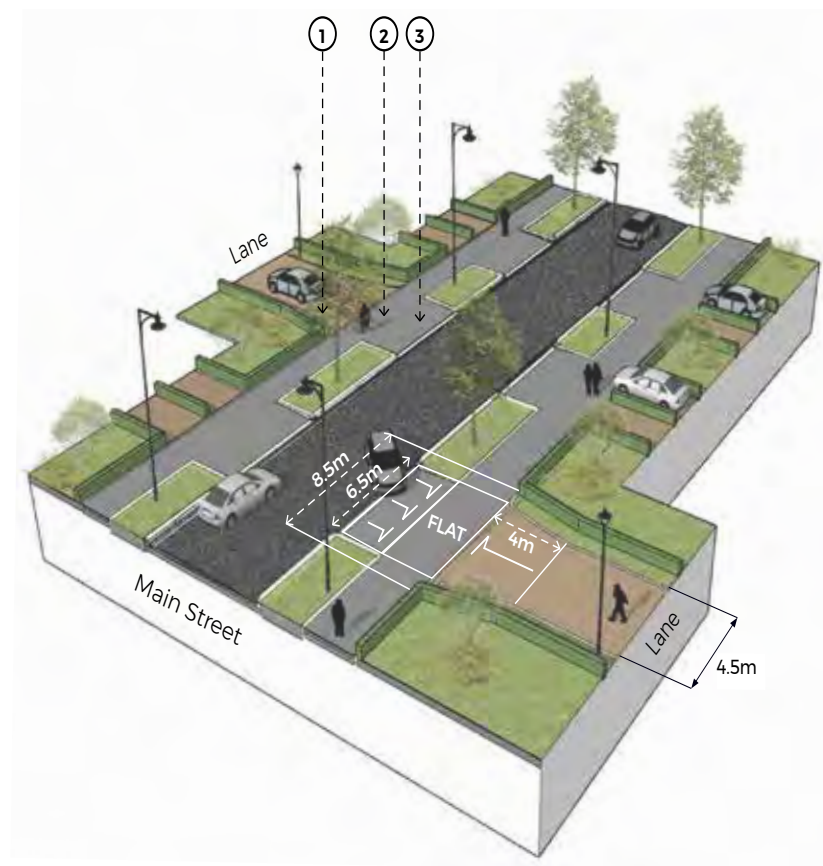
The site-specific principles relating to the Site's future development include:

- 1 **Gateways:** reference original boundaries of the Estate, including arrangement and details of the historic entrances and lodges.
- 2 **Building lines:** should have a good level of continuity and consistency. Less formal arrangements are more acceptable in areas of lower density and where buildings front on to open space.
- 3 **Streetscape:** should contribute to a high quality residential environment in a distinctive setting. Formal tree planting with geometric alignments, street elevations, common material palettes and consistent boundary treatments.
- 4 **Village Green:** should reflect a traditional village green and require a "low input" in regards to maintenance. A multi-functional pedestrianised space with soft landscaping interconnected by footpaths.
- 5 **Planting:** should provide a gentle transition from Halsnead Garden Village to the neighbouring settlement (Whiston).
- 6 **Nodal Points:** each node will have a distinctive role, character and identity. Low maintenance landscaping approach.





- ① Tree to increase in height at junction.
- ② Grassed tree pit with granite kerb surround.
- ③ Tactile paving at courtesy crossing.
- ④ Silver / grey granite block paving before and after courtesy crossing.
- ⑤ Courtesy crossing.
- ⑥ Silver / grey granite trim.
- ⑦ Tight radii on the corners of the junction.



- ① Flared access to lane.
- ② Footway to continue across lane access.
- ③ Extra wide break in grass verges with dropped kerb and quadrant corner to provide access to lanes.

1.9. ADJOINING DEVELOPMENT PROPOSALS

The proposed development is required to cohesively integrate with proposed/ emerging residential developments across the wider Halsnead Garden Village, particular those close to the Site.

The following section provides an overview of where the proposed development should align.

1.9.1. Taylor Wimpey (Fox Wood)

Taylor Wimpey have secured full planning permission on land to the south of the Site for 350 dwellings. The development is currently under construction. Figure 9 shows the approved site layout and the proposed development should consider the following considerations numbered on the plan:

- 1 Provision of a Residential Avenue vehicle connection.



