

Health Impact Assessment

Section 1

Date: 11 th November 2025
Author of health impact assessment: Starship Build Ltd
Planning proposal and reference (if known) : PP14266244

Please provide a brief summary of the proposal

Halsnead Farm – A Sustainable New Community and extension of Halsnead Garden Village

Halsnead Farm is set to become a vibrant new mixed-tenure housing community in Knowsley, forming a key extension to the now established Halsnead Garden Village. Located just south of the M62, the development will breathe new life into underused land currently occupied by a vacant farmhouse and disused agricultural and workshop buildings.

Delivered in partnership by Starship and Onward Homes, Halsnead Farm will be an exemplar of sustainable development—both environmentally and financially. This thoughtfully designed neighbourhood will offer up to 88 new homes, comprising a variety of types and sizes to provide genuine choice for future residents.

Notably, Halsnead Farm aims to achieve Zero Bills accreditation, making it the first and largest Zero Bills development in the North of England. This innovative approach will reduce the cost of living for residents while supporting key LCR environmental goals.

The layout of Halsnead Farm has been carefully designed to create a welcoming and community-focused environment. Homes will be arranged around a series of green courtyards, enhancing the Garden Village character and encouraging social connection. The integration of extensive green landscaping, biodiversity improvements, and links to both new and existing green infrastructure will make Halsnead Farm a fantastic place to live.

With car parking subtly integrated to reduce its visual impact, and a strong emphasis on walkability and green space, Halsnead Farm sets a new benchmark for high-quality, sustainable residential design in the region.

Please provide a brief summary of any planned or completed consultation

We have engaged in pre application discussions with Knowsley Council. We have also engaged in discussions with Homes England and The Combined Authority. We have had early engagement with Octopus to position the project as a prospective zero bills neighbourhood and embedding the economic and health benefit that come with it. We have had discussions with Neighbouring landowners including Tritax, The Land Trust and National Highways to discuss the wider plans for the area and how we can link with these initiatives. We have also carried out consultation with the local community and neighbours seeking comments on the proposals – more information on this can be found on the planning statement.

Section 2

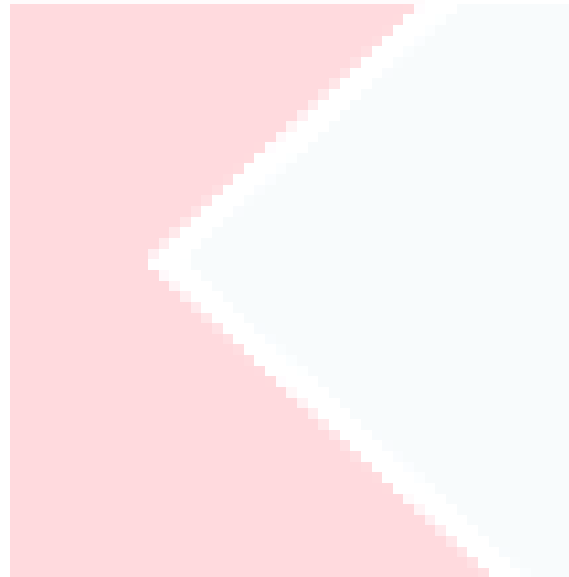
There are 5 themes in the assessment which are taken from the overarching strategy [Knowsley 2030](#). In order to complete the assessment you need to:-

- Consider whether each question applies to your proposal – tick Y/N as appropriate.
- Assess whether the impact is positive or negative, and the level of the impact – severe, moderate or weak.
- Provide a brief summary of the evidence for your answer, including design and mitigation where appropriate. Reference to more detailed evidence and information can be made.
- In some responses reference will need to be made to existing, local facilities, particularly in terms of employment, transport and health provision. You will need to consider the local elements as well as Knowsley as a whole.
- Consider all the different population groups within your answer. It may be the case that different groups are impacted in different ways, negatively and positively.
 - Age
 - Those with disabilities or low mobility
 - Gender
 - Ethnicity
 - Religion or belief
 - Socio-economic position (defined by education, employment status, income, household composition)
 - Vulnerable and inclusion health groups (eg homeless, prison leavers, care leavers)
 - Area based variations by deprivation, service provision, urban or rural setting
 - Also consider those impacted by the development now, and in the future



Knowsley Council

- Please refer to the guidance document for further assistance and to [Building for a Healthy Life](#) for practical examples of how to make a development healthier
- The assessment will be reviewed by Knowsley's Public Health and Planning teams. For further guidance please contact Public Health on publichealth@knowsley.gov.uk



Knowsley Council

A place with welcoming, vibrant, well-connected neighbourhoods and town centres	Applicable?		Positive (p) or negative (n) impact	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			
Describe how the proposal will create mixed communities with a variety of tenures and uses	Y		P	S	This planning application proposes a high-quality, mixed-tenure affordable housing scheme that responds to the growing need for inclusive and accessible housing options. The development will provide a range of tenures, including shared ownership, rent-to-buy, and affordable rent, in accordance with national and local planning policy objectives to deliver mixed and balanced communities. The proposed tenure mix has been carefully planned and will be distributed throughout the development in a <i>tenure-blind</i> manner. This means that homes of different tenures will be indistinguishable in appearance and quality, ensuring full integration across the site and avoiding the creation of distinct or segregated clusters. This design approach supports the creation of a cohesive, inclusive, and socially sustainable neighbourhood. By offering a range of tenure types, the development provides accessible routes into homeownership and secure rental options, catering to a wide cross-section of the community. This includes key workers, young professionals, families, and those on lower or moderate incomes who may otherwise be excluded from the local housing market. The mix of tenures enhances housing choice, promotes social mobility, and aligns with the local authority's housing strategy. All affordable homes will be delivered to high design and construction standards, with the same commitment to quality, energy efficiency, and placemaking as market housing. The development aims to contribute positively to the character of the area while addressing local housing need in a sustainable and inclusive way. According to Knowsley Council's latest housing strategy, there are over 2,800 active applicants on the housing register, with Band A and B applicants representing those in the most urgent need, including statutory homeless households, those in overcrowded conditions, and individuals with high health and welfare needs. The Council also reports a shortage of affordable housing options, particularly for families and those seeking secure rental tenure. This approach is underpinned by our commitment to delivering high-quality, affordable homes that foster long-term community wellbeing and resilience. • Adheres to Knowsley's local planning and SPD policy requirements • Ensures equitable access to homeownership and secure rental tenure • Supports a tenure-blind, socially integrated neighbourhood • Builds in resilience through multiple tenure formats and viability-aware tenure mix • Delivers measurable social value and local economic uplift
Describe the range of housing types and sizes, including affordable housing and how	Y		P	S	The proposed development delivers a broad and inclusive mix of housing types and sizes, responding directly to local need and offering a range of affordable price points for households at different stages of life. This supports Knowsley Council's commitment to delivering high-quality, sustainable communities with housing choices that meet a variety of social and economic needs.

