

## **PROPOSED RESIDENTIAL DEVELOPMENT, HALSNEAD GARDEN VILLAGE, LICKERS LANE, KNOWLSEY NATIONAL HIGHWAYS RESPONSE NOTE V3 (JANUARY 2023) - 3463**

### **1. Introduction**

1.1 This Note has been prepared to support the Applicant's response to National Highways (NH) regarding impact on Tarbock Junction in relation to the 40% trigger point. This note demonstrates the quantum of existing and proposed development in Halsnead Garden Village and surroundings, which could impact Tarbock Junction.

1.2 The matters raised by NH are set out below:

- Clarity on the baseline position in respect to committed developments for the Land South of Lickers Lane Application and should include sites within the Halsnead Garden Village along with any sites in close proximity to Tarbock Island. This should be provided and confirmed by Croft and Knowsley Council.
- Clarity should be provided on developments which are progressing through planning (sites within the Halsnead Garden Village and in close proximity to Tarbock Island) that Knowsley Council is minded supporting and could be determined before the Land South of Lickers Lane Application. National Highways recommend that any such sites should also be considered alongside committed development sites.
- Given that a threshold (trigger point) of 40% of development in the Halsnead Garden Village has previously been identified before capacity improvements at Tarbock Island are required, National Highways consider that the Land South of Lickers Lane Application will need to be considered against this threshold, taking in to consideration committed and emerging developments.

## 2. Halsnead Garden Village

### *Committed Development*

- 2.1 A planning history search of Halsnead Garden Village residential and commercial sites was undertaken to determine the number of residential units and commercial floor space which is committed development, i.e. it has the benefit of planning permission. There are 473 residential units and 15,041 SQ M of B8 which have full planning permission at the point of writing this note. The details of these permissions are set out in **Table 1** below.

**Table 1: Committed Development Halsnead Garden Village**

| Reference    | App Type | Date of Decision | Applicant     | Description                                                                                                                                                                                                                                                                                                                                                            | Units |
|--------------|----------|------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 18/00283/HYB | Full     | 17/03/2021       | Bloor Homes   | HYBRID APPLICATION COMPRISING FULL APPLICATION FOR ERECTION OF 123 NO. DWELLINGS, CONSTRUCTION OF VEHICULAR/PEDESTRIAN ACCESSES, LAYING OUT OF PUBLIC OPEN SPACE AND ASSOCIATED WORKS; OUTLINE APPLICATION FOR ERECTION OF UP TO 237 NO. DWELLINGS, CAR PARK AND ASSOCIATED WORKS (ACCESS INTO SITE TO BE CONSIDERED - ALL OTHER MATTERS RESERVED FOR FUTURE APPROVAL) | 123   |
| 20/00417/FUL | Full     | 09/02/2022       | Taylor Wimpey | RESIDENTIAL DEVELOPMENT COMPRISING OF THE ERECTION OF 350 NO. DWELLINGS TOGETHER WITH THE CONSTRUCTION OF VEHICULAR ACCESS OFF FOX'S BANK LANE (COMPRISING SIGNALISED JUNCTION), SUDS PONDS, LANDSCAPING, BOUNDARY TREATMENTS AND OTHER ASSOCIATED WORKS (INCLUDING DEMOLITION OF EXISTING FARM BUILDINGS)                                                             | 350   |

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|--------------|------|------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 20/00494/HYB | Full | 04/03/2022 | Tritax | <p>HYBRID PLANNING APPLICATION COMPRISING: FULL APPLICATION FOR THE DEVELOPMENT OF 161,900 SQ FT (15,041 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSFACE (USE CLASS B8), INCLUDING ANCILLARY OFFICES (USE CLASS B1), SECURITY GATEHOUSE, SITE ACCESS ROAD, ENGINEERING EARTHWORKS TO FORM A PART COUNTRY PARK, PUBLIC CAR PARK TO SERVE COUNTRY PARK, AND ASSOCIATED WORKS; AND OUTLINE APPLICATION WITH DETAILS OF POINT OF ACCESS (DETAILS OF PART-ACCESS, LANDSCAPING, APPEARANCE, SCALE AND LAYOUT ARE RESERVED) FOR THE DEVELOPMENT OF UP TO 838,100 SQ FT (77,862 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSFACE (USE CLASS B8), WITH ANCILLARY OFFICES AND LIGHT INDUSTRIAL (USE CLASS B1); ENGINEERING EARTHWORKS TO FORM COUNTRY PARK AND DRAINAGE ATTENUATION PONDS; PEDESTRIAN/CYCLE/EQUESTRIAN ROUTE CONNECTING EXISTING M62 FOOTBRIDGE WITH PROPOSED COUNTRY PARK; AND ASSOCIATED WORKS</p> | 15,041 SQ M (B8) |
|--------------|------|------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|