FIGURE 9: TAYLOR WIMPEY APPROVED LAYOUT

1.9.2. Vistry Development

Vistry submitted a detailed planning application for 120 dwellings and other associated works on the land to the east of the Site. Figure 10 opposite shows the site layout submitted for planning.

The proposed development should consider the following considerations numbered on the plan:

- 1 Vehicle connection (north)
- 2 Vehicle connection (middle)
- 3 Vehicle connection (south)



FIGURE 10: VISTRY DETAILED APPLICATION LAYOUT

1.10. TOWNSCAPE CHARACTER

The proposed development deliver a character that meets the requirements of the SPD and Design Guide, whilst also reflecting the existing townscape context

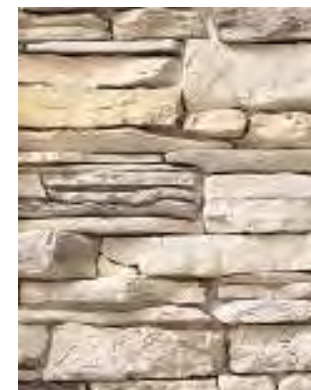
1.10.1. Townscape Specification

The Design Guide identifies the following townscape characteristics that have shaped our proposals:

- » Feature windows with plain squared sills and lintels
- » Feature porches and doors
- » Feature gables with decorative brick course/barge boards
- » Front garden with tree planing
- » Boundary treatment with hedges
- » Planted verge (lanes)
- » Properties on corner plots should be dual-fronted
- » Consistent building materials
- » Visually prominent lines of brick chimneys stacks and pots
- » Coloured façades
- » Roof slopes, gables and dormers

1.10.2. Materials and Details

New homes being delivered across the Garden Village provide guidance on materials and details that are acceptable with regards to the Design Guide and surrounding context. The images opposite show the local materials that will be referenced through the proposed development.



2 SITE ASSESSMENT

2.1. CONSIDERATIONS AND OPPORTUNITIES

The DAS submitted in support of the outline application included an overview of the technical assessment undertaken for the Site.

A summary of the key technical considerations and opportunities is provided opposite.

2.1.1. Considerations

- » **Highway access:** Approved highway access from Lickers Lane.
- » **Ancient woodland:** Sandfield Park Woodland will be protected during construction activities. Lickers Lane Wood will be retained and enhanced.
- » **Topography:** Land falls from a high point along the eastern boundary of 52m AOD to around 41m AOD along the western boundary.
- » **Connectivity with adjoining development sites:** Ensure appropriate highway, built form and landscape connectivity with adjoining development sites.
- » **Pedestrian access:** Separate pedestrian and cycle access to be provided from Lickers Lane.
- » **Mine shafts:** Additional mine shafts/ bell pits have been found on Site, now totalling 20 and with an easement ranging in size from 3m to 7.5m (radius).
- » **Sewers:** An existing surface water public sewer entering the Site from Lickers Lane at the north and running south towards Halsnead Park Mobile home Park.
- » **Heritage:** The Site is not located within a Conservation Area and there are no designated heritage assets within boundary of the Site.

2.1.2. Opportunities

- » **Lickers Lane Gateway:** Opportunity to provide gateway/ nodal features onto Lickers Lane.
- » **Village Green:** Provision of a village green, which forms a key intersection/nodal point within the proposed network of streets.
- » **Street hierarchy:** Street hierarchy in accordance with SPD and Design Guide, including Main Street, Residential Avenue, Access Street and Lanes
- » **Nodes:** Key nodal points provided throughout proposed development to enhance legibility, designed in accordance with SPD.
- » **Woodland path:** Provision of path network through Lickers Lane Wood.
- » **Landmark buildings:** Provision of built form landmarks, through the use of scale and/or appearance, at key locations, including the Site gateways and the 'village green'.
- » **Incidental open space:** Provision of a multi-functional open space network, which caters to all ages, as well as retained planting and biodiversity and ecology enhancement.