this responds to local housing needs					The scheme includes a range of one- and two-bedroom apartments, delivered in both apartment block and own front door formats. All apartments will benefit from private amenity space, including balconies, terraces, or garden patios, with ground-floor own-door apartments functioning as garden apartments to maximise outdoor access and privacy. The house typologies encompass mews, terraced, semi-detached, and detached dwellings, in a mix of two-, three-, and four-bedroom homes. This range supports young families, larger households, and multi-generational living, enabling people to remain within the community as their needs evolve. Dwellings are organised in both street-facing layouts and courtyard-style clusters, enhancing variation and place identity. These layouts incorporate a mix of private rear gardens, shared courtyards, and individual terraces, providing high-quality outdoor spaces that support well-being, community interaction, and privacy. All residential units will be designed to comply with the Nationally Described Space Standards (NDSS), ensuring that internal layouts offer sufficient space for day-to-day living, storage, and adaptability over time. This commitment to meeting NDSS across all tenures and typologies reinforces the delivery of well-designed, functional homes that promote long-term occupancy, health, and comfort. All homes, regardless of tenure or typology, will be designed to a high standard of architectural quality, with a strong emphasis on energy efficiency, sustainability, and placemaking principles. This ensures the creation of a well-integrated and attractive neighbourhood that meets the needs of Knowsley's diverse population now and in the future.
How does the proposal provide and enhance access to the public transport network?	Y		P	S	The proposed development at Halsnead Farm has been carefully designed to integrate with the wider strategic framework of Halsnead Garden Village, in line with the vision set out in the Halsnead Garden Village Supplementary Planning Document (SPD). A key objective of the SPD is to promote strong connectivity across the Garden Village through a network of safe, attractive, and sustainable transport routes for pedestrians, cyclists, and public transport users. As part of this application, we are proposing a series of dedicated footway and cycle path connections that will enhance permeability and support sustainable travel behaviour. These routes will be landscaped and safe, providing direct access through Fox Bank to the north, enabling convenient movement to bus stops along Windy Arbor Road and Lickers Lane. These connections will also extend to facilitate access to Whiston Railway Station, enhancing regional connectivity and reducing car dependency. To the south, the development will provide further active travel connections to Cronton Country Park, supporting recreational access and offering a pleasant green corridor that also links residents to bus services along Cronton Road. These linkages will encourage walking, cycling, and public transport use, and are fully aligned with Knowsley Council's aspirations for modal shift, sustainable movement, and reduced environmental impact. This network of integrated connections will not only serve new residents of Halsnead Farm but also enhance the overall cohesion and functionality of Halsnead Garden Village, contributing to the creation of a connected, healthy, and sustainable community.
Describe how the proposal addresses the needs of people who are car dependent	Y		P	S	While the proposed development at Halsnead Farm places a strong emphasis on sustainable and active travel modes, it also recognises that many households—particularly families, carers, or those in rural and semi-rural locations—remain reliant on private vehicles for day-to-day mobility. The design of the scheme therefore incorporates a range of practical measures to support the needs of car-dependent residents, while ensuring that this is balanced with wider objectives for sustainable transport and neighbourhood design. Key measures include:



				• Adequate parking provision: All homes will be provided with appropriate levels of on-plot or adjacent car parking, within Knowsley Council's maximum parking standards, including a mix of driveways, garages, and shared parking courts. Larger homes will benefit from multiple spaces to reflect higher levels of car ownership typically associated with family households. • Electric vehicle (EV) readiness: In accordance with current planning policy and emerging best practice, the development will incorporate EV charging infrastructure to future-proof homes and support the transition to low-emission travel. This includes passive or active EV charging provision for private dwellings and dedicated communal chargers in shared parking areas. • Well-connected road network: The internal layout provides a clear, legible, and efficient road hierarchy, ensuring ease of navigation for residents and visitors. The street design accommodates safe movement of cars while also incorporating traffic calming, landscaped verges, and shared surfaces where appropriate to promote safety and visual quality. • Easy access to strategic routes: The development benefits from its proximity to the M62, M57 and A5080 corridors, enabling fast and direct travel to Liverpool, Warrington, St Helens, and Manchester. This is especially important for residents commuting by car or requiring access to employment hubs not served by public transport. • Private transport integration with wider infrastructure: Care has been taken to design vehicle access points and junctions that integrate efficiently with surrounding road infrastructure and ensure safe, logical connections to key local roads such as Windy Arbor Road and Cronton Road, minimising congestion and ensuring accessibility at peak times. • Visitor and flexible parking: Visitor spaces and flexible parking arrangements are incorporated throughout the development to support the needs of extended households, carers, or home-based businesses who may receive multiple visitors or service providers by car. In this way, the proposal ensures that the development remains inclusive and practical for those who depend on private vehicles, while also encouraging and enabling more sustainable modes of travel over time. The balanced approach to transport provision ensures that Halsnead Farm supports both current needs and long-term behavioural change in line with the aspirations of the Halsnead Garden Village SPD and Knowsley Council's transport policies. As part of the wider Halsnead Garden Village framework, the development benefits from proximity to existing and emerging local service and amenity centres in Whiston, Cronton, and Prescot, as well as planned facilities within the Garden Village itself. These centres generally provide appropriate levels of visitor and short-stay parking, in accordance with Knowsley Council's adopted parking standards, and are designed to accommodate users arriving by car, public transport, and active modes. In established centres such as Whiston Village Centre and Prescot Town Centre, public car parks and on-street parking bays are available for short-term use by visitors to shops, healthcare services, and other community facilities. These are typically located within easy walking distance of core services and support accessibility for those who may have mobility limitations or travel with dependants. Planned amenity areas within the Halsnead Garden Village SPD area—including new local centres, schools, and recreational spaces—are expected to provide dedicated visitor and drop-off parking, as required by local policy. This will ensure accessibility for both residents and visitors arriving from surrounding neighbourhoods, including those from Halsnead Farm. The proposal at Halsnead Farm is therefore well placed in relation to local services that are not only accessible by sustainable transport modes, but also cater for car-dependent visitors and short-stay users. As the Garden Village evolves, these provisions will form part of a comprehensive and integrated transport and parking strategy, balancing the needs of all users and maintaining a high standard of accessibility.
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Does the proposal include adequate parking as set out in the Ensuring Choice of Travel SPD and are electric vehicle charging points included?	Y		P	M	The proposed development at Halsnead Farm has been designed to fully comply with the requirements of Knowsley Council's Ensuring Choice of Travel Supplementary Planning Document (SPD), which sets out minimum parking standards and promotes sustainable and accessible development. Car Parking Provision The layout incorporates an appropriate and policy-compliant level of car parking for all residential units, based on dwelling size and tenure. There are 113no allocated parking spaces with 37no unallocated OFD parking spaces. The parking provision is applied as follows: • One-bedroom dwellings and apartments: 1 allocated space per apartment • Two and Three-bedroom dwellings: 2 parking spaces • Four-bedroom dwellings: min 3 spaces Provision includes a combination of on-plot parking (driveways) for houses and dedicated off-street bays or shared courtyard parking for apartments and terraced homes. Additionally, visitor parking is provided throughout the development at a ratio of approximately 1 visitor space per 4 dwellings, distributed in accessible and well-overlooked locations. Parking has been designed sensitively within the street layout to avoid dominance of parked vehicles in the public realm while ensuring convenience, security, and ease of access for residents and visitors. Electric Vehicle Charging In accordance with national guidance and local ambitions for low-carbon transport, the proposal includes provision for electric vehicle (EV) charging infrastructure, as supported by the Ensuring Choice of Travel SPD and Knowsley's broader Climate Emergency Action Plan. • All dwellings with dedicated parking (on-plot or allocated) will be provided with EV charging capability—either active charging points or passive infrastructure to enable future installation. • Communal parking areas, such as those serving apartments or visitor bays, will include shared EV charge points installed at key locations, subject to final layout and management plans. These measures ensure residents have access to modern, future-proof parking facilities, supporting current and emerging patterns of vehicle use and ownership. This balanced approach meets the Council's goals of reducing transport emissions while maintaining practicality for car-dependent households. Further information can be found in the transport assessment and the Design and Access Statement.
Is the proposal designed to include traffic management and calming measures to help reduce and minimise road injuries?	Y		P	M	The internal layout design focuses on developing a low-speed environment. The access street accommodates a design speed of 20mph or less; incorporating a 5.5m carriageway with minor chicane to slow vehicles as they travel to/from Fox's Bank Lane. Dedicated pedestrian footway provision on both sides along with street lighting and active frontages would promote a residential feel, and calm traffic speeds. The internal lanes promote even lower maximum speeds at c.10mph; promoting a 'private driveway' feel, and hierarchy of pedestrians/cyclists/equestrians above vehicles. We are also proposing to introduce some offset tree planting in the main spine road – again to calm traffic and further promote pedestrian priority.



