

HERITAGE STATEMENT

**LAND AT HALSNEAD GARDEN VILLAGE
PHASE 3
KNOWSLEY
MERSEYSIDE**

**PREPARED ON BEHALF OF
TAYLOR WIMPEY UK LIMITED**

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Non-Technical Summary

GHC Archaeology & Heritage was commissioned by Taylor Wimpey UK Limited to produce a heritage statement to inform residential development on land at Halsnead Garden Village, Phase 3, Knowsley (centred at NGR SJ 47329 89861) equating to c.9ha. The heritage statement will be submitted to support a hybrid application for up to 190 dwellings, comprising a full planning application in the south of the study site for 93 dwellings and associated works (Phase A) and an outline application within the north for 97 dwellings (Phase B).

The study site is located within the administrative boundary of Knowsley Metropolitan Borough Council and it lies within the 'Halsnead Garden Village' site, allocated under the Core Strategy and Policy SUE2. A masterplan SPD was adopted by Knowsley Metropolitan Borough Council in 2017 in which the Phase 3 site was identified for residential use.

This heritage statement does not consider below ground (archaeological) remains.

The assessment has established that there are two Grade II listed buildings, the Barn at Snape Gate (1253250) and Old Halsnead (1261787) which may be sensitive to the proposed development within their wider setting. Whilst the listed buildings form part of the former Halsnead Estate, there is no intervisibility with the study site and it has been assessed that there will be no harm to the significance of the two designated heritage assets by the proposed development.

The study site is situated within a non-designated heritage asset, Halsnead Park (MME15147), and the proposed development will result in the infilling of an element of the remaining open, rural character of the parkland landscape. The value of this asset is also derived from its parkland features, none of which lie within the study site and, as part of the wider Halsnead Garden Village scheme, will be retained and enhanced. The harm to the non-designated heritage asset, in terms of the infilling of its open parkland landscape, has been previously accepted to be a consequence of the Halsnead Garden Village scheme, outweighed by the public benefits.

1 INTRODUCTION

- 1.1 This heritage statement of land at Halsnead Garden Village Phase 3, Knowsley (hereafter the 'study site') has been prepared by GHC Archaeology & Heritage Limited on behalf of Taylor Wimpey UK Limited. The assessment has been undertaken to inform a hybrid application for up to 190 dwellings, comprising a full planning application in the south of the study site for 93 dwellings and associated works (Phase A) and an outline application within the north for 97 dwellings (Phase B). As part of this application, an Environmental Impact Assessment will be submitted, to which this report will form a technical appendix.
- 1.2 The study site is located within the administrative boundary of Knowsley Metropolitan Borough Council (MBC). It lies within the 'Halsnead Garden Village' site, allocated under the Core Strategy and Policy SUE2. A masterplan SPD was adopted by Knowsley MBC in 2017 in which the Phase 3 site was identified for residential use.
- 1.3 A Scoping Report (Pegasus 2025) was submitted to Knowsley MBC in January 2025. The resultant Scoping Response provided on 4th March 2025 advised that cultural heritage as it relates to non-designated and designated heritage assets should be scoped into the Environmental Statement (ES). Knowsley MBC provided a list of designated heritage assets which fall within the wider setting of Phase 3 to be scoped into the assessment:
- Grade II Barn at Snape Gate (1253250),
 - Grade II Old Halsnead (1261787),
 - Grade II Carr House Farmhouse (1253441),
 - Grade II Paddock and Stables to Carr House (1253505).
- 1.4 Two non-designated heritage assets have also been highlighted for inclusion in the assessment:
- Halsnead Estate Wall (MME15681), and
 - Halsnead Park landscape (MME15147).
- 1.5 This document provides an assessment of the heritage interest of the study site in line with the scoping response and assesses the potential impacts that the proposals may have. This heritage statement does not consider below-ground (archaeological) heritage assets which have been scoped out of further assessment.
- 1.6 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework (NPPF; Section 16: 'Conserving and enhancing the historic environment'; revised December 2024) and is in line with the Chartered Institute for Archaeologists (CifA) guidelines *Standard and guidance for historic environment desk-based assessment* (CifA 2020).

- 1.7 The conclusions reached in this report are informed by detailed historic research, a site inspection and the application of professional judgement based on historic, archaeological, architectural or artistic interest.

2 LEGISLATION, POLICY AND GUIDANCE

- 2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

Current Legislation

- 2.2 The applicable legislative framework is summarised as follows:
- Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990;
 - Town and Country Planning Act (TCPA) 1990;
 - Levelling-up and Regeneration Act (LuRA) 2023
- 2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and conservation areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and conservation areas through the planning process.
- 2.4 Section 66 of the 1990 Act states that ‘...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.
- 2.5 The Levelling-up and Regeneration Act 2023 has introduced changes to the Town and Country Planning Act 1990 to provide statutory duty for the determining authority to have *special regard to the desirability of preserving or enhancing the asset or its setting*. The relevant assets are defined as Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Protected Wrecks and World Heritage Sites. It also updates the P(LBCA) Act add *or enhancing* after *preserving* in section 66. However, at the time of writing neither the TCPA or the P(LBCA) have been updated.

National Planning Policy Framework

- 2.6 Section 16 of the NPPF (DLUHC 2024), entitled ‘Conserving and enhancing the historic environment’ provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.7 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment; and
 - Conservation of England's heritage assets in a manner appropriate to their significance.
- 2.8 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset (and any contribution made by its setting), and that the *'level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset'*. This is supported by paragraph 201 which states that LPAs should take this into account when considering applications.
- 2.9 Paragraphs 212-214 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 212 states that where a development is proposed that would affect the significance of a designated heritage asset *'great weight should be given to the asset's conservation (and the more important the asset, the greater this weight should be)'*. Paragraph 215 emphasises that *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits'* of the scheme, bearing in mind the great weight highlighted in paragraph 212.
- 2.10 A heritage asset is defined in Annex 2 of the NPPF as: *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*
- 2.11 A designated heritage asset comprises a *'World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area'*.
- 2.12 In short, government policy provides a framework which:
- Protects nationally important designated heritage assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions, and
 - Provides for the excavation and investigation of sites not significant enough to merit *in situ* preservation.

Planning Practice Guidance

- 2.13 The Planning Practice Guidance is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled 'Historic Environment' (MHCLG 2019). The guidance given in this section sets out the best practice to applying government policy in the NPPF. It also provides clear definition of the terms used to identify heritage interest and how this applies to understanding 'significance' in reference to heritage-related planning policy, i.e. *archaeological interest*, *architectural and aesthetic interest*, and *historic interest*.

- 2.14 In terms of 'non-designated heritage assets' the sections of the guidance relevant to the study site states the following:

What are non-designated heritage assets?

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets (Paragraph: 039 Reference ID: 18a-039-20190723)

How are non-designated heritage assets identified?

There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence.

Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets.

It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies. (Advice on local lists can be found on Historic England's website.) They should also ensure that up to date information about non-designated heritage assets is included in the local historic environment record.

- 2.15 *In some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications, for example, following archaeological investigations. It is helpful if plans note areas with potential for the discovery*

of non-designated heritage assets with archaeological interest. The historic environment record will be a useful indicator of archaeological potential in the area (Paragraph: 040 Reference ID: 18a-040-20190723).