- Potential Vehicle Access
- Potential Pedestrian/ Cycle Access
- Contours
- Potential Main Routes
- Existing Utilities
- Existing Electric / Telephone
- Existing Sewer (Approx route)
- Existing Sandstone Wall
- Existing Planting
- Tree Protection Order
- Local Wildlife Site
- Waterbody
- Trees Cat A, B, C
- Localised Slope
- Dry Ditch
- Listed Building
- Undesignated Heritage Asset
- Mine Shafts with Individual Designated Easement
- Potential SuDS - Low Point
- Existing NEAP
- Green Network Integration

3 DESIGN EVOLUTION

2.2. DESIGN DEVELOPMENT

The proposed Layout has evolved through dialogue with Knowsley Council and adjoining landowners.

The following plans show the evolution of the Layout, from the parameter plan and illustrative masterplan submitted in support of the outline planning application to the proposal described through this DAS.

The plans shown are supported by an explanation of changes made and the rationale for some of the decisions made during the process.



FIGURE 20: OUTLINE MASTERPLAN (1ST ITERATION)

2.2.2. Outline Planning (Illustrative Masterplan)

The Illustrative Masterplan (Figure 20) was submitted in support of the outline planning application. It provided an initial understanding of how development could be delivered in response to known Site conditions and with regards to the SPD/ Design Guide.



FIGURE 21: DRAFT LAYOUT (1ST ITERATION)

2.2.1. Site Layout (1st Iteration)

Figure 21 shows the 1st Layout produced as part of this reserved matters planning application process. It was informed by on-site investigations to identify the precise location of additional mines.

Key changes from Figure 20 included a more legible street structure and more generous village green, plus the provision of additional open spaces to aid legibility and drainage.



FIGURE 22: DRAFT LAYOUT (2ND ITERATION)

3.2.1. Site Layout (2nd Iteration)

Figure 32 shows how the Layout evolved in response to the identification of several additional mine shafts across the Site.

The mineshaft significantly informed the position of the proposed streets and new dwellings, with all shafts located within roads, parking areas, public open space, and occasional rear gardens. Given the number and location of mineshafts (plus the potential of additional shafts to be found both within and outside the Site boundary), homes located adjacent to the southern boundary (see No. 1) included rear parking as this was deemed to be the best option to secure frontage development onto the future Main Street.



FIGURE 23: PRE APP LAYOUT (3RD ITERATION)

3.2.2. Site Layout (3rd Iteration/ Pre-App)

Figure 23 shows the Layout presented to the Council at the first pre-application meeting. This Layout is very similar to Figure 22, albeit it represents a more refined design response in terms of development capacity, street hierarchy, building continuity and street structure. The design rationale of this Layout are described in detail on the following page.

Design Rationale (Pre Application Layout)

The Layout presented to the Council at the second pre-application meeting, was designed to be compliant with the SPD and Design Guide, whilst also presenting how best to integrate with the adjoining Vistry layout to the east.

Detailed comments provided through the pre-app discussions are shown at Section 3.2.3.

The Pre-App Layout included the following design moves:

- ① Street hierarchy aligns with the SPD .
- ② The Lane Street typology connected with the Vistry layout at the northern connection point (No.2 opposite). This was in accordance with the SPD which shows and describes the Lanes as being at the edge of the development area adjacent to woodland.
- ③ The Access Street typology connected with the Vistry layout at the middle connection point. This was in accordance with the SPD which shows and describes the Access Street within the body of the development and fronted on both sides by residential development.
- ⑤ Given the number and location of mineshafts (plus the potential of additional shafts to be found both within and outside the Site boundary), homes located adjacent to the southern boundary included rear parking as this was deemed to be the best option to secure frontage development onto the future Main Street. The alternative option would have been to back on to this boundary but this was discounted (see 3.2.3. for further explanation).
- ⑥ The Layout included a Village Green, plus additional areas of open space to aid legibility and drainage. Given the Site topography, it was noted the village green would likely need to accommodate SuDS.