How will the proposal minimise waste and the use of new materials?	Y		P	S	The use of light gauge steel frame (LGSF) modular and panelised construction technology offers several key environmental and material-efficiency benefits. Here's how it helps to minimise waste and reduce the use of new materials: 1. Precision Manufacturing = Less Waste • Off-site fabrication in a controlled factory setting allows for high precision. • Computer-aided design (CAD) and manufacturing (CAM) ensure that steel panels and modules are cut and assembled to exact specifications. • This drastically reduces material off-cuts, errors, and rework—common sources of waste in traditional site-built construction. 2. Recyclability of Steel • Steel is 100% recyclable without loss of quality. • Any off-cuts or unused components can be re-melted and reused, reducing landfill waste and the need for virgin materials. • Many LGSF systems already use recycled steel as input material, lowering the demand for new raw resources. 3. Modular and Panelised Design = Efficient Material Use • Standardised components and repetitive design patterns mean that materials are optimized for use across multiple units. • Panelised systems reduce the need for excess framing, trimming, and patchwork, which is common with ad-hoc on-site construction. • Modular construction reduces over-ordering of materials, a major contributor to waste in traditional builds. 4. Reduced Site Waste • Since most of the structure is manufactured off-site and delivered ready for assembly, there is minimal waste generated on the construction site. • Less packaging, fewer damaged materials, and minimal on-site cutting all contribute to a cleaner, more efficient build process. 5. Demountability and Reusability • LGSF modular units can be designed for disassembly and reuse. • Entire wall panels or modules can be relocated or repurposed, extending the life of materials and reducing the need for new production.
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					6. Faster Build Times = Reduced Resource Use • Shorter construction schedules mean less energy and equipment use on-site (e.g., generators, machinery, transport). • This indirectly reduces fuel consumption and associated emissions, aligning with broader sustainability goals.
Will a plan be in place to mitigate the impacts of dust, noise, smoke, light and odours during construction?					We will develop a full CEMP for the project 1. Dust • Factory-based fabrication of steel panels means that most cutting, welding, and shaping happen off-site. • Minimal on-site cutting reduces dust from sawing or grinding. • Limited excavation and concrete work further reduce the generation of dust compared to traditional builds. <i>Impact: Less airborne particulate matter released on-site.</i> 2. Noise • Shorter construction timelines and pre-assembled panels mean less time operating noisy machinery on-site. • No on-site bricklaying, heavy timber cutting, or extensive formwork—all of which are noise-intensive. • LGSF is light and quick to assemble using hand tools or small power tools rather than jackhammers or impact equipment. <i>Impact: Lower decibel levels and shorter duration of noise for surrounding communities.</i> 3. Smoke • LGSF construction does not involve combustion-based processes like bitumen heating or extensive welding on-site. • Fewer deliveries and machinery reduce exhaust emissions. • Cleaner, electrical tools are often used instead of gas-powered ones. <i>Impact: Reduced smoke and air pollution on and near the site.</i> 4. Light Pollution • Faster installation means less need for prolonged or overnight work with floodlights.



				• Modular/panelised construction limits the need for large-scale lighting setups often used during extended site operations. <i>Impact: Lower intrusion of artificial light into nearby properties or ecosystems.</i> 5. Odours • Fewer wet trades (e.g., painting, adhesives, sealants) on-site mean reduced chemical odours. • Steel framing doesn't emit volatile organic compounds (VOCs) like treated timber or certain adhesives. <i>Impact: Fresher air around the construction zone, reduced irritation for workers and neighbours.</i> There will be a mitigation plan in place: • Conduct an Environmental Risk Assessment. • Develop a CEMP including mitigation strategies (e.g., water spray for dust, noise barriers, limited working hours). • Monitor and enforce compliance throughout construction. Why LGSF Is Ideal for Sensitive or Urban Environments Because it's quieter, cleaner, and faster, LGSF modular/panelised systems are especially suitable for: • Urban infill sites • School or hospital expansions • Environmentally sensitive areas Consideration of Impacts on Residents (Existing and New) 1. Dust • Risks: Dust can settle on nearby properties, affect indoor air quality, and aggravate respiratory conditions. • LGSF Benefit: Minimal on-site cutting or grinding; off-site fabrication reduces dust generation. • Mitigation: ○ Water sprays or mist cannons during dry conditions. ○ Wheel-washing facilities for vehicles leaving site. ○ Covered stockpiles and dust barriers/screens around site boundaries.
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				2. Noise • Risks: Noise is disruptive to daily life, sleep, and work-from-home routines. • LGSF Benefit: Shorter construction times, quieter assembly using screw guns and small power tools instead of heavy machinery. • Mitigation: ○ Restrict noisy works to business hours. ○ Install acoustic barriers along sensitive boundaries. ○ Schedule loud activities during least disruptive times. 3. Smoke and Fumes • Risks: Air pollution from diesel generators or welding fumes can drift into homes or affect children/elderly. • LGSF Benefit: Minimal use of combustion equipment; cleaner tools and materials. • Mitigation: ○ Electric tools wherever possible. ○ Regular equipment maintenance to limit exhaust emissions. ○ No open burning on-site. 4. Light Pollution • Risks: Construction lights can intrude into homes, disrupting sleep or relaxation. • LGSF Benefit: Faster build = fewer late-night operations. • Mitigation: ○ Downward-facing, low-glare lighting. ○ Light curfews (e.g., lights off after 7 pm). ○ Shield lighting from adjacent properties. 5. Odours • Risks: Paints, adhesives, or sealants can create unpleasant smells. • LGSF Benefit: Less wet trade work on-site = fewer strong odours. • Mitigation: ○ Use low-VOC products. ○ Ventilate internal spaces before occupation. ○ Avoid smelly works near occupied units. 6. Site Access, Traffic & Safety
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				• Risks: Construction vehicles can block roads, cause congestion, or pose risks to children and pedestrians. • LGSF Benefit: Fewer deliveries, lighter loads, quicker on-site installation. • Mitigation: ○ Clear site signage and traffic management plan. ○ Stagger delivery times to avoid school or rush hours. ○ Separate access points for residents vs construction staff if possible. For New Residents Moving In Before Completion Additional Measures: • Phased handovers should ensure that occupied zones are: ○ Fully fenced off from ongoing works. ○ Safe, clean, and compliant with fire safety and access standards. • Temporary buffers, signage, and pathways must be created. • Good communication with new residents via newsletters or noticeboards is critical Further information can be found on the air quality assessment.
Will the proposal have any measures to minimise air pollution and ensure that existing sources of air pollution do not impact on residents?				Motor Traffic and HGVs The proposed development is entirely residential and will not generate any HGV (Heavy Goods Vehicle) traffic. Transport studies indicate a minimal increase in motor traffic, with less than 100 additional Average Annual Daily Trips (AADT), meaning no significant contribution to local air pollution. Industrial Uses No industrial or potentially polluting uses are proposed within this development. The scheme is exclusively for residential use. Emission Controls and Sustainable Transport The development promotes sustainable transport through strong pedestrian and cycle connectivity. It is designed to integrate with the existing Fox Bank development and enhance access to Whiston (to the north) and the New Country Park (to the south). This encourages active travel and reduces car dependency. Parking is provided in accordance with Local Authority standards but has been carefully designed to reduce visual impact and prioritise a pedestrian-friendly environment. Electric Vehicle Charging Every property will be equipped with a dedicated Electric Vehicle (EV) charging point. This supports the uptake of EVs and allows residents to benefit from the most affordable electricity tariffs for home charging. Heating and Energy Systems The development is entirely gas-free. All homes are 100% electric and fitted with Air Source Heat Pumps (ASHPs) delivering heating and hot water via a wet system of underfloor heating and/or radiators. Mechanical Ventilation with Heat Recovery (MVHR) systems are installed to improve indoor air quality and reduce heat loss. In addition, Photovoltaic panels (PVs) are provided on rooftops to supplement energy needs and further reduce emissions. Nearby Emission Sources Proximity to the motorway has been considered in the building design. MVHR systems allow for clean indoor air without