Local Planning Policy

- 2.16 The relevant development plan framework is provided by the Knowsley Local Plan Core Strategy (January 2016). Policy CS20: Managing the Borough's Historic Environment states that:
- 1) *Development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. The Council will:*
 - a) *Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;*
 - b) *Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting, unless the proposal would result in substantial public benefits which clearly outweigh the harm or loss;*
 - c) *Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal;*
 - d) *Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management Plans.*
 - 2) *The re-use of vacant and underused historic assets will be encouraged, with favourable consideration given, where appropriate, to proposals which will:*
 - a) *Enable a use for a purpose sympathetic to its conservation;*
 - b) *Retain or introduce public access; and*
 - c) *Enhance the importance of the asset for local tourism, leisure or the economy.*
 - 3) *Development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest, should be accompanied by a heritage impact statement.*
 - 4) *Locally important historic assets which are not subject to statutory designation will be identified in a local list and will be afforded consideration in the decision making process.*

Professional Guidance

- 2.17 The ClfA *Standard and Guidance for Historic Environment Desk-based Assessment* (2020) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.18 The Historic England publication *Historic Environment Good Practice Advice in Planning Note (GPA) 2: Managing Significance in Decision Taking in the Historic Environment* (2015) outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 2.19 In order to understand the nature, extent and level of significance GPA2 advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles* (English Heritage 2008): aesthetic, communal, historic and evidential. These are often used interchangeably or in combination with the heritage interests used to define significance in association with heritage-related planning policy of the NPPF (2024): archaeological, architectural and aesthetic, and historic.
- 2.20 The Historic England publication *Historic Environment Good Practice Advice in Planning Note (GPA) 3 (Second Edition): The Setting of Heritage Assets* (2017) recognises that whilst setting is not a heritage asset, elements of a setting ‘may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.

- 2.21 In order to assess the contribution made by setting to the significance of a heritage asset, and the implications of new developments, the guidance recommends that a systematic and staged '5-step process' to assessment should be adopted, namely:
- i) identify which heritage assets and their settings are affected;
 - ii) assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - iii) assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - iv) explore the way to maximise enhancement and avoid or minimise harm;
 - v) make and document the decision and monitor outcomes.
- 2.22 This report therefore follows steps (i) and (ii) to identify the local heritage assets and their settings and then makes an assessment of the potential impact with regard to steps (iii) and (iv).
- 2.23 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. This is aimed at providing assistance for owners, applicants, local planning authorities, planning and other consultants in the implementation of not only the guidance but also historic environment legislation and policy. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

3 METHODOLOGY

General

- 3.1 The purpose of this heritage statement is to meet the requirements of the NPPF and local plan, in order to inform the planning application when considering the potential impact, directly or indirectly, upon heritage assets. It is not concerned with other planning issues.
- 3.2 The degree of impact on heritage assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, changes to historic setting, and changes to significant views.
- 3.3 Under the requirements of national and local policy and in line with professional guidance, the process of heritage impact assessments can be summarised as involving three parts:
1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings,

2. understanding the nature and extent of the proposed development,
3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.

Information Sources

- 3.4 The Historic England National Heritage List for England (NHLE) has been consulted for records concerning the study site and its immediate environs.
- 3.5 Online repositories were consulted for historical maps, plans and relevant documentary sources, including published and unpublished documentary sources, in accordance with the guidelines laid down by the ClfA (2020).

Assessment Criteria

Significance

- 3.6 Significance is defined in the NPPF (2024) as *'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 3.7 The Planning Practice Guidance (DLUHC 2019) accompanying NPPF (2024) defines these heritage interests as:
 - *Archaeological Interest:* the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
 - *Architectural and Artistic Interest:* derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.
 - *Historic Interest:* the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.
- 3.8 Historic England's *Conservation Principles* (previously English Heritage, 2008) also identifies significance of an asset determined by four high level values: evidential, historic, aesthetic and communal.
- 3.9 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method

for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.

- 3.10 Assessment of significance has been undertaken in accordance with the Historic England's *Statements of Heritage Significance. Analysing Significance in Heritage Assets* (2019).

Setting

- 3.11 NPPF defines the setting of a heritage asset as: *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*
- 3.12 Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Setting* (2017) was used to inform the methodology for this assessment which follows steps i) to iv) outlined in the guidance.

Definition of Harm

- 3.13 Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to designated heritage assets – substantial and less than substantial. Paragraph 214 of the NPPF states that:

'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...'

- 3.14 Paragraph 215 of the NPPF states that:

'Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...'

- 3.15 In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:

- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688

- 3.16 This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'

- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383

3.17 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'

3.18 In assessing harm to non-designated heritage assets, the NPPF does not differentiate between substantial and less than substantial harm and is clear that no additional weight is added to the asset in determining the application.

4 SITE CONTEXT LOCATION AND DESCRIPTION

4.1 The study site is situated to the south of Whiston, c.7km to the south-east of Knowsley. It comprises one field and extends to c.9ha (NGR centred SJ 47329 89861, Figure 1). It is bound to the north by Halsnead Caravan Park, to the east by the consented and under construction Phase 2a Fox's Lane residential scheme beyond which lies the north/south Fox's Bank Lane. To the west and north-west, the study site is bound by mature woodland in which the 'Big Water' lake is situated. The M62 motorway bounds the southern side of the study site.

4.2 The topography is generally undulating between c.35m-45m above Ordnance Datum (aOD).

5 HERITAGE ASSETS

Introduction

5.1 This section reviews existing heritage evidence for the study site and its surrounding context in order to determine the potential impact based on the nature of the proposals and professional judgement.

Designated Heritage Assets

5.2 There are no designated heritage asset within the Site.

5.3 Within the surrounding 1km, there are eight designated heritage assets, all of which are Grade II listed buildings. Of these, the following were listed in the consultation response as being within the wider setting of Phase 3 and required assessment:

- Grade II Barn at Snape Gate (1253250),
- Grade II Old Halsnead (1261787),
- Grade II Carr House Farmhouse (1253441),

- Grade II Paddock and Stables to Carr House (1253505).

5.4 Due to the intervening built environment, mature vegetation and topography, and the lack of historical functional association, all but two of these designated heritage assets have been scoped out of further assessment in accordance with step i) of the Historic England setting guidance (2017). An historic association has been identified with the study site for the Barn at Snape Gate (NHLE 1253250) and Old Halsnead (NHLE 1261787) and as such, these will be further assessed (Figure 1).

Non-designated Heritage Assets

5.5 Whilst there is a Local Heritage List for Knowsley, Sefton and Wirral, the website is unavailable to the public at the time of writing. Nevertheless, two non-designated heritage assets were highlighted in the scoping response to be considered in this assessment:

- Halsnead Estate Wall (MME15681), and
- Halsnead Park landscape (MME15147).

5.6 The study site sits within the wider landscape of Halsnead Park (MME15147), which will be assessed further below (Figure 2). Halsnead Park Wall (MME15681) which bounds the former estate, lies over 400m to the east and west of the study site and will not be affected by the proposed developed either directly or indirectly and has been scoped out of further assessment.

6 HISTORICAL DEVELOPMENT

6.1 This section provides an overview of the historical background relevant to an understanding of the study site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the study site's historical development and heritage potential in accordance with the NPPF.

