

RESIDENTIAL DEVELOPMENT, WINDY ARBOR ROAD, WHISTON TRANSPORT NOTE FOR RESERVED MATTERS APPLICATION – MARCH 2022

Introduction

Eddisons have been instructed by Bloor Homes to provide a Transport Note to accompany a reserved matters planning application for residential on the outline part of a wider hybrid planning consent on land off Windy Arbor Road in the Whiston area of Knowsley.

Planning Consent

A planning application (App Ref 18/00283/HYB) was submitted in hybrid form in April 2018 and sought permission for a residential development on land off Windy Arbor Road in the South Whiston area of Knowsley. The planning application was supported by an accompanying Transport Assessment (TA), dated April 2018, and a TA Addendum, dated March 2020.

The application was granted consent in March 2021 for the following:

‘Erection of 123 number dwellings, construction of vehicular/pedestrian accesses, laying out of public open space and associated works; outline application for erection of up to 237 number dwellings, car park and associated works (access into site to be considered – all other matters reserved for future approval).’

Conditions 1 to 12 relate only to the detailed part of the hybrid consent. Conditions 13 to 19 only to the outline element of the hybrid consent. The remaining conditions relate to both.

In terms of the pertinent highways matters to this proposal, the following sets out the key conditions:

- 41. Notwithstanding the approved drawings, none of the approved dwellings shall be first occupied until details of the development's highway infrastructure, including revised traffic calming measures and revised highway surfacing material have been submitted to and agreed in writing by the Local Planning Authority. No dwelling within the development shall be occupied until that part of the internal highway infrastructure, which provides access to that dwelling, up to at least binder course surfacing level (or paved), has been implemented in full accordance with the agreed details.

- 48. Notwithstanding the submitted Travel Plan Framework, prior to first occupation of any of the dwellings, details of a Residential Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to the following:
 - a) Production and distribution of an information pack for residents detailing travel options and information on all modes of transport.
 - b) Information on existing transport policies, services and facilities, travel behaviour and attitudes.
 - c) Access for all modes of transport.
 - d) Resource allocation, including Travel Plan Co-ordinator and budget.
 - e) Marketing and communication strategy.
 - f) Advice on appropriate measures and actions to reduce car dependency and encourage sustainable travel.
 - g) An action plan including timetable for implementation of each of the above.
 - h) Mechanisms for monitoring, reviewing and implementing the Travel Plan. The approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented so long as the development is occupied. An annual report shall be submitted to the Local Planning Authority no later than 1 month following the anniversary of the first occupation of the development for a period of 5 years. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

The Travel Plan document has been submitted to Knowsley Council and is being progressed to formally discharge condition 48.

Schedule 1 of the decision notice includes a range of plan references, one of which is the site access off Windy Arbor Road. This junction is signal controlled and has been progressed via the Section 278 process with the Council and is shown on Drawing Number 2891-F02 Revision C.

Development Proposals

The reserved matters proposals include 208 new residential dwellings. This is accessed to the north via the existing infrastructure within the wider Halsnead Masterplan site via a priority controlled junction. To the south via a connection to Phase 1 of the wider hybrid application site that is also being developed by Bloor Homes. From that point, there is a connection to the signalised junction onto Windy Arbor Road.

The internal layout has been designed to accord with typical Manual for Streets principles as well as adhering to the aspirations of the wider Halsnead Masterplan. Priority is generally given across the site to pedestrians and cyclists to encourage sustainable travel to, from and across the site and beyond through the wider Halsnead Masterplan site.

The internal road layout is based around typical geometry based on 5.5 metre wide roads and footways on both sides of 2 metre width. Formal turning areas are provided where appropriate to ensure that refuse and delivery vehicles can safely and efficiently turn around to be able to enter and leave the various cul-de-sacs in forward gear.

Whilst the vast majority of the internal highway layout will be offered for adoption, there are a number of short private drives which are to be left in private ownership. None of these serve more than 3 dwellings to accord with current Knowsley requirements.

Car parking is proposed to accord with the current Knowsley Council's standards.

Traffic Impact

The proposals are for 208 new residential dwellings. The outline planning consent included for up to 237 new residential dwellings. The reserved matters application will include substantially fewer dwellings and therefore there will be no traffic impact implications with this application.

Conclusion

In summary, the proposed reserved matters will accord with the requirements and conditions of the extant outline planning consent at the site.

There should be no objections to these proposals on highways and transport grounds.