				opening windows, particularly benefiting properties closest to the motorway. No external sources of pollution are expected to significantly impact the development.
How will the proposal minimise noise pollution caused by the development and ensure that existing sources of noise will not impact on new homes and open spaces?				Existing Sources of Noise A detailed noise survey has been undertaken for the proposed development site, which is located immediately to the south of the M62 motorway. The motorway is the principal existing source of excessive noise affecting the site, with continuous traffic flows generating elevated background noise levels. No additional major noise sources, such as airports or significant industrial activities, have been identified in the surrounding area. The survey results have informed the development's noise mitigation strategy, which is embedded within the site layout and architectural design to ensure compliance with relevant national and local planning policy requirements for residential amenity. Proposed Mitigation Measures Eastern Boundary – Landscaped Bund - A landscaped earth bund will be constructed along the eastern edge of the site, acting as the primary acoustic barrier to intercept noise from the M62 before it reaches sensitive areas of the development. Central and Western Areas – Alternative Acoustic Measures - In locations where topography rises and overhead power lines limit the practicality of bund construction, a combination of alternative measures will be implemented, including: - Purpose-designed acoustic fencing along exposed boundaries. - Solid garden walls to shield private amenity spaces from direct noise exposure. - Window and room orientation strategies to locate the most noise-sensitive rooms away from the dominant noise source. Potential New Noise Sources The proposed development does not introduce any new significant sources of noise. Standard construction-phase noise will be managed in accordance with best practice guidance, including: - Restricting noisy works to agreed working hours. - Using well-maintained plant and equipment fitted with appropriate silencers. - Implementing site management procedures to minimise disturbance to surrounding receptors. With these measures in place, the development is expected to achieve appropriate internal and external noise levels in line with BS 8233:2014 <i>Guidance on sound insulation and noise reduction for buildings</i> and the Noise Policy Statement for England (NPSE). Further information can be found in the Noise Impact Assessment

A place with a thriving, inclusive economy, with	Applicable?	Positive (p) or negative	Level of impact – severe (s),	Evidence, Design and Mitigation
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opportunities for people and business	Y	N	(n) impact	moderate (m) or weak (w)	
How will the proposal allow local residents to access employment opportunities during the construction phase?					The scheme will play a pivotal role in driving employment and economic growth across the Liverpool City Region (LCR), supporting its ambition to be recognised as a UK leader in Modern Methods of Construction (MMC). Starship Group's expansion in delivering this and other innovative, MMC-led developments will create new roles in construction, green technologies, and operational services. This growth will strengthen the LCR's position as a national leader in housing innovation, bolster the local supply chain, and attract future investment. Supporting this scheme is, therefore, a direct investment in the region's capabilities, skills, and workforce. Working alongside Onward Housing, we will partner with The Land Trust—responsible for managing the estate and public realm across Halsnead Garden Village—to explore long-term employment opportunities in the stewardship of this and neighbouring sites. This partnership will also focus on building strong linkages to the new country park, ensuring that the benefits of the development extend well beyond construction and into the long-term prosperity of the community.
When operational how will the proposal provide accessible and diverse employment opportunities appropriate to the skill sets present in the local community?					There will be long-term opportunities in the maintenance and management of the buildings (where retained by Onward Housing) and in the care of external spaces (managed by The Land Trust). In addition to the ongoing responsibilities for the physical upkeep of both the buildings and the surrounding landscape a wide range of activities will be involved — from liaising with tenants and purchasers during lettings and sales, to providing post-occupation customer care and managing tenants. This will include rent and service charge collection, as well as the delivery of day-to-day services. Across the whole of Halsnead Garden Village, it would also be valuable to plan and deliver a programme of neighbourhood events designed to foster community spirit and strengthen connections among residents
Does the proposal provide opportunities for community activities and /or the voluntary and community sector?					Halsnead Farm has been designed as an integral part of the wider Garden Village, creating a high-quality, sustainable, and well-connected community with a strong focus on green spaces, attractive design, and community well-being. Careful consideration has been given to the different types of outdoor and amenity spaces within the development, and how these connect to both existing and future provision in the wider area. Halsnead Farm covers a site of 8.5 acres, with 4.9 acres dedicated to private, shared, and open green space. The larger areas of open public space, designed to accommodate events, activities, and informal recreation are mainly located adjacent to the M62 has also created opportunities for innovative landscaping, where mounded grasslands not only act as effective noise barriers but also enhance biodiversity net gain (BNG) while remaining usable and attractive.
Describe how the proposal creates an attractive business location that encourages investment (e.g. good infrastructure, clean and pleasant environment)					Not applicable – all housing
Describe how the proposal creates healthy workplaces					Not applicable – all housing

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A place where people are active and healthy and have access to the support they need	Applicable?		Positive (p) or negative (n) impact	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			
How has the proposal assessed the location and accessibility of social infrastructure (e.g. schools, and community facilities)?					Accessibility of Social Infrastructure Halsnead Farm benefits from excellent accessibility to a wide range of schools, community and health facilities, shops, and other amenities. Many of these services are within walking and cycling distance, with further provision accessible via the local bus and rail network. The development has been designed to integrate fully with the wider sustainable access strategy for Halsnead Garden Village, ensuring safe and convenient movement for all users. Enhancement of Safe Access The layout of the housing, together with pedestrian and cycle routes within Halsnead Farm, has been carefully designed to integrate with the wider sustainable access network of the Halsnead Garden Village masterplan. • Northern Connections: Safe connections are provided to the Taylor Wimpey Fox's Bank development via the footpath under the M62 motorway. This route links directly to Whiston, giving access to schools, local centres, Whiston train station, and bus stops. It also connects to the environmental corridor north of the M62 and the leisure loop, which incorporates multi-use pedestrian, cycle, and equestrian routes. These link further to the mineral line and the country park, enhancing opportunities for recreation and active travel. • Southern Connections: To the south, connections are provided via a lane under the ownership of the Land Trust, which links to the footpath network through the Tritax employment site. This creates safe and sustainable routes to bus stops on Cronton Road, with services to Huyton, Liverpool, Widnes, and Prescot. This southern route also connects to the country park and the mineral route across the motorway, reinforcing accessibility to wider green infrastructure. Education Provision Primary Schools • Within 500m: New primary school to be delivered to the North of the Taylor Wimpey site and scheduled to be operational prior to the delivery of the 300th house within the Garden Village. • Within 1,000m: St Leo's and Southmead Catholic Primary (Lickers Lane) • Within 1,500m: Halsnead Primary School • Within 2,000m: Whiston Willis Primary Academy, St Luke's Catholic Primary, St Gabriel CofE Primary, Sylvester Primary Academy, St Mary and St Paul's CofE Primary In addition, schools to the north in Whiston and to the west towards Huyton are accessible by bus from Cronton Road, using the direct no.7 service towards Huyton or changing to the no.61 service for Whiston-based schools. Secondary Schools