6.2 Halsnead was first mentioned in 1246 as Grewinton Halfsneade, following the conviction of several members of the Assolfi family for theft of land. The vill of Halsnead was also mentioned in the 13th century when it was granted by Adam de Halsnead to his son, the extent of which is approximate to the Halsnead Park first recorded on maps during the 19th century. The origins of Halsnead are thought to be early medieval in date due to the use of the Old English 'snede' meaning a small piece and Grewinton referring to Cronton, located to the south of the Site.

6.3 Halsnead Park (MME15147) is believed to be of 17th century origin. In 1684, Halsnead Park and Estate was purchased by Thomas Willis, a merchant of Liverpool. The park became Willis' hunting estate and Halsnead Hall was built as his main residence. The Hall was known as the 'Red Hall' due to use of the local red sandstone and the front was remodelled in 1789 in

accordance with Joan Soane's designs. It was accessed either via the lodge gates on Fox's Bank Lane to the east or through the lodge on Windy Arbor Road, opposite the Parish Church, to the west. The Hall was surrounded by wilderness walks, kitchen gardens, green houses, a walled orchard, carriageways and the 'Big Water' ornamental lake, which is still extant on the west boundary of the study site.

- 6.4 Halsnead Hall and Park were sold in 1929 and the Hall demolished three years later. Consequently, the parkland underwent several changes during the mid- and later 20th century, the most significant being the construction of the M62 motorway to the south of the study site and the establishment of the caravan park to the north located in the former area of Halsnead Hall.

Development of the Site

- 6.5 Yates' map of 1786 (Figure 3) is relatively simplistic in detail and not altogether accurate in form compared to later detailed maps. The extent of Halsnead Park is not mapped specifically but the roads bounding the estate along which the estate wall follows (MME15681) are evident. The location of Halsnead Hall is shown, marked as 'Red Hall' and the residence of 'Thos. Willis Esq.'. It also shows Snape Gate Cottages to the south of the Grade II listed Snape Gate Barn (1253250) and on the opposing side of the road, but no evidence of the barn itself.
- 6.6 Hennet's map of 1829 (Figure 4) shows the detail of Halsnead Park in terms of its extent, the carriageways crossing the park and the Big Water ornamental lake. The study site is shown to the south of Halsnead Hall and almost central to the park.
- 6.7 The 1842 Tithe map (Figure 5) provides the most accurate early mapping of the study site, which shows the parkland surrounded by agricultural fields. Halsnead Hall is clearly depicted to the north of the study site, together with its outbuildings and gardens. A linear feature is shown bounding the north perimeter of the study site which correlates with the site of the ha-ha (MME21890). Within the study site there is a copse of trees on the east and to the west there is a circle of trees. To the east of the study site the Grade II listed Barn at Snape Gate is shown on the west side of the road within a wooded area (1253250).
- 6.8 The Ordnance Survey map of 1894 (Figure 6) shows little change since the Tithe map of 1842 (Figure 5), although the majority of estate features are labelled, including the Grade II listed Snape Gate Barn to the east and the Grade II listed Old Halsnead to the south-east. A field boundary cuts through the parkland in an approximate north/south direction, which correlates with the current east boundary of the study site. The ha-ha is now more clearly defined on the north boundary of the study site and encircles the Hall to its south and east.
- 6.9 The Ordnance Survey map of 1928 (Figure 7) again shows little change within the study site, although the estate parkland appears to be shaded to make it distinct from the surrounding agricultural land.

- 6.10 Following the demolition of Halsnead Hall in 1932, changes to the parkland as a whole inevitably occurred, although there was little change to the study site until the 1977-8 Ordnance Survey map (Figure 8), which shows that the M62 has been constructed along the southern perimeter. This severed any visual link with the Grade II listed Old Halsnead (1261787), now to the south side of the motorway.
- 6.11 By the late 20th century (Figure 9), the site of Halsnead Hall was occupied by a caravan park, which is still extant and bounds the north perimeter of the study site.
- 6.12 The study site itself remains unchanged through to the present day. However, to the immediate east is the Phase 2a residential development which is still under construction (Figure 10).

7 ASSESSMENT OF SIGNIFICANCE

- 7.1 Paragraph 207 of the NPPF states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 7.2 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 208, NPPF 2024) is therefore fundamental to understanding the scope for and acceptability of change.
- 7.3 There are two designated heritage assets that are considered further for assessment below due to their historical association. There is no intervisibility with the Phase 3 site, however.

Designated Heritage Assets

Barn at Snape Gate (NHLE 1253250)

Description

- 7.4 The barn is located c.380m to the east of the Site and is a Grade II listed building. It was first listed on 28th January 1971 and is described as follows:
- Probably C18. High building on roadside, of coursed stone rubble with irregular quoins and stone roof. Side facing road has centre cart entrance with catslide roof on side walls which are canted out, and a segmental headed entrance with keystone. South gable end has 2 rows of loop lights.*
- 7.5 The list entry describes it as a high building on the roadside, located on the west side of Fox's Bank Lane, of coursed stone rubble with irregular quoins and a stone roof. It appears to have been a threshing barn, with a cart entrance either side which has now been converted for

residential purposes. The east elevation alongside the road has a centre cart entrance with a catslide roof over canted-out side walls. It is not possible to view the cart entrance on the west side due it being within a private garden and screened by the surrounding mature vegetation. However, from aerial views it also appears to be canted-out. This splaying of entrance walls is relatively unusual. The east elevation also has a segmental headed entrance with keystone abutted and slightly obscured by the canted cart entrance, suggesting that the canted walls are a later addition. The aerial view also shows that the east and west elevations are symmetrical in appearance.

- 7.6 The list entry dates the barn to the 18th century. It is not shown on Yates' map of 1786 (Figure 3) nor on any early 19th century maps, such as Hennet's map of 1829 (Figure 4). It is shown for the first time on the Tithe map of 1842 (Figure 5) with the entrance walls visible on both the west and east elevations. Details from the accompanying Tithe apportionment shows that the barn was owned and occupied by Richard Willis Esq. of Halsnead Hall and Park and was located within a 'plantation' (Plot 454). Although not formally a parkland feature, it still has a residual historic association: the purpose of the barn was to serve Halsnead Estate and was abutted to the north and west by the park boundary wall, which is still extant. It would have been screened from within the parkland by the plantation but the west elevation entrance provided access straight off the estate. Its position on the east boundary of the park with its east entrance on the roadside and away from any park or estate farm suggests that it was also used by tenant farmers occupying land owned by the Willis family within the surroundings of Halsnead Park.
- 7.7 Following the sale of Halsnead Hall and Park in 1929, the trees around the barn had been removed by the mid-20th century. During the 1990s the extant property boundary to the barn was created and enclosed its grounds and gardens, suggesting that this is when the barn was converted to residential.

Setting

- 7.8 Currently, the Grade II listed barn is screened from view from within the study site: the topography to the north, west and south-west of the barn rises from the level of the roadside and the property boundary is lined with mature vegetation. The barn is set within its own grounds and gardens and facing onto Fox's Bank Lane. The grounds and topography help to set back and screen the Phase 2a residential development currently under construction to its west within the former Halsnead Park. Until this recent development, the barn's general setting was rural in context and, therefore, it had more association with its agricultural surroundings than any more obvious more formal park function, despite its historical association with the Halsnead Estate. Nevertheless, its physical connection with the still extant park wall (MME15681) is evidence of its former historical link.
- 7.9 The Phase 2a development to the west has served to sever any meaningful connection with its original parkland setting. In turn, the agricultural land to the east now contributes more to its understanding and appreciation of its form and function, with any such experience of

its historical estate setting having been eroded and limited to only the estate wall providing any potential understanding.