### *Developments progressing through planning applications*

2.2 **Table 2** shows that there are 585 residential dwellings and 61,848 sqm of B8 development currently progressing through the planning system. 208 residential dwellings are proposed as part of Reserved Matters, 377 dwellings which are part of the YHG scheme are at outline stage. 32,767 sqm of B8 development is proposed as part of a Reserve Matters Application. 29,081 sqm of B8 is proposed as a Full Planning Application.

**Table 2: Developments progressing through planning**

| Reference    | App Type | Date of Validation | Applicant                                            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Units |
|--------------|----------|--------------------|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 22/00213/REM | RM       | 10/05/2022         | Bloor Homes                                          | RESERVED MATTERS APPLICATION PURSUANT TO PLANNING PERMISSION 18/00283/HYB FOR THE ERECTION OF 208 NO. DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE                                                                                                                                                                                                                                                             | 208   |
| 20/00399/OUT | OUT      | 17/08/2020         | Nuvu Development Limited/ Clean Sweep Holdings (YHG) | OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 277 NO. DWELLINGS (USE CLASS C3) AND AN APARTMENT DEVELOPMENT OF UP TO 100 UNITS FOR OVER 55'S (USE CLASS C3) TOGETHER WITH NEW VEHICULAR ACCESS TO LICKERS LANE AND WINDY ARBOR ROAD, LANDSCAPING AND ASSOCIATED WORKS (INC. DEMOLITION OF BUILDINGS) (APPROVAL SOUGHT FOR ACCESS - ALL OTHER MATTERS RESERVED)<br><br>Resolution to grant at committee 09/06/2022. Awaiting signing of s106. | 377   |