				• Within 2,000m: St Edmund Arrowsmith Catholic Academy • Beyond 2,000m: The Prescott School and Lord Derby Academy These secondary schools, along with further provision in Whiston, Prescott, and Huyton, are also accessible via the local bus network. Community and Health Services • Within 1,000m: Lickers Lane Community Centre; George Howard Centre • Within 2,000m: Huyton Activity Base (day services); Whiston Town Hall/Community Centre; Mosscroft Community Centre; Karma in the Community; Cedar Cross/Whiston Health Centre; Whiston Hospital; Manor Farm Primary Care; Long View Medical Centre This range of provision ensures residents have convenient access to both primary and secondary healthcare, as well as community and support facilities. Shops and Amenities • Within 1,000m: Go Local convenience store (Lickers Lane) • Within 1,500m: Local centre shops (Windy Arbor Road) • Within 2.5km: Huyton and Prescott town centres, both offering a comprehensive range of retail, services, and large supermarkets. These centres are easily accessible by bus and rail. Conclusion Halsnead Farm is exceptionally well-located in relation to local infrastructure and services. The development offers safe and sustainable walking, cycling, and public transport connections to education, healthcare, community, retail, and leisure facilities. Its integration with the wider Halsnead Garden Village access network ensures that future residents will benefit from a highly accessible and sustainable place to live. Further information can be found on the Transport Assessment and travel plan.
How will the proposal allow people with mobility problems or a disability to access buildings and places?				Accessible Housing Design Features 1. External Areas (Approach & Entrances) • Dropped Kerbs & Level Pathways: Ensure step-free access from street to front door, with wide, smooth, non-slip paths. • Good Lighting & Colour Contrast: Clear visibility around entrances and pathways; contrast between doorframes, steps (if unavoidable), and walls for partially sighted people. • Tactile Paving: Used at transitions (e.g., where private path meets shared road or car park) to alert visually impaired residents. • Sheltered Entrances: Canopies or porches protect from weather while entering or waiting for assistance. 2. Inside the Home • Step-Free Access: Level thresholds at all doors, including patio/garden access. • Wide Corridors & Doorways: To allow wheelchair turning and easier movement with walking aids. • Accessible Controls & Fittings: Light switches, sockets, thermostats at reachable height from both seated and standing positions. • Stair-Free or Adaptable Layouts: Ground-floor living spaces or provision for stairlifts/lifts in multi-storey homes. • Bathrooms: In the M4(3) properties - Wet-room style showers, grab rails, slip-resistant flooring, space for a wheelchair if needed

				- Kitchens: In the M4(3) properties – elements such as Adjustable-height counters, pull-out shelves, lever taps instead of twist taps, good task lighting and colour contrast between units/worktops will be incorporated. - Wayfinding for Visual Impairments: Consistent layout (avoid clutter), contrasting door handles, tactile markings or smart-home voice cues for orientation 3. Communal Housing Areas (Apartments / Shared Spaces) - Entrances & Lobbies: Automatic or easy-open doors, clear signage (high contrast, large print, pictograms), tactile/Braille labelling on buzzers. - Lifts: Large enough for a wheelchair and carer, controls at accessible height, tactile/Braille buttons, audio floor announcements. Shared Gardens / Walkways: Smooth, level surfaces, rest points with seating, clear edges (raised kerbs or planting) to guide visually impaired residents. The design proposes a minimum M4(2) requirement with 7no. M4(3) units across the site this is to align with the Halsnead Masterplan SPD SO3, which requires a “range and quality of houses are on offer, with a mix of accessible homes” The proposal provides an all-affordable housing unit scheme of high-quality homes at minimum M4(2) standard. M4(3) units have been accommodated proportionately to the opportunities and constraints that the site provides. The natural topography of the site renders it in-appropriate for M4(3) provision in places, with units accommodated within ground floor apartment blocks where there is a shallower topographical gradient, to ensure accessibility needs are met. Further information can be found in the design and access statement.
How will the proposal provide, retain and enhance open and natural spaces?				Halsnead Farm has been designed as an integral part of the wider Garden Village, creating a high-quality, sustainable, and well-connected community with a strong focus on green spaces, attractive design, and community well-being. Careful consideration has been given to the different types of outdoor and amenity spaces within the development, and how these connect to both existing and future provision in the wider area. Halsnead Farm covers a site of 8.5 acres, with 4.9 acres dedicated to private, shared, and open green space. The layout is structured around a series of homestead and courtyard designs, giving the impression of homes set within farm and parkland, and offering varied levels of privacy and connection to nature. The courtyards also create smaller, more intimate clusters of housing within the wider estate, fostering a sense of community while retaining private, personal space. - Private gardens and courtyards provide seclusion for residents, with some larger gardens designed for those who enjoy gardening. - Certain homes feature multiple external spaces—for example, houses at the heart of the scheme combine an enclosed ground-level courtyard and gated entrance with a first-floor terrace, both designed to ensure privacy. - Shared, secure gardens give families spaces where children can play more freely with lighter supervision. Beyond these controlled environments, there are larger areas of open public space within Halsnead Farm, designed to accommodate events, activities, and informal recreation. The site's location along the M62 has also created opportunities for innovative landscaping, where mounded grasslands not only act as effective noise barriers but also enhance biodiversity net gain (BNG) while remaining usable and attractive. Connectivity is a key feature of the scheme.