Significance

- 7.10 The group value with other residual historic parkland features is a component of the barn's historical setting, although its obvious former agricultural function and its position overlooking agricultural land to the east contributes more to its significance in terms of providing an understanding as to how the economy of its environment once functioned. Of more importance, however, in terms of contributing to its significance is its architectural values as a substantial threshing barn and, in particular, the canted entrances.
- 7.11 Based on the above, the Grade II listed barn is considered to be of high importance due to its listed status derived from its architectural value. However, as a Grade II listed building, its significance is not the highest in NPPF terms (para 213, 2024). Its setting has also been significantly and adversely altered in recent years due to the construction of properties associated with Phase 2a of the Halsnead Garden Village.

Contribution of the Site to Significance

- 7.12 Whilst there is an historic connection between the barn and the study site in terms of both having once been part of the Halsnead Estate and, therefore, under the same ownership, this has since been severed due to the recent residential development of Phase 2a. The barn is not a formal landscape feature of the Halsnead Park, such as the extant driveway and the Big Water ornamental lake, which play a much more significant role to the parkland character. There is no intervisibility between the study site and the listed barn and, due to the screening provided around the grounds and garden, the principal elevation now overlooks Fox's Bank Road and the fields beyond. It is this immediate roadside setting that now provides a greater understanding of the former function and form of the listed asset. As such, the study site no longer makes an appreciable contribution to the significance of the Barn at Snape Gate.

Old Halsnead (NHLE 1261787)

Description

- 7.13 Old Halsnead is located c.160m to the south of the study site and is a Grade II listed building. It was first listed on 28th January 1971 and is described as follows:

1680. Stuccoed stone, stone roof with centre chimney, 2 storeys. A 2-storeyed gabled porch has a round-arched entrance with keystone and imposts, and a 3-light window above, and an armorial crest in gable. A 5-light window on each floor to right of porch, and 2 5-light windows on each floor to left of porch all with chamfered stone mullions and leaded panes (mostly non-opening).

Setting

- 7.14 Old Halsnead is set within its own grounds and surrounded by dense tree planting that provides a private and enclosed immediate setting. The wider setting of this asset is now dominated by modern developments, with the area to the south being commercial with a large, prominent distribution centre, and the M62 is located less than 100m to the north of the grounds of the asset. The close proximity of the M62 brings with it constant traffic noise which detracts from its immediate and wider setting. The height and density of the surrounding trees to its grounds provide heavily filtered outward views to the north, east and west. To the south, glimpsed views from the immediate setting of the asset look out over the car park of the large distribution centre.

Significance

- 7.15 The significance of the building is largely derived from its historic and architectural interest. Old Halsnead is illustrative of a late 17th century rural house of some status with a high quality built-form and use of decorative architectural features, such as a round arch entranceway with keystones, mullioned leaded windows and a two-storey gabled porch which includes an armorial crest within its gable. Old Halsnead also likely possesses a degree of archaeological interest through its phasing and use of historic building techniques.
- 7.16 As a Grade II listed building, it is a designated heritage asset of high significance, although it is not considered to be the highest in NPPF terms (para 213, 2024).

Contribution of the Site to Significance

- 7.17 The asset was formerly part of the Halsnead Estate and, according to the 1842 tithe map, it was owned and occupied by Richard Willis, the owner of Halsnead Hall. However, the construction of the M62 has severed any physical connection and all but removed the asset from the rest of the parkland landscape. As such, the wider setting no longer contributes to the significance of Old Halsnead. Whilst there is some historical association with the study site, having also been within the former Halsnead Estate, it does not provide any meaningful significance to the understanding or appreciation of the Grade II house.

Non-Designated Heritage Assets**Halsnead Park (MME15147)*****Description***

- 7.18 The study site lies within the grounds of the former Halsnead Park that was once part of the Halsnead Estate incorporating Halsnead Hall and parkland features, such as the park wall (MME15681), driveways, an ornamental lake (Big Water), and lodge buildings. Place-name evidence indicates that it may have medieval origins, although there are no documentary records referring to it until 1684 when it came into the possession of the Willis family. Yates' map from 1786 shows that there was a hall annotated as 'Red Hall' owned by Thomas Willis,

although by the early 19th century, Halsnead Hall and park had been established by Richard Willis.

Setting

- 7.19 The original parkland setting associated with the Hall has changed considerably over the years with more recent developments, such as the demolition of the Hall, the establishment of the caravan park to the north of the study site, the construction of the M62 which cut through the south end of the parkland and the more recent residential developments as part of the Halsnead Village Garden. These significant changes have gradually eroded the character of the parkland, removing its original features and reducing its size. Whilst some of the features do still survive, including the north east lodge, the main driveway from the east, the park wall, and the Big Water ornamental lake, only the Big Water lies in close proximity to the study site, although views of this are limited due to mature vegetation. The former site of a ha-ha (MME21890) also bounds the north perimeter of the study site but this is no longer extant.

Significance

- 7.20 As a non-designated heritage asset, the significance of this asset is considered to be low and largely derived from its historic interest as a former estate and its constituent parts. The parkland features, such as the wall, driveways, associated lodges, and the ornamental pond, are of historic value to the asset and provide a sense of place. The remains of the parkland that are still open farmland provide some moderate historic value to the understanding of the long vistas once appreciated across the Estate.
- 7.21 However, since the loss of the focus to the Estate, i.e. Halsnead Hall, and given the parcelling up of the parkland landscape for the purposes of residential development for the Halsnead Garden Village, the open expanse of the parkland is being gradually infilled which serves to isolate the individual features and remove the appreciation of how it once functioned as a whole.

Contribution of the Site to Significance

- 7.22 The study site has remained part of the parkland since it was established in the early 19th century, although it does not contain any parkland feature. It is these elements that generally add value to the significance of the asset, although the study site does provide some understanding of one of the remaining open areas within the landscape. To this end, the study site does make some contribution to the landscape of Halsnead Park but, overall, this has been reduced by the surrounding developments to now be that of a minor contribution.

8 IMPACT ASSESSMENT

Proposals

- 8.1 The study site is proposed for a hybrid application for up to 190 dwellings comprising a full planning application for the erection of 93 dwellings with associated works (including access, public open space, landscaping, sustainable urban drainage systems and other associated works) (Phase A) and an outline application for up to 97 dwellings with all matters reserved for future approval) (Phase B). Full details of the proposals should be referred to in the accompanying application documents and plans.

Discussion of Impact

Designated Heritage Assets

- 8.2 No designated heritage assets will be directly impacted by the proposed development.
- 8.3 Two Grade II listed buildings were identified as potentially sensitive to the proposed development due to an historical association with the study site, comprising the Barn and Snape Gate (1253250) and Old Halsnead (1261787).
- 8.4 *Barn and Snape Gate (1253250)*: the immediate setting of the Grade II listed barn will remain unaffected as it will be screened from the proposed development by mature vegetation, intervening built environment and topography. Its roadside position on a long-used rural lane overlooking agricultural fields to the east will be maintained. The proposed development within the study site will alter the wider landscape of the listed barn and is likely to cause a level of change to its setting. However, the study site no longer provides any meaningful contribution to its significance and there is intervening modern residential development under construction in Phase 2a.
- 8.5 *Old Halsnead (1261787)*: the immediate setting of the Grade II listed house will remain unaffected due to screening from mature vegetation, topography and the intervening M62 motorway which served to sever the listed house from the main parkland landscape in which the study site sits. Consequently, the study site no longer provides any meaningful contribution to its significance and the proposals will cause no harm to the heritage asset.