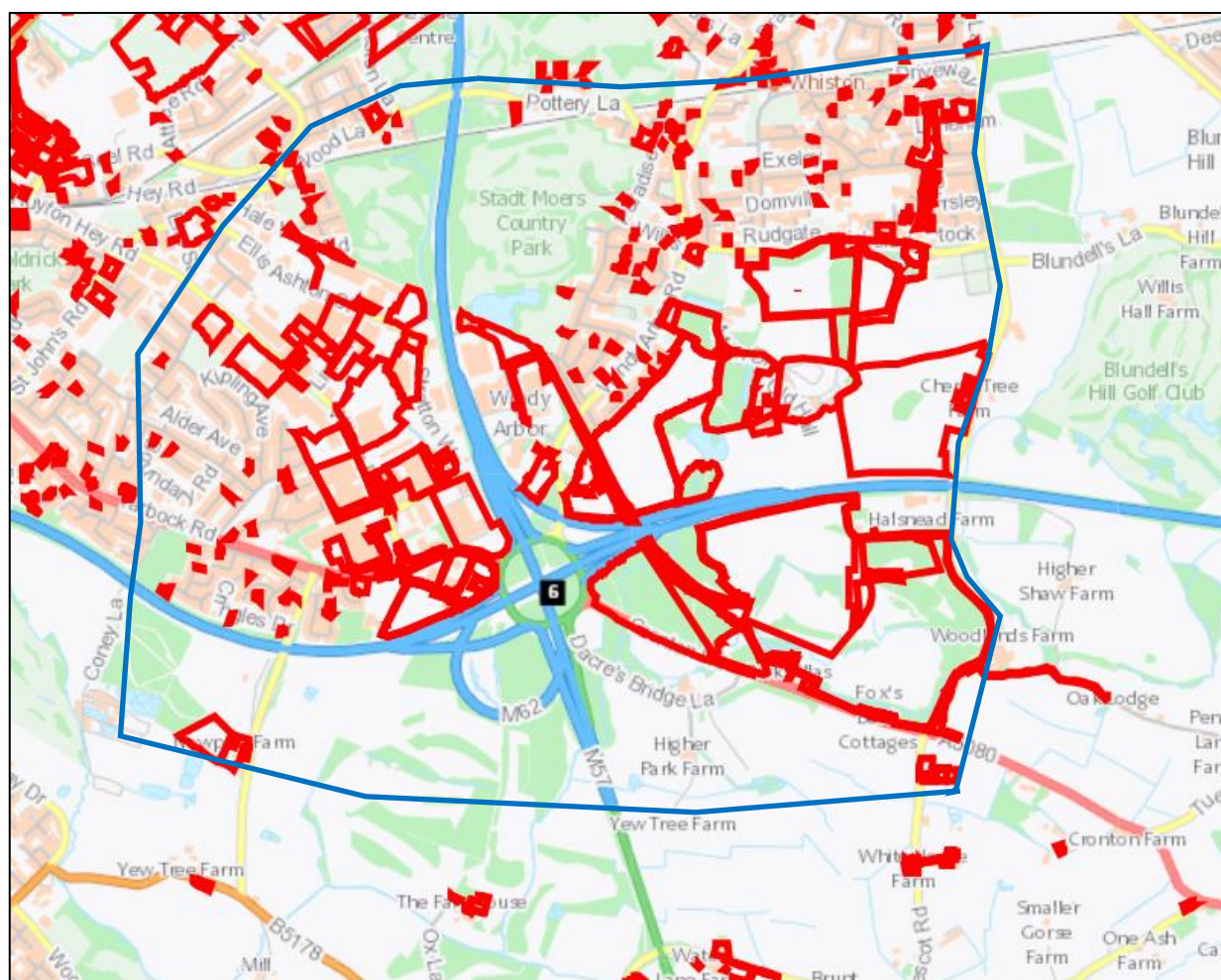
|              |      |            |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
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| 22/00162/REM | RM   |            | Tritax            | APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO PERMISSION 20/00494/HYB (HYBRID PLANNING APPLICATION COMPRISING: FULL APPLICATION FOR THE DEVELOPMENT OF 161,900 SQ FT (15,041 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSPEACE (USE CLASS B8), INCLUDING ANCILLARY OFFICES (USE CLASS B1), SECURITY GATEHOUSE, SITE ACCESS ROAD, ENGINEERING EARTHWORKS TO FORM A PART COUNTRY PARK, PUBLIC CAR PARK TO SERVE COUNTRY PARK, AND ASSOCIATED WORKS; AND OUTLINE APPLICATION WITH DETAILS OF POINT OF ACCESS (DETAILS OF PART-ACCESS, LANDSCAPING, APPEARANCE, SCALE AND LAYOUT ARE RESERVED) FOR THE DEVELOPMENT OF UP TO 838,100 SQ FT (77,862 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSPEACE (USE CLASS B8), WITH ANCILLARY OFFICES AND LIGHT INDUSTRIAL (USE CLASS B1); ENGINEERING EARTHWORKS TO FORM COUNTRY PARK AND DRAINAGE ATTENUATION PONDS; PEDESTRIAN/CYCLE/EQUESTRIAN ROUTE CONNECTING EXISTING M62 FOOTBRIDGE WITH PROPOSED COUNTRY PARK; AND ASSOCIATED WORKS) - APPROVAL SOUGHT FOR (SCALE, ACCESS, APPEARANCE, LAYOUT AND LANDSCAPING) | 32,767<br>sqm<br>B8 |
| 22/00587/FUL | Full | 30/09/2022 | Maro Developments | ERECTION OF 1 NO. COMMERCIAL UNIT (USE CLASS B8) WITH ANCILLARY OFFICES AND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 29,081<br>sqm<br>B8 |

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|  |  |  |  | OUTBUILDINGS TOGETHER WITH ACCESS WORKS, LANDSCAPING, SERVICE YARD, CAR PARKING, SERVICING AND OTHER ASSOCIATED WORKS |  |
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### 3. Surrounding Area

3.1 A planning history search was undertaken to determine the quantum of committed and pipeline development in the area surrounding the Site, which is considered to have the greatest impact on Tarbock Junction. The blue line in **Figure 1** denotes the wider search area.

**Figure 1: Search Area (Source: Knowsley.gov.uk)**



## Committed Development

3.2 A planning history search was undertaken to determine the number of residential units and commercial floor space which is committed development in the area surrounding the Halsnead Garden Village (Figure 1), i.e. it has the benefit of planning permission. There are 73 residential units which have full planning permission at the point of writing this note. The details of these permissions are set out in **Table 3** below.