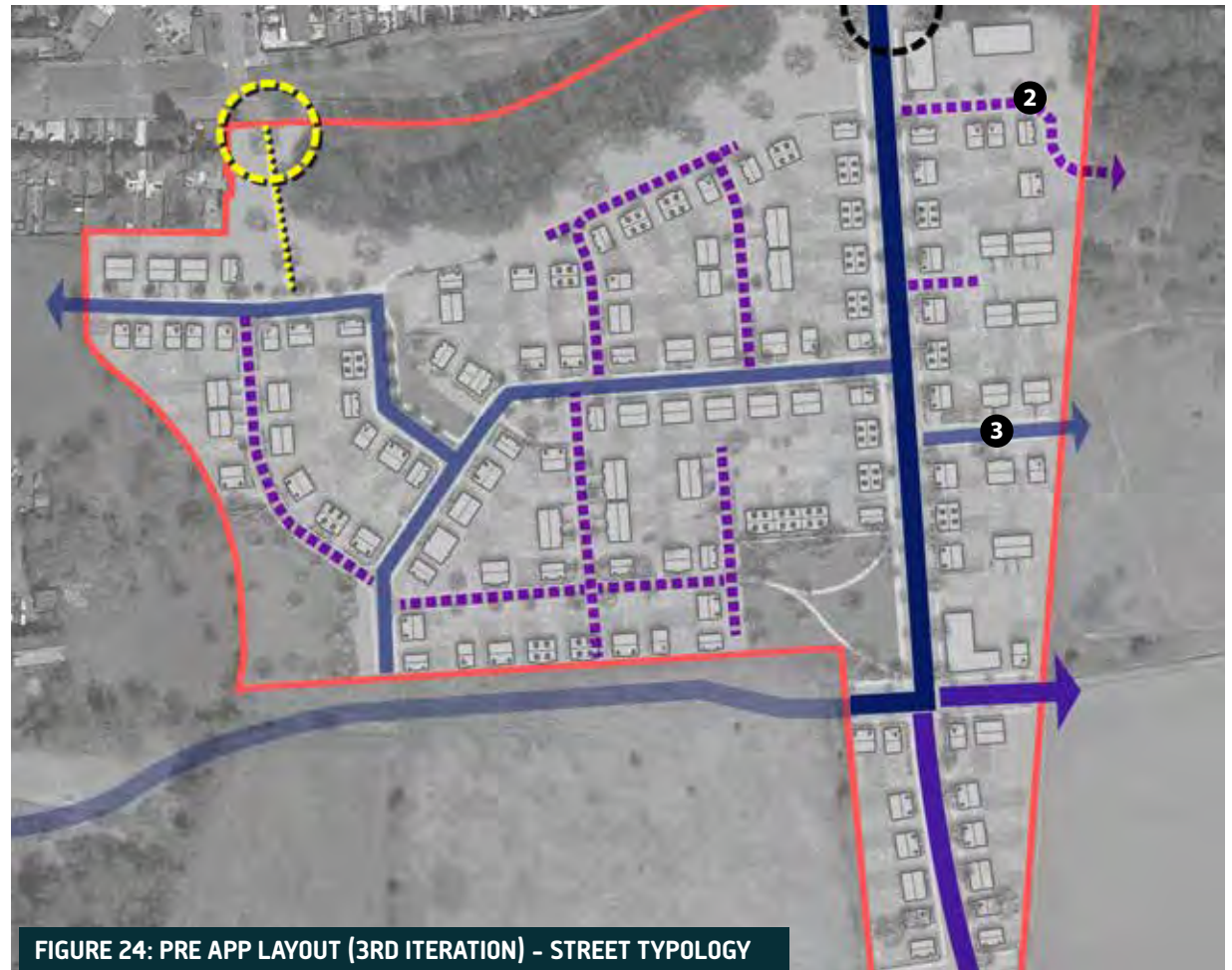
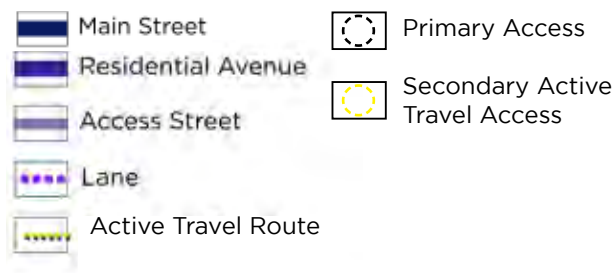


FIGURE 24: PRE APP LAYOUT (3RD ITERATION) - STREET TYPOLOGY



 Approximate mineshaft location



FIGURE 25: SITE LAYOUT - REFER TO PAGE 24 FOR CORRESPONDING ANNOTATIONS

3.2.3. Council Meetings (Pre-App and Workshops with adjoining developers)

The pre-application Layout was discussed/ reviewed with the Council and adjoining developers. This included:

- » Pre-Application Meeting (26th September 2023)
- » Vistry Workshop (18th November 2023)
- » Morris Homes Workshop (18th November 2023)

The table opposite summarises the comments made by Council officers and the subsequent design response, which informed the preparation of the submitted Layout (Figure 36).