Non-Designated Heritage Assets

- 8.6 An area of the remaining open landscape of Halsnead Park will be infilled as a result of the proposed developed in Phase 3. This will serve to further disconnect and isolate the parkland features, such as Big Water ornamental lake, both visually and physically. It will also urbanise a former rural agricultural area of the park. The ornamental lake, Big Water, will be retained and enhanced as part of the wider Halsnead Garden Village development and it will be set back along its eastern side by landscaping and a buffer incorporated within Phase 3.
- 8.7 The gradual infilling and reuse of the parkland landscape since the 1930s when Halsnead Hall was demolished has had the effect of eroding its understanding and appreciation of how it

once functioned with its constituent parts. The harm to this non-designated heritage asset has been previously accepted as part of the Halsnead Garden Village proposals, to which these Phase 3 developments are included, and was balanced against the identifiable public benefits.

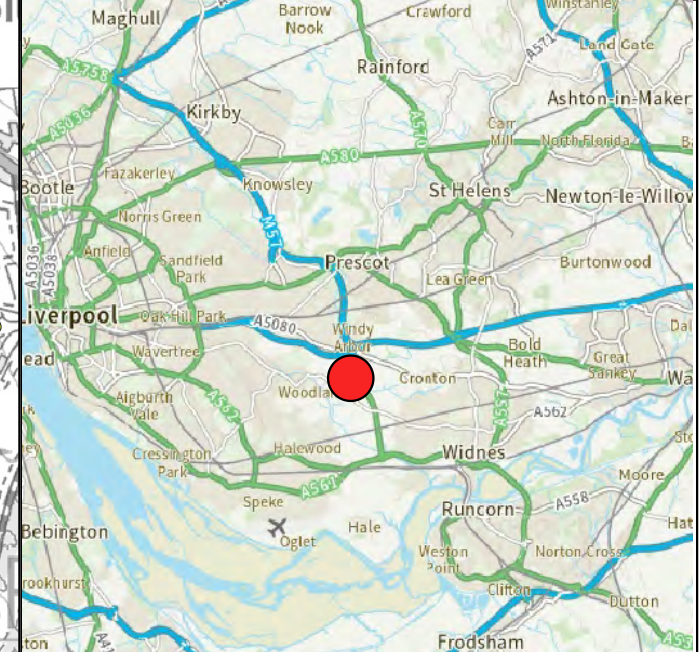
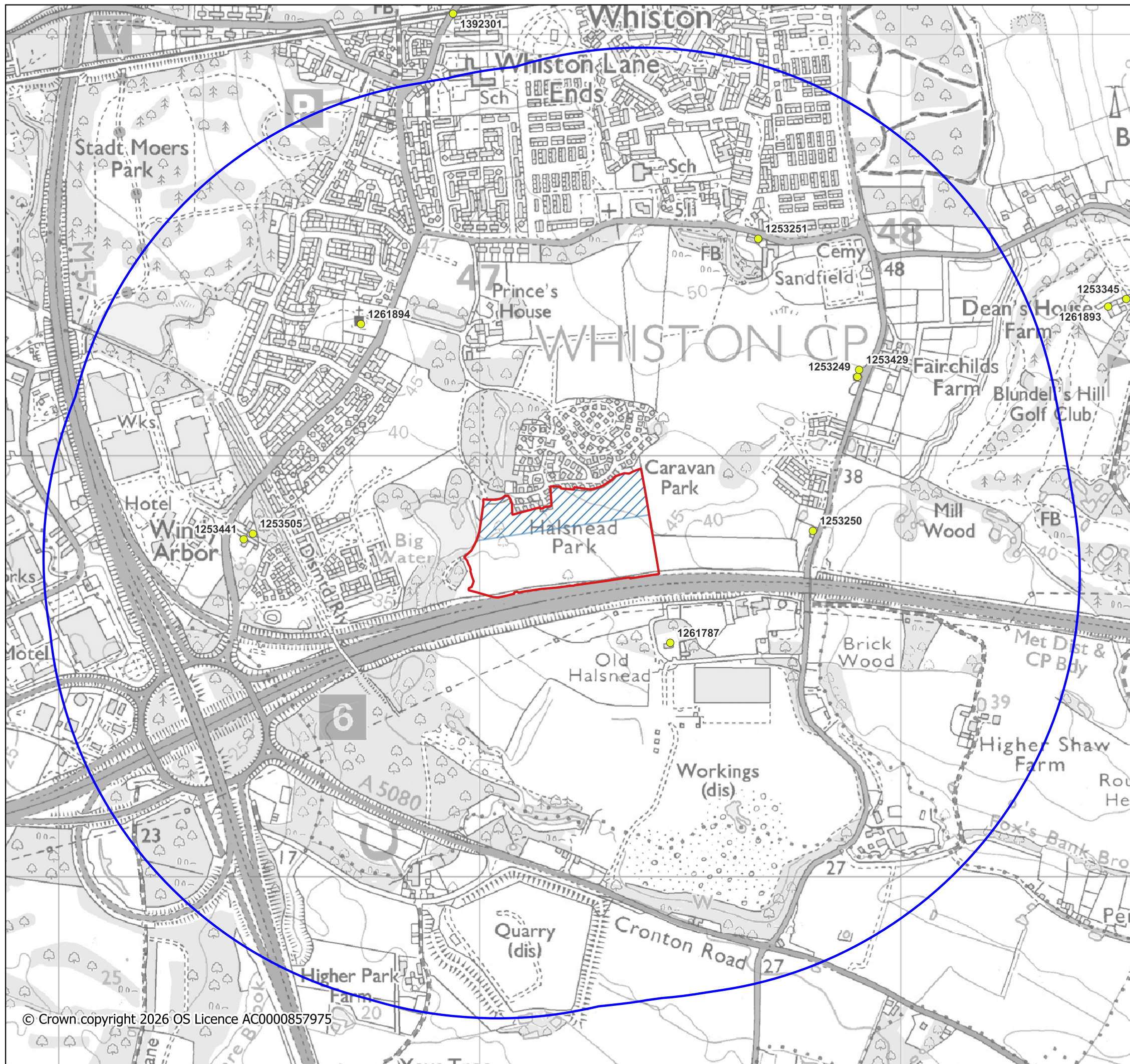
9 CONCLUSIONS

- 9.1 This heritage statement draws together the available historical, topographic and land-use information in order to clarify the heritage significance of the Phase 3 proposals of the Halsnead Garden Village, Knowsley. The assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 9.2 The assessment has established that there are two Grade II listed buildings, the Barn at Snape Gate (1253250) and Old Halsnead (1261787) which may be sensitive to the proposed development within their wider setting. Whilst the listed buildings form part of the former Halsnead Estate, there is no intervisibility with the study site and it has been assessed that there will be no harm to the significance of the two designated heritage assets by the proposed development.
- 9.3 The study site is situated within a non-designated heritage asset, Halsnead Park (MME15147), and the proposed development will result in the infilling of an element of the remaining open, rural character of the parkland landscape. The value of this asset is also derived from its parkland features, none of which lie within the study site and, as part of the wider Halsnead Garden Village scheme, will be retained and enhanced. The harm to the non-designated heritage asset, in terms of the infilling of its open parkland landscape, has been previously accepted to be a consequence of the Halsnead Garden Village scheme, outweighed by the public benefits.