					- To the north, safe pedestrian links are being created to the Taylor Wimpey Fox's Bank development via the footpath under the M62, connecting residents to the wider environmental corridor, the leisure loop, and its network of pedestrian, cycle, and equestrian routes. These further link into the mineral line and the country park, significantly enhancing opportunities for recreation and active travel. - To the south, access is provided via a Land Trust-owned lane, connecting directly into the country park and across the motorway via the mineral route, reinforcing accessibility to the wider green infrastructure.
Describe how the proposal includes opportunities for active play and exercise					Halsnead Farm has been designed as an integral part of the wider Garden Village, creating a high-quality, sustainable, and well-connected community with a strong focus on green spaces, attractive design, and community well-being. Careful consideration has been given to the different types of outdoor and amenity spaces within the development, and how these connect to both existing and future provision in the wider area. Halsnead Farm covers a site of 8.5 acres, with 4.9 acres dedicated to private, shared, and open green space. The layout is structured around a series of homestead and courtyard designs, giving the impression of homes set within farm and parkland, and offering varied levels of privacy and connection to nature. The courtyards also create smaller, more intimate clusters of housing within the wider estate, fostering a sense of community while retaining private, personal space. These courtyards are, by design, quiet traffic calm spaces providing further opportunity for play. - Private gardens and courtyards provide seclusion for residents, with some larger gardens designed for those who enjoy gardening. - Certain homes feature multiple external spaces—for example, houses at the heart of the scheme combine an enclosed ground-level courtyard and gated entrance with a first-floor terrace, both designed to ensure privacy. - Shared, secure gardens give families spaces where children can play more freely with lighter supervision to open spaces, indoor and outdoor facilities, active travel routes to schools
Describe how the proposal links into open and natural spaces for all community groups					Connectivity is a key feature of the scheme and on surfaces suitable for pushchairs and wheelchairs and will accommodate cycles. - To the north, safe pedestrian links are being created to the Taylor Wimpey Fox's Bank development via the footpath under the M62, connecting residents to the wider environmental corridor, the leisure loop, and its network of pedestrian, cycle, and equestrian routes. These further link into the mineral line and the country park, significantly enhancing opportunities for recreation and active travel. There are further opportunities to roam further to the east and into the high quality open rural land. - To the south, access is provided via a Land Trust-owned lane, connecting directly into the country park and across the motorway via the mineral route, reinforcing accessibility to the wider green infrastructure and leisure spaces of Big Water and Stadt Moer Park.
How does the proposal reduce the need to travel especially by car?					The layout of housing, together with pedestrian and cycle routes within Halsnead Farm, has been carefully designed to integrate with the wider sustainable access network of the Halsnead Garden Village masterplan. These routes provide direct access not only to local services but also to key employment centres across the Liverpool City Region. The Halsnead Farm site lies immediately adjacent to the new Tritax development, which will deliver up to 1,000,000 sq. ft. of new workspace. This scheme is expected to generate approximately 830 jobs during construction and around 650 permanent jobs once operational. Importantly, the employment site is within a five-minute walk of Halsnead Farm, connected by safe, off-road walking and cycling links, opening up a wide range of job opportunities for residents.

					Northern Connections Safe pedestrian and cycle connections are provided to the Taylor Wimpey Fox's Bank development via the footpath beneath the M62 motorway. This route offers direct access to Whiston, including schools, local centres, Whiston train station, and nearby bus stops. The same route links into the environmental corridor north of the M62 and the leisure loop, which incorporates multi-use pedestrian, cycle, and equestrian routes. These connect further to the mineral line and the country park, significantly enhancing opportunities for recreation and active travel Southern Connections To the south, routes are provided via a lane managed by the Land Trust, linking into the footpath network through the Tritax employment site. This creates safe, sustainable access to bus stops on Cronton Road, with services to Huyton, Liverpool, Widnes, and Prescot. These bus services also connect directly to the employment centres around Tarbuck Island. In addition, the southern route provides access to the Country Park and the Mineral Route across the motorway, further strengthening links to green infrastructure and enabling car-free travel to employment opportunities north of the site.
How will nearby education and employment opportunities be accessible by public transport, and walking or cycling routes?					Considered in previous answers. Also refer to the Transport Assessment.
How will walking / cycling away from the main traffic routes be encouraged?					Considered in previous answers. Also refer to the Transport Assessment.
Have low carbon heating solutions been considered?					Low carbon heating and hot water solutions will be utilised throughout the development. The houses will be heated using air source heat pumps which will be augmented through the use of MVHR and PV's. Also refer to the Energy and Sustainability Statement.
What energy efficiency measures have been considered?					The homes will be EPC A rated. For full information please also refer to the Energy and Sustainability Statement.
How does the development offset the carbon emissions it produces?					Halsnead Farm will be delivered using our MMC cat 2 light gauge steel panels. These are by nature low carbon in the construction phase and due to the use of serving installation are low carbon and low energy in use. For full information please also refer to the Energy and Sustainability Statement.



A place where people of all ages are confident and can achieve their full potential	Applicable?		Positive (p) or negative (n) impact)	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			
Will all homes meet at least the minimum requirements set out in the Nationally Described Space Standards in order to be adequately 'liveable'?					All homes at Halsnead Farm will meet the Nationally Described Space Standards (NDSS), each of the homes and apartment types are illustrated in detail within the drawings provided with this planning submission and they demonstrate that the design and layout of the new homes align with the minimum internal space requirements, contributing to a high quality of life for future residents. 1. Compliance with Minimum Floor Areas - Each dwelling type (1-bed, 2-bed, 3-bed, etc.) has been designed to meet the NDSS minimum gross internal area (GIA), which varies depending on occupancy and number of storeys (e.g. 1-bed 2-person flat = 50 sqm; 3-bed 5-person 2-storey house = 93 sqm). - Each House types in the development has been benchmarked against these standards at the design stage, with a detailed set of house type plans submitted alongside planning. 2. Sufficient Bedroom Sizes - Each double bedroom is at least 11.5 sqm and single bedrooms at least 7.5 sqm, in line with NDSS. - There is flexibility in layouts so rooms can accommodate modern living patterns (e.g. home working). 3. Adequate Storage - The NDSS requires built-in storage (e.g. 1.5–3 sqm depending on dwelling size). - Halsnead Farm homes incorporate storage in a variety of ways - such as under-stair cupboards, wardrobe alcoves, and outdoor storage for bins/bikes. 4. Layout and Functionality - Homes are be designed to allow furniture placement, circulation space, and access to natural light, ensuring that NDSS compliance translates into genuine usability. These are illustrated on the planning drawings. - We have used a range of layouts (to ensure a a broad appeal) including open-plan living/dining/kitchen areas can maximise the perception of space while still adhering to minimum floor areas. 5. Variety of Homes - There is a mix of dwelling sizes (1–4 bedrooms) and types and all comply with NDSS, ensuring the development provides equitable liveability across tenures (private sale, affordable, rented). 6. Beyond Minimum Standards - Where possible, Halsnead Farm house types exceed NDSS, demonstrating a commitment to quality – for example, by providing larger gardens, more storage, or enhanced room dimensions. Further information on the housing types, layouts and standards can be found in the Design and Access Statement.

Will there be provision of homes that enable older and disabled people to live independent lives?					Shared Gardens / Walkways: Smooth, level surfaces, rest points with seating, clear edges (raised kerbs or planting) to guide visually impaired residents. The design proposes a minimum M4(2) requirement with 7no. M4(3) units across the site this is to align with the Halsnead Masterplan SPD SO3, which requires a "range and quality of houses are on offer, with a mix of accessible homes" The proposal provides an all-affordable housing unit scheme of high-quality homes at minimum M4(2) standard. M4(3) units have been accommodated proportionately to the opportunities and constraints that the site provides. The natural topography of the site renders it in-appropriate for M4(3) provision in places, with units accommodated within ground floor apartment blocks where there is a shallower topographical gradient, to ensure accessibility needs are met. Further information can be found in the design and access statement.
Has accessibility been considered eg Will homes be wheelchair accessible inside and out?					Shared Gardens / Walkways: Smooth, level surfaces, rest points with seating, clear edges (raised kerbs or planting) to guide visually impaired residents. The design proposes a minimum M4(2) requirement with 7no. M4(3) units across the site this is to align with the Halsnead Masterplan SPD SO3, which requires a "range and quality of houses are on offer, with a mix of accessible homes" The proposal provides an all-affordable housing unit scheme of high-quality homes at minimum M4(2) standard. M4(3) units have been accommodated proportionately to the opportunities and constraints that the site provides. The natural topography of the site renders it in-appropriate for M4(3) provision in places, with units accommodated within ground floor apartment blocks where there is a shallower topographical gradient, to ensure accessibility needs are met. Further information can be found in the design and access statement.
Describe how the proposal may reduce fuel poverty through energy efficiency measures such as insulation					We want to create Desirable and Sustainable neighbourhoods & Communities Those neighbourhoods need to be environmentally sustainable and have a positive impact on those places with but also financially sustainable for the residents. There is no point in delivering zero carbon homes if the occupants are unable to meet the monthly outgoings. We use our panellised light gauge steel construction technology to deliver high quality homes with high performance envelopes - minimising the energy required to heat it. Combined with the right technology- air source heat pumps, MVHR, waste-water heat recovery PV's triple glazing etc this means that all the homes that leave our factory are 100+EPC so zero carbon. Equally as important these homes can cost less than £150 per year to run. Should we be able to provide zero bills accreditation on any of the homes then these will be transformational for the occupiers, with now energy bills to pay for at least 10years.
Describe any measures taken to reduce risk of overheating in homes					Modern and highly efficient homes have necessarily focussed on ensuring heating during the winter months is as efficient and therefore as cost effective as possible for the occupiers. This generates homes with highly insulated external envelopes that are relatively airtight. To ensure these also work in the summer months the homes are also subject to an overheating assessment which informs the layouts, the size and positioning of windows and the requirement for any shading and shuttering. We also install MVHR which ensures a supply of fresh air to each habitable rooms, whilst also removing warm, moisture laden air from kitchens and bathrooms. The layouts also provide for cross and through ventilation, wherever possible to ensure airflow.