**Table 3: Committed Development within the blue line area outside of Halsnead Garden Village**

| Reference    | Date of Decision | App Type | Applicant    | Location                                                             | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Units                                                                                             |
|--------------|------------------|----------|--------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 15/00022/OUT | 20/12/2016       | OUT      | Miller Homes | Former Prysmian Cables & Systems Hall Lane Prescott Knowsley L34 5TG | <p>OUTLINE APPLICATION FOR MIXED USE DEVELOPMENT COMPRISING UP TO 750NO. DWELLINGS &amp; UPTO 929 SQ M OF COMMERCIAL/INDUSTRIAL BUILDINGS (USE CLASSES B1/B2/B8) - ALL MATTERS RESERVED FOR FUTURE APPROVAL</p> <p>Reserved matter submitted for:</p> <ul style="list-style-type: none"> <li>17/00081/REM – Parcel B 150 dwellings (approved 24/7/2017)</li> <li>17/00521/REM – Parcel E 119 dwellings (approved 13/11/2017)</li> <li>17/00794/REM – Parcel A 140 dwellings (approved 18/4/2018)</li> <li>20/00767/REM – Parcel C 53 dwellings (approved 12/08/2021)</li> </ul> <p>Aerial shows that development is implemented.</p> | <p>750 dwellings<br/>929sqm<br/>B1/B2/B8.</p> <p>(462 dwellings of this total figure have RM)</p> |

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| 17/00301/HYB | 30/1/2019 | HYB |  | Land Between Cronton Road And M62 Motorway (Junction 6) Huyton Knowsley | HYBRID APPLICATION COMPRISING A FULL PLANNING APPLICATION FOR 1800 SQ.M GROSS EXTERNAL AREA FOOD STORE (USE CLASS A1), 1161 SQ.M GROSS EXTERNAL AREA B1/B2 USE (BUSINESS USE / GENERAL INDUSTRIAL USE) WITH ASSOCIATED CAR PARKING, LANDSCAPING, HIGHWAY WORKS, PUMPING STATION, SUBSTATION AND ASSOCIATED WORKS INCLUDING BUND AND NOISE ATTENUATION BOUNDARY TREATMENT TO TOP OF BUND ALONG WESTERN BOUNDARY OF THE SITE; AND OUTLINE PLANNING APPLICATION FOR UP TO 7,500 SQ.M USE CLASS B1 AND B2 FLOOR SPACE, PETROL FILLING STATION (SUI GENERIS USE) WITH UP TO 400 SQ.M FLOOR SPACE ASSOCIATED USE CLASS A1 UNIT, UP TO 1000 SQ.M USE CLASS A3 AND A4 FLOOR SPACE (PUB / RESTAURANT), WITH ASSOCIATED CAR PARKING, SERVICING AREAS, HIGHWAY WORKS, AND OTHER ASSOCIATED WORKS, WITH ALL MATTERS | 1,800 sqm Foodstore, 1161 sqm B1/B2<br><br>7,500 sqm B1 and B2, petrol filling station with up to 400 sqm floor space associated use class a1 unit, up to 1000 sqm use class a3 and a4 floor space<br><br>Looks to have been developed out with exception of car showroom. |

|              |            |      |                 |                                                                              |                                                                                                                                                                                                                                                                           |    |
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|              |            |      |                 |                                                                              | RESERVED FOR FUTURE APPROVAL<br><br>19/00511/REM – submitted for petrol filling station and associated kiosk containing 2 no. food retail units, and 1 no. coffee shop with 1 drive thru lane (use class a3) together with car parking, landscaping and associated works. |    |
| 20/00329/FUL | 8/12/2021  | Full | Forth Homes     | Land At Windy Arbor Brow / Windy Arbor Road Whiston Knowsley                 | ERECTION OF A RESIDENTIAL DEVELOPMENT OF 43 NO. DWELLINGS COMPRISING 14 NO. APARTMENTS AND 29 NO. HOUSES TOGETHER WITH ACCESS, CAR PARKING AND ASSOCIATED DEVELOPMENT (DEMOLITION OF EXISTING BARN)                                                                       | 43 |
| 21/00742/FUL | 31/10/2022 | Full | ?               | Land At Junction Of Lickers Lane And Sherwood Drive Whiston Knowsley L35 3XZ | ERECTION OF 8 NO. 3 BED DWELLINGS TOGETHER WITH VEHICULAR ACCESS FROM SHERWOOD DRIVE, PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS INCLUDING DEMOLITION OF EXISTING DETACHED BUILDING.                                                                                 | 8  |
| 21/00783/FUL | 05/01/2022 | Full | Built Group Ltd | Land Adjacent To 35 Greenes Road Whiston L35 3RE                             | ERECTION OF 22 NO. APARTMENTS AND ASSOCIATED PARKING AND LANDSCAPING                                                                                                                                                                                                      | 22 |