10 REFERENCES

- CIfA, 2020. *Standard and guidance for historic environment desk-based assessment*.
- MHCLG, 2019. *Planning Practice Guidance*.
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- English Heritage, 2008. *Conservation Principles*.
- English Heritage, 2010. *Understanding Place*.
- Historic England, 2015. *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*.
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Figures



Key

-  Phase 3 Site
-  Outline Application
-  1km Search Area
-  Listed Buildings

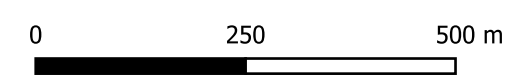
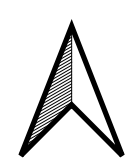


Figure 1. Location plan showing the Site and Designated Heritage Assets



Figure 3. Extract from Yates' map of Lancashire from 1786



Key



Phase 3 Site



Outline Application

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& HERITAGE



Figure 4. Extract from Hennet's map of Lancashire from 1829

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Figure 5. Extract from the Whiston Tithe map from 1842



Key

 Phase 3 Site

 Outline Application

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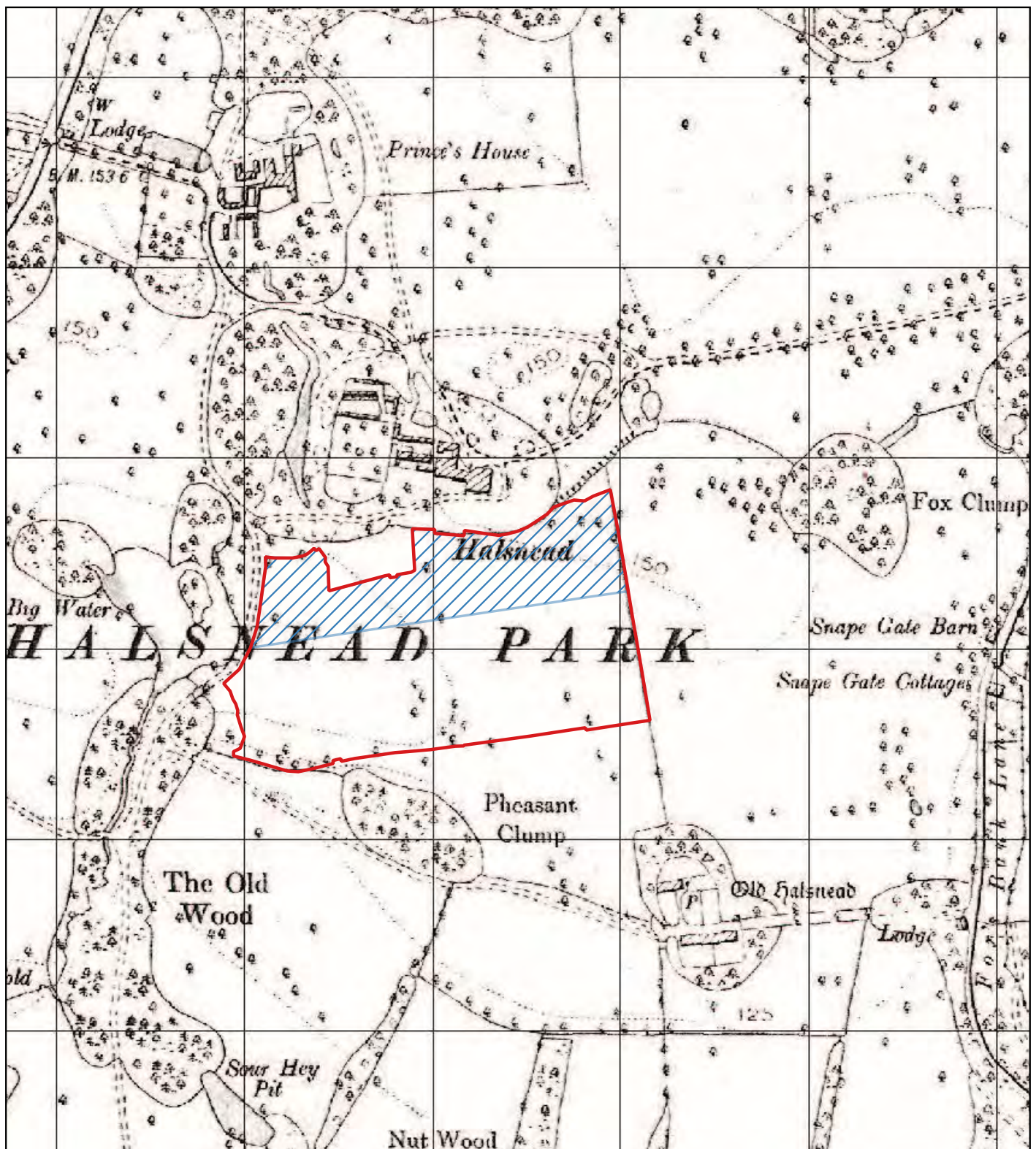