				Halshead farm also benefits from high quality external work and landscaping, including tree planting and the retention and protection of trees to the periphery. Tree planting has a significant cooling effect on streets and housing developments, with benefits that extend beyond comfort to energy use, health, and urban sustainability. Some benefits include – Microclimate Cooling • Shade: Trees intercept direct sunlight, lowering surface temperatures of roads, sidewalks, and building walls/roofs. Shaded surfaces can be 11–25°C cooler than unshaded ones on hot days. • Evapotranspiration: Trees release water vapor through their leaves, which absorbs heat and cools the surrounding air. This can reduce local air temperatures by 2–8°C. Cooling for Housing Developments • Lower indoor temperatures: Shading from trees reduces solar heat gain in buildings, cutting the need for air conditioning by up to 30%. • Roof & wall protection: Shade decreases thermal stress on building materials, prolonging lifespan. • Energy savings: Reduced cooling demand leads to lower household energy bills and fewer greenhouse gas emissions. Cooling of Streets & Urban Spaces • Reduced heat island effect: Paved surfaces (concrete, asphalt) absorb and radiate heat. Tree canopies reduce this effect, making streets more walkable and livable. • Improved pedestrian comfort: Cooler shaded walkways encourage walking and cycling, reducing car dependency. • Better air quality: Cooler conditions limit ozone formation and improve air quality. Water & Storm Benefits • Cooler surfaces reduce evaporation rates from soil and stormwater infrastructure, helping retain water longer. • Shaded streets reduce heat stress on urban drainage systems. Social & Health Impacts • Reduced heat-related illnesses: Lower neighborhood temperatures protect vulnerable populations (elderly, children, outdoor workers). • Higher livability: Shaded, cooler environments improve quality of life and property values. • Community cohesion: Green spaces with trees are more attractive for recreation and social interaction. For further information please also refer to the Energy and Sustainability Statement and the Landscape design.
Describe how you will ensure that damp, condensation and mould growth is prevented through the provision of heating, ventilation and drying facilities				Condensation, Moisture & Ventilation Strategy Our light gauge steel MMC Cat 2 homes are designed to be warm, healthy, and efficient. To ensure these high-performance homes continue to deliver comfort and low running costs, effective heating, ventilation, and moisture management are essential. 1. Heating • Install efficient, controllable heating systems (e.g. central heating with thermostatic controls) to maintain consistent indoor temperatures.

				• Ensure all rooms, including kitchens and bathrooms, have adequate heat to avoid cold spots. • Maximise the benefit of our high insulation and airtightness by avoiding cold surfaces where condensation may form. • Maintain background heat during colder months to keep internal surfaces above dew point. 2. Ventilation • Provide a balance of natural and/or mechanical ventilation systems: • Extractor fans in kitchens and bathrooms to remove moisture at source. • Trickle or window vents for continuous background ventilation. • Openable windows and undercut doors to encourage cross-ventilation. • Use humidistat-controlled or timed extractor fans to ensure adequate operation. • Maintain all ventilation systems regularly for maximum performance. 3. Drying Facilities • Provide suitable drying solutions: • External drying lines where possible. • Purpose-designed drying rooms or cupboards. • Mechanical drying facilities or dehumidifiers if external drying is not feasible. • Avoid drying clothes directly on radiators, which can release large amounts of moisture into the air. 4. Maintenance & Monitoring (<i>where Ownard Homes retain ownership</i>) • Carry out regular inspections for early signs of condensation, damp, or mould (e.g. corners, behind furniture, colder rooms). • Keep gutters, downpipes, roofs, and plumbing systems maintained to prevent water ingress. • Respond quickly to any reported issues with leaks, heating faults, or broken ventilation. 5. Resident Guidance • Clear and simple instructions are provided to help occupants get the most from their home: • How to use heating and ventilation effectively. • Best practices for managing moisture (e.g. covering pans when cooking, always using extractor fans, not blocking vents). • Safe indoor drying methods when outdoor drying is not possible.
Do all homes have access to private outdoor space?				Halsnead Farm has been designed as an integral part of the wider Garden Village, creating a high-quality, sustainable, and well-connected community with a strong focus on green spaces, attractive design, and community well-being. Careful consideration has been given to the different types of outdoor and amenity spaces within the development, and how these connect to both existing and future provision in the wider area. Halsnead Farm covers a site of 8.5 acres, with 4.9 acres dedicated to private, shared, and open green space. The layout is structured around a series of homestead and courtyard designs, giving the impression of homes set within farm and parkland, and offering varied levels of privacy and connection to nature. The courtyards also create smaller, more intimate clusters of housing within the wider estate, fostering a sense of community while retaining private, personal space. These courtyards are, by design, quiet traffic calm spaces providing further opportunity for play. All homes have access to private or in the case of apartments, shared outdoor space • Private gardens and courtyards provide seclusion for residents, with some larger gardens designed for those who enjoy gardening.

				• Certain homes feature multiple external spaces—for example, houses at the heart of the scheme combine an enclosed ground-level courtyard and gated entrance with a first-floor terrace, both designed to ensure privacy. • Shared, secure gardens give families spaces where children can play more freely with lighter supervision to open spaces, indoor and outdoor facilities, active travel routes to schools
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A place where strong and safe communities can shape their future	Applicable?		Positive (p) or negative (n) impact	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			
Does the proposal facilitate community integration i.e. land uses which encourage social interaction?					Accessibility of Social Infrastructure Halsnead Farm benefits from excellent accessibility to a wide range of schools, community and health facilities, shops, and other amenities. Many of these services are within walking and cycling distance, with further provision accessible via the local bus and rail network. The development has been designed to integrate fully with the wider sustainable access strategy for Halsnead Garden Village, ensuring safe and convenient movement for all users. For leisure and play areas Connectivity is a key feature of the scheme and on surfaces suitable for pushchairs and wheelchairs that will also accommodate cycles. • To the north, safe pedestrian links are being created to the Taylor Wimpey Fox's Bank development via the footpath under the M62, connecting residents to the wider environmental corridor, the leisure loop, and its network of pedestrian, cycle, and equestrian routes. These further link into the mineral line and the country park, significantly enhancing opportunities for recreation and active travel. There are further opportunities to roam further to the east and into the high quality open rural land. • To the south, access is provided via a Land Trust-owned lane, connecting directly into the country park and across the motorway via the mineral route, reinforcing accessibility to the wider green infrastructure and leisure spaces of Big Water and Stadt Moer Park. These routes also open access to the wider community services and amenities. Education Provision Primary Schools • Within 500m: New primary school to be delivered to the North of the Taylor Wimpey site and scheduled to be operational prior to the delivery of the 300th house within the Garden Village. • Within 1,000m: St Leo's and Southmead Catholic Primary (Lickers Lane) • Within 1,500m: Halsnead Primary School