Comments		Design Response
Design/ SPD Compliance	1. Provide nodal points in accordance with the SPD and the Design Guide	Several nodes have been shown in accordance with the SPD, each with a different typology. These are numbered 1a to 1b on the plan opposite and include the Lickers Lane Access (1a) and Village Green (1b).
	2. Consider the 'tapering of the green space along the main access road as set out in the Masterplan SPD	The ability to create a 'wedged' or 'tapered' grassed verge was limited by the presence of mineshafts, which significantly informed the positioned of proposed dwellings. However, a section of the grass verge labeled 2 on the plan opposite was widened from 2.5m to approximately 6m as it approached the village green from the north. Tree planting further reinforced the connectivity between the proposed development and the village green.
Drainage	3. Preference for the village green to be free of SuDS features	Drainage strategy re-worked to provide a hierarchy of SuDS features. This includes a natural SuDS feature within the village green alongside underground attenuation (where levels allow). The Village Green will provide a large area of multi-functional green space.
Levels	4. Need to limit the size of retaining structures within rear gardens	The Site includes level changes that require retaining walls across the scheme. To limit the scale of these structures, terraced rear gardens have been introduced in two locations as shown on the plan opposite (labeled 4a and 4b).
Trees	5. Provision of a c.15m woodland off sett preferred but some flexibility is acceptable if necessary.	Building line to north of the Site has been readjusted to provide a 15m stand off from Lickers Lane Wood, where possible. Note, the illustrative masterplan within the SPD shows development 'backing' onto the Wood. This approach is not considered preferable given the requirement for the Woods to be an integrated component/ feature within the development.
Alignment with Vistry development	6. Provide 'Access Street' typology at the northern most connection point.	This was the Council's preferred highways solution. The Layout has been updated. Note this approach creates a 'step' in the building line (as shown opposite) which was resolved within the Pre-App Layout. Given the need to provide an Access Street (rather than Lane as per the Pre-App Layout), the proposed position of dwellings is now the only possible solution. Any enhancement would require wider alterations to the adjoining Vistry scheme.
	7. Provide 'Lane' typology at the middle connection point.	This was the Council's preferred highways solution. Note this approach creates a 'step' in the building line (as shown opposite). Whilst every effort was made to address this, the proposed solution represents the only possible solution without undertaking wider alterations to the adjoining Vistry scheme. Figure 14 shows the road connectivity at this point.
Alignment with Taylor Wimpey's Fox Bank Lanes scheme	8. Re-align road to connect with the Taylor Wimpey's scheme via the Residential Avenue running south.	Layout has been updated. Number of options explored. Current option ensures clear frontage and strengthens relationship to open space at the South of the site, as well as provide a clear and legible tie in to the Fox's Bank Lane scheme.
Alignment with future development land between the Site and Halsnead Carven Park	9. Consider backing development on the southern edge allowing for future development to back housing onto this edge also, with the Main Street running further south as shown.	This arrangement was explored. Whilst development could be re-positioned to back onto the southern boundary, there is a mine shaft located within the area currently shown as rear parking (plus the potential for additional shafts). Positioning housing here (which then back onto the southern edge) would result in a 'broken' building line with gaps between buildings of c.12m. It should be noted, there is likely to be more mineshafts within land to the south of the Site which will dictate the position of new homes. Should development 'back on to the Site boundary, any mineshaft found adjacent to this boundary could prevent the delivery of a continuous frontage along the 'Main Street'. This outcome should be avoided. The current solution is the best option to secure a 'continuous' frontage along the Main Street within the Site. Should any further shafts be located to the south, there will be the potential to respond to this through the layout without impacting on the integrity of the Main Street frontage.



FIGURE 27: SITE LAYOUT - REFER TO PAGE 26 FOR CORRESPONDING ANNOTATIONS