Figure 6. Extract from the 25 inch Ordnance Survey map from 1894



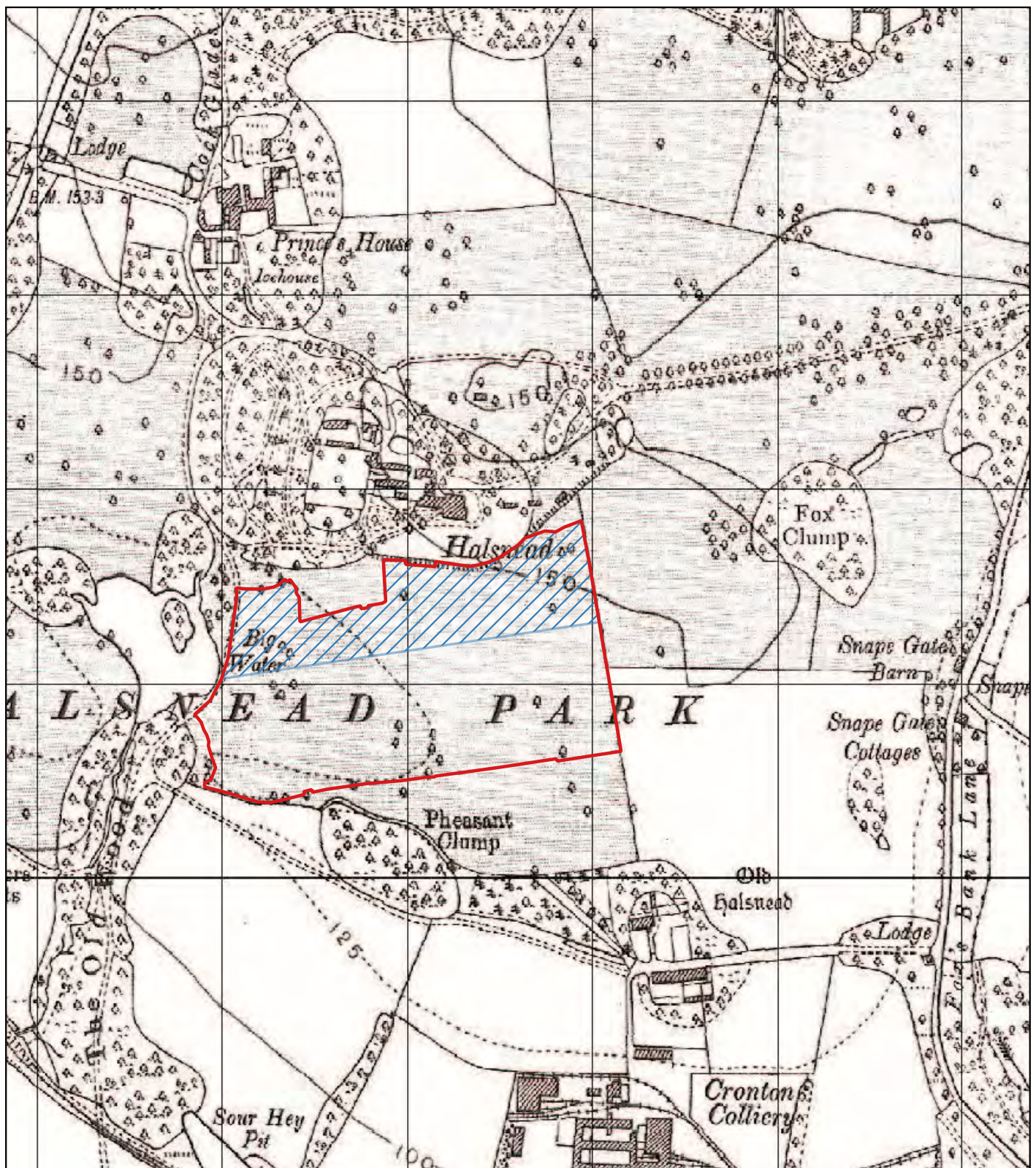


Figure 7. Extract from the 25 inch Ordnance Survey map from 1928



Key

Phase 3 Site

Outline Application

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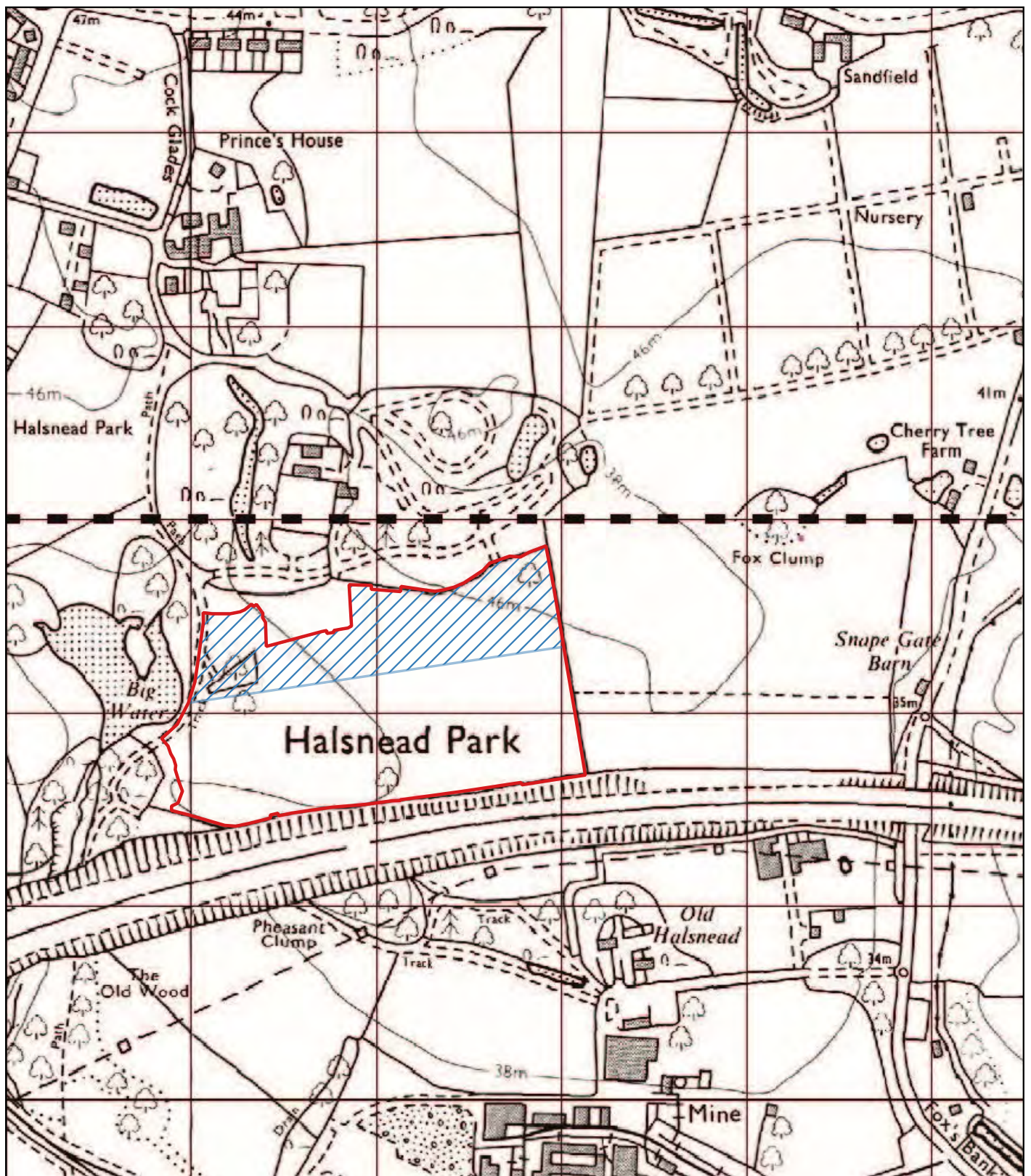


