

Proposed Construction of Warehouse Building (B8)

Statement of Community Involvement

Linden Hill- Capital Assets- ALX Limited

35 Wilson Road, Huyton.

Introduction

- 1.1. This document sets out the applicant, Linden Hill- Capital Assets- ALX Limited (Linden Hill hereafter) Statement of Community Involvement in line with section 12, Paragraph 132 of the NPPF, *'Applications that can demonstrate early, proactive, and effective engagement with the community should be looked on more favourably than those that cannot'*.
- 1.2. With the applicant, JLL has consulted with ward councillors and neighbouring businesses of the Site in advance of this application submission, in order to keep them informed of the latest proposals and to obtain their views on what is proposed.

Ward Councillors

- 1.3. The following councillors represent the ward of St. Gabriel's:
 - Cllr Crispin Evans;
 - Cllr Cath Golding;
 - Cllr Frank Walsh.
- 1.4. JLL contacted all councillors separately by email with attached letter and the proposed layout for the development (Appendix A). The councillors were contacted on 12th April 2022 and were asked to respond with any questions or queries by 26th April 2022, either by email or Teams call.
- 1.5. Cllr Crispin Evans responded by email on the 25th April 2022 with the following comments:

'Can I confirm that all the car parking spots will have electric charging points?

Can I confirm whether the current building has asbestos and whether there is clear plans on safe disposal of such materials.'

- 1.6. JLL responded addressing both of the points above:

'Electric Charging Vehicle Points: Our aspiration is to provide a high-quality, sustainable building that targets an ambitious BREEAM 'Excellent' rating and that provision for EV charging points will be provided to hit this market-leading level of development sustainability and energy performance – this is likely to be over and above the current requirements of Knowsley Council.

Asbestos: Any presence of asbestos will be dealt with in line with RICS and HSE best practice using a licensed asbestos contractor (as is required under UK law).'

Neighbouring Businesses

- 1.7. Neighbouring businesses to the site are commercial in nature with no residential properties nearby that could be affected by the proposed development.
- 1.8. A letter and an attached drawing of the proposed development (Appendix B) was posted to the five neighbouring occupiers (including the Household Waste Recycling Centre) and the current tenants (Appendix C) that occupy the site on 12th April 2022. The letter invited questions and responses from readers either via email or Teams call before the consultation deadline of 26th April 2022.

- 1.9. On finalising this SCI, there were no responses from any of the consulted neighbouring businesses.

Summary

- 1.10. The applicant, Linden Hill-Capital Assets-ALX Limited, has consulted with the neighbouring businesses of the site and its Local Ward Councillors for a two week period in regard to the proposed development. Within the two week period, one query was received from a Ward Councillor which was responded to with the appropriate information. No other contact has been made from said Ward Councillor.
- 1.11. No contact was made by any of the neighbouring businesses before or after the set deadline of the 26th April 2022.
- 1.12. By carrying out a consultation with the neighbouring businesses and Local Ward Councillors, the applicant has complied with the NPPF and Localism Act in engaging with the local community.

JLL

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About JLL

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Jones Lang LaSalle

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Appendix A

Cllr Name
Address

Jones Lang LaSalle Ltd
Landmark 1 Oxford Street Manchester M1
4PB
+44 (0)161 828 6440

jll.co.uk

Our ref – Linden Hill, Huyton.

12th April 2022

Sent by email only

Dear Cllr. XXXX,

Proposed Demolition of Existing Buildings and Erection of Building for Employment Use (Use class B8) with, service yard, car parking and landscaping, Wilson Road, Huyton.

On behalf of Linden Hill, JLL is preparing a planning application for the demolition of the existing building and replacement with a new building for warehouse/logistics use (use class B8) on Wilson Road, Huyton.

The proposed development is on the John Mason site which has been acquired by Linden Hill Capital Management. Linden Hill is looking to redevelop the site to provide a modern warehouse facility with high green credentials. This will provide additional floor space with the prospect of increased jobs as well as the opportunity to maximise this brownfield site's efficiency by delivering a larger building which may also be subdivided into more than one unit. We are aiming for and hope to achieve BREEAM Excellent and biodiversity net gains ahead of the new guidelines.

Proposal

The proposal is for outline planning permission of circa 19,116sqm of B8 warehouse space and means of access. All other matters are reserved (i.e. appearance, landscaping, layout and scale).

The enclosed indicative drawing (ref: 12156-AEW-XX-XX-DR-A-0006) shows what the layout of the proposal could look like and includes wider indicative layout details including:

- circa 190 car parking spaces (including EV charging points),
- 15 motorcycle spaces,
- 45 trailer spaces,
- 20 loading bays,
- service yard,
- associated landscaping.

We are currently carrying out a public consultation for the proposed development and as a ward councillor to the local area, we wanted to inform you of Linden Hill's proposals that are set out in the draft plan enclosed and invite you to discuss the proposals with us.

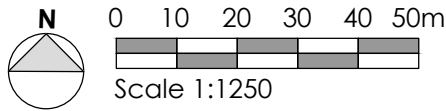
If you have any questions or comments and would like to discuss the proposal further, please do not hesitate to contact me on the below email for a Teams call or via the phone number provided.

Following receipt of pre-application feedback from Knowsley Council, the principle of the proposed use was deemed acceptable given the existing use on the site, but we invite you to provide any comments or queries by 26th April 2022. We look forward to hearing from you.

Yours sincerely,



Clarissa Forshaw-Murphy
Graduate Planner
Mobile 07594518376
Clarissa.forshaw-murphy@eu.jll.com



- NOTES
- AEWTP029C
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the architect before any work commences
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
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 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
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 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties:

Principal Designer:

Unless noted below, all known hazards have been highlighted on the drawing.

- DESIGN HAZARD IDENTIFICATION
- No significant Hazards have been identified in this drawing

- NOTES
- HGV circulation subject to tracking analysis

P2	11/04/22	CM	AL
Revised issue indicating pedestrian route			
P1	24/03/22	CM	AL
Initial Issue			
REV	Date	Drawn by: -	Checked by: -
Status	Purpose of Issue		
S2	For Comment		
drawing stage	Feasibility		
client	Linden Hill Capital Management		
project	35 Wilson Road Huyton		
drawing title	Feasibility Site Plan Option 5 Alternative Single Unit		
date	24/03/22	drawn	CM
scale@A3	1:1250	checked	AL

Appendix B

Name of Business
Address

Jones Lang LaSalle Ltd
Landmark 1 Oxford Street Manchester
M1 4PB
+44 (0)161 828 6440

jll.co.uk

Our ref – Linden Hill, Huyton.

12th April 2022

Dear Occupier,

Proposed Demolition of Existing Buildings and Erection of Building for Employment Use (Use class B8) with, service yard, car parking and landscaping, Wilson Road, Huyton.

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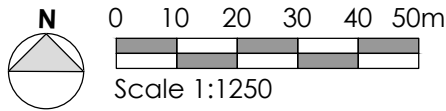
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Appendix C

Address of Site

Jones Lang LaSalle Ltd

Landmark 1 Oxford Street Manchester
M1 4PB
+44 (0)161 828 6440

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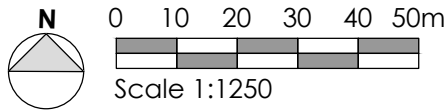
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