				• Within 2,000m: Whiston Willis Primary Academy, St Luke's Catholic Primary, St Gabriel CofE Primary, Sylvester Primary Academy, St Mary and St Paul's CofE Primary In addition, schools to the north in Whiston and to the west towards Huyton are accessible by bus from Cronton Road, using the direct no.7 service towards Huyton or changing to the no.61 service for Whiston-based schools. Secondary Schools • Within 2,000m: St Edmund Arrowsmith Catholic Academy • Beyond 2,000m: The Prescott School and Lord Derby Academy These secondary schools, along with further provision in Whiston, Prescott, and Huyton, are also accessible via the local bus network. Community and Health Services • Within 1,000m: Lickers Lane Community Centre; George Howard Centre • Within 2,000m: Huyton Activity Base (day services); Whiston Town Hall/Community Centre; Mosscroft Community Centre; Karma in the Community; Cedar Cross/Whiston Health Centre; Whiston Hospital; Manor Farm Primary Care; Long View Medical Centre. This range of provision ensures residents have convenient access to both primary and secondary healthcare, as well as community and support facilities. Shops and Amenities • Within 1,000m: Go Local convenience store (Lickers Lane) • Within 1,500m: Local centre shops (Windy Arbor Road) • Within 2.5km: Huyton and Prescott town centres, both offering a comprehensive range of retail, services, and large supermarkets. These centres are easily accessible by bus and rail. Halsnead Farm is well-located in relation to local infrastructure and services. The development offers safe and sustainable walking, cycling, and public transport connections to education, healthcare, community, retail, and leisure facilities. Its integration with the wider Halsnead Garden Village access network ensures that future residents will benefit from a highly accessible and sustainable place to live.
Has the proposal been designed to incorporate crime prevention measures and to reduce the fear of crime?				Crime Prevention and Safety The design of Halsnead Farm draws on Secured by Design (SBD) and Crime Prevention Through Environmental Design (CPTED) principles to reduce opportunities for crime and anti-social behaviour, while ensuring the development delivers the welcoming and characterful qualities of a Garden Village. The proposed development will be assessed against the 12 considerations of BfHL, which are organised across three themes, namely: • Integrated neighbourhoods • Distinctive places • Streets for all In addition, the proposed development will address the 10 characteristics of well-designed places as set out in the National Design Guide, which work together to: • Create the physical character of a place

				• Nurture & sustain a sense of community • Positively address environmental issues affecting climate Safe and Unintimidating Environment The masterplan establishes a clear and legible layout, with well-defined public, semi-private, and private spaces. Boundaries are expressed through subtle means such as planting, low walls, or surface treatments, reinforcing a sense of ownership and stewardship without creating hostility. This clarity of design helps residents feel secure and discourages unauthorised access. Active Frontages and Garden Village Character Homes are arranged to provide active frontages to all streets, open spaces, and movement routes. In keeping with Garden Village principles, front gardens, porches, and courtyard-style entrances promote social interaction and natural surveillance. Blank gables and inactive elevations have been avoided to ensure that all streets and spaces are overlooked, encouraging a sense of safety and vitality. Well-Lit, Overlooked Walkways Pedestrian and cycle routes are direct, safe, and integrated into the overall layout. These routes are overlooked by adjacent dwellings and front gardens to provide natural surveillance. Street lighting has been designed to eliminate dark patches and create safe, attractive environments for evening use, whilst avoiding excessive glare or light spill. No Unused or Neglected Spaces The masterplan avoids the creation of residual or leftover areas. All green spaces are functional, ranging from children's play areas to communal gardens, and are overlooked by surrounding dwellings. This ensures that spaces remain active, maintained, and part of the lived environment, reducing opportunities for concealment or anti-social behaviour. Overlooked Courtyard Entrances and Parking Parking is integrated within the development through a combination of on-plot driveways and courtyard clusters. These parking courts are modest in scale, well-lit, and directly overlooked by surrounding homes, creating safe and secure environments. Courtyard entrances are designed to be visible and welcoming, reinforcing both the garden village character and the principles of safety through surveillance. Bin and Cycle Storage Adequate provision has been made for bin and cycle storage, located in accessible yet discreet locations. These facilities are positioned to avoid the creation of blind corners or unsecured areas and contribute to the overall tidiness and safety of the public realm. Through the careful integration of Garden Village design principles with the guidance of Secured by Design, Halsnead Farm will deliver a safe, well-overlooked, and unintimidating environment. Streets, walkways, courtyards, and public spaces are designed to encourage natural surveillance, promote community pride, and minimise opportunities for crime, ensuring the development is both secure and characterful.
Does the proposal prioritise making security, management and maintenance easy?				Halsnead Farm is a mixed-tenure housing development set within landscaped grounds, forming an integral part of the wider Halsnead Garden Village. Designed around principles of sustainability, high-quality placemaking, and community well-being, the development places strong emphasis on green spaces, attractive design, and connectivity. Homes and Tenures The development offers a diverse mix of homes to meet a wide range of needs, including: • 1- and 2-bedroom apartments, provided both in communal blocks and as own-entrance or garden apartments. • Terraced, semi-detached, and detached houses in varying sizes, layouts, and tenures.



				This variety is complemented by well-planned outdoor and amenity spaces, creating opportunities for both private enjoyment and community interaction. A management and maintenance strategy will be implemented to ensure the long-term quality of buildings and spaces, tailored to the different tenures of occupation. Outdoor and Green Spaces A rich mix of outdoor environments is integral to Halsnead Farm, including: • Private gardens, terraces, and courtyards. • Shared landscaped areas and publicly accessible open green spaces. These are carefully connected to the existing and planned provision across the wider Garden Village, supporting biodiversity, integration, and active lifestyles. A long-term maintenance plan will ensure that public and shared spaces remain high-quality and well-used into the future. Access and Connectivity The layout of Halsnead Farm prioritises safe, convenient, and inclusive movement through: • A combination of adopted and unadopted highways, balancing accessibility and stewardship. • Pedestrian-friendly routes that connect into the wider Garden Village. • Where access routes are unadopted, a robust maintenance strategy will be in place to safeguard their long-term durability. Management and Stewardship The long-term success of Halsnead Farm will be supported by clear and accountable management arrangements: • Onward Homes will own and manage the rental homes, apartment communal areas, unadopted highways, shared driveways, and landscaped areas. • Service charges will be applied where appropriate, reflecting tenure and access. • A dedicated management structure will oversee effective day-to-day stewardship. The Land Trust, as steward of the wider Halsnead Garden Village, will be closely engaged to ensure alignment with the green infrastructure network and active travel options. Local stakeholders and neighbours will also be consulted to ensure the development is well-integrated with the surrounding community. Further information can be found in the Affordable Housing delivery statement.
Are there opportunities for digital inclusion?				All homes will have access to fast fibre networks.