Figure 8. Extract from the 25 inch Ordnance Survey map from 1977-8



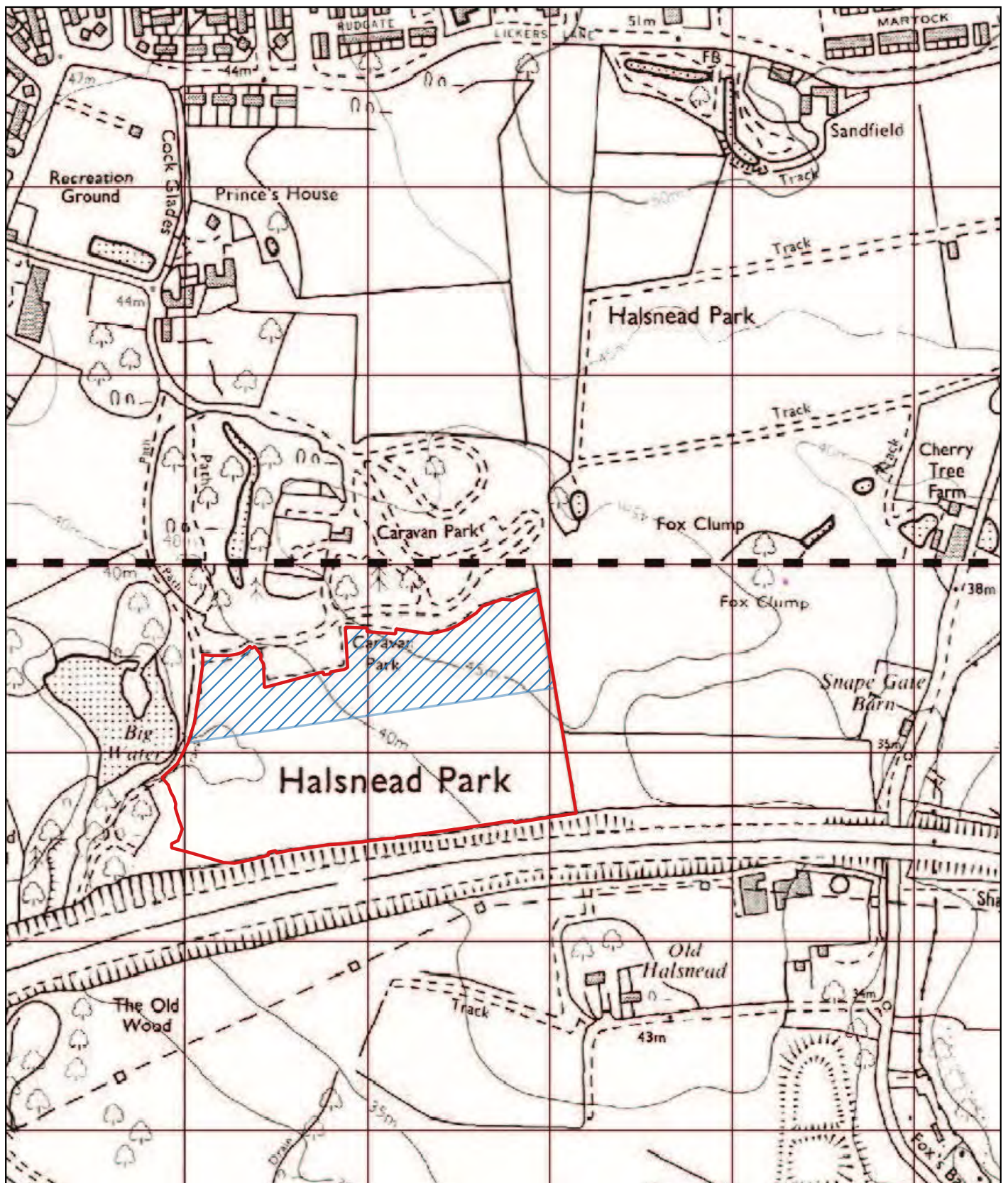


Figure 9. Extract from the 1:2500 Ordnance Survey map from 1990-1





Figure 10. Modern aerial view of the Site from Google Earth, 2025



Key

 Phase 3 Site

 Outline Application

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Plates



Plate 1. View of the study site from the southern end, facing north towards the caravan park



Plate 2. View from the east end of the study site, facing west



Plate 3. View from the west end of the study site, facing east



Plate 4. View of the ornamental lake, Big Water, facing west

Appendix 1: Gazetteer of heritage assets

The following table provides details of heritage assets recorded on the Historic England National Heritage List for England within 1km of the study site, together with the non-designated heritage assets and/or HER monuments included in the assessment. These have been listed in order of their references, and their locations are marked on Figures 1 and 2.

Ref.	Name	Description	NGR	Designation	Period
Designated heritage assets					
1253251	Sandfield House	C18. Brick, with stone roof and moulded eaves, two storeys. Centre panelled door and fanlight, and Tuscan porch with cornice. Two sash windows on ground floor and three above, with flat brick arches, but most glazing bars removed. Flanking wings with hipped roofs, two sash windows each floor.	SJ 47663 90515	II	Post-Medieval to Modern
1253249	North East Lodge to Halsnead Park	Georgian. The mansion has been demolished for the colliery, but the lodge remains. Ashlar, slate roof, single storey, square plan with pyramid roof, rusticated quoins, centre round-headed doorway with stone round-arched porch, a 2-light window at each side with round-headed lights and labels.	SJ 47899 90187	II	Post-Medieval to Modern
1253429	Gate Piers Beside North East Lodge to Halsnead Park	Four rusticated gate piers, square, with cornice and ball, flanked by convex wall of rusticated stone of the same height - two of the piers being beside the lodge, the others being on the roadside.	SJ 47903 90204	II	Post-Medieval to Modern
1253250	Barn at Snape Gate	Probably C18. High building on roadside, of coursed stone rubble with irregular quoins and stone roof. Side facing road has centre cart entrance with catslide roof on side walls which are canted out, and a segmental headed entrance with keystone. South gable end has 2 rows of loop lights.	SJ 47793 89821	II	Post-Medieval to Modern
1261787	Old Halsnead	1680. Stuccoed stone, stone roof with centre chimney, 2 storeys. A 2-storeyed gabled porch has a round-arched entrance with keystone and imposts, and a 3-light window above, and an armorial crest in gable. A 5-light window on each floor to right of porch, and 2 5-light windows on each floor to left of porch all with chamfered stone mullions and leaded panes (mostly non-opening).	SJ 47454 89555	II	Post-Medieval to Modern
1253441	Carr House Farmhouse	C17. Red sandstone with stone roof. 2 storeys. Front is of two periods. The earlier portion to the left (North) has a long 5-light stone mullioned window on ground floor (with label) and a 3-light window above. The larger portion to the right has a blocked doorway dated 1660 and a modern window on ground floor, a blocked oval stone and a 6-light window above. All chamfered stone mullions. A gabled 2-storeyed wing to right (South) has altered windows (ground floor modern, first floor modern glazing in old wide opening with label, and a 4-light window in gable). Right hand end has a projecting chimney in centre, and 2 windows on each floor,	SJ 46440 89801	II	Post-Medieval to Modern

		modernised but in old openings with labels. Opposite gable end of wing has stone-mullioned windows on different levels. New brick addition at rear.			
1253505	The Paddocks and Stables	Former barn and associated farm buildings. 1819 (datestone, R 1819 C) incorporating C16 and C17 work. Finely coursed rubble with sandstone dressing; brick to rear. Graduated slate roofs. The buildings form a single range (aligned NW/SE) and consist of 3 elements: (1) a low, single-storeyed room, probably a former byre, with a datestone, re-positioned, GPH, 1506, in gable wall; (2) a formerly part-storeyed barn (now entirely without floors), extended in 1819 but preserving a datestone (GAP 1653) in the original (now internal) gable wall; and (3) a single-storeyed room to SE. All the openings on the principal (house-side) elevation date from the 1819 re-modelling.	SJ 46462 89814	II	Post-Medieval to Modern
1261894	Church of St Nicholas	Anglican church. Early English style. 1864-68. By G E Street. Coursed rubble sandstone with red sandstone dressings. Slate roofs. South West tower not completed (almost detached), South East Lady Chapel, North East organ chamber, West vestry. Clerestoried nave with lean-to four-bay North & South aisles. Early 1980s extension to South side abutting tower's East wall and nave.	SJ 46719 90313	II	Modern
Non-designated heritage assets/HER monuments					
MME15147	Halsnead Park	Late 18 th or early 19 th century park	Centred SJ 4710 8970		Georgian to 21 st century
MME15681	Halsnead Park Wall	A late 18 th or early 19 th century red sandstone boundary wall to the landscaped park of Halsnead	Centred SJ 47134 89701		Georgian to 21 st century
MME21890	Probable site of a ha-ha	Probable former site of a ha-ha at Halsnead Park	Centred SJ 47287 89973		Victorian to late 20 th century