### Developments progressing through planning applications

- 3.3 A planning history search was undertaken to determine the quantum of development currently progressing through planning applications in the area surrounding the Site, which is considered to have the greatest impact on Tarbock Junction. There is a full application for 19 residential dwellings, two full applications for B8 use, which totals 4,689.5 sqm of new floor space. There is also Outline Planning Application for 19,510 sqm. Outline Application 22/00109/FUL is for part demolition, extension and remodelling of an existing industrial unit and replacement with 7 industrial units within class E (G)(ii) (iii), B2 and B8. It is not clear if there is any additional floor space created through this proposed development. The details of these permissions are set out in **Table 4** below.

**Table 4: Developments Progressing through Planning Applications within the blue line area outside of Halsnead Garden Village**

| Reference    | Date of Submission | App Type | Applicant           | Location                                          | Description                                                                                                                                                                                                                                   | Units                     |
|--------------|--------------------|----------|---------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 22/00630/FUL | 18/11/2022         | Full     | The Built Group Ltd | Land At Mp Foods Lyneham Whiston Knowsley L35 3TN | RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 19NO DWELLINGS COMPRISING OF 7NO TERRACED DWELLINGS AND 1NO TWO STOREY APARTMENT BLOCK INCLUDING 12NO APARTMENTS TOGETHER WITH OTHER ASSOCIATED WORKS INCLUDING 1NO VEHICULAR ACCESS TO HASELMERE | 19                        |
| 22/00537/FUL | 27/09/2022         | Full     | Allied Properties   | Ellison Travel Services Fallows Way               | ERECTION OF 5 NO. INDUSTRIAL BUILDINGS COMPRISING OF 12                                                                                                                                                                                       | 4,689.5 sqm (E(g) and B2) |

|              |            |      |                      |                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                 |                                                                                        |
|--------------|------------|------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
|              |            |      |                      | Whiston L35<br>1RZ                                                                                                                         | NO. UNITS (USE<br>CLASS E(g)) AND 1<br>NO. UNIT (USE<br>CLASS B2)<br>TOGETHER WITH<br>OTHER<br>ASSOCIATED<br>WORKS                                                                                                                                                                                                              |                                                                                        |
| 22/00284/OUT | 11/05/2022 | Out  | Linden Hill          | John Mason<br>Internationa<br>l Ltd 35<br>Wilson Road<br>Huyton<br>Knowsley<br>L36 6AE                                                     | DEMOLITION OF<br>EXISTING<br>BUILDINGS AND<br>OUTLINE<br>APPLICATION FOR<br>THE ERECTION OF A<br>LOGISTICS<br>WAREHOUSE (USE<br>CLASS B8) -<br>APPROVAL<br>SOUGHT FOR<br>ACCESS<br>(APPEARANCE,<br>LAYOUT,<br>LANDSCAPING AND<br>SCALE RESERVED<br>FOR FUTURE<br>APPROVAL)                                                      | 19,510 sqm                                                                             |
| 22/00109/FUL | 11/07/2022 | Full | Network<br>Space Ltd | The<br>Sovereign<br>Distillery,<br>Halewood<br>Wines And<br>Spirits -<br>Factory<br>Outlet<br>Wilson Road<br>Huyton<br>Knowsley<br>L36 6AD | DEMOLITION OF<br>BUILDINGS AND<br>THE ERECTION OF 2<br>NO. INDUSTRIAL<br>UNITS TOGETHER<br>WITH THE PART<br>DEMOLITION/PART<br>EXTENSION AND<br>REMODELLING OF<br>EXISTING<br>INDUSTRIAL<br>BUILDING TO FORM<br>7 NO. UNITS (USE<br>CLASSES E (G)(II)<br>(III), B2 AND B8)<br>WITH ANCILLARY<br>OFFICE SPACE.<br>RECONFIGURATIO | Replacemen<br>t of existing?<br>Not clear on<br>how much<br>additional<br>floor place. |

|              |            |      |                                    |                                                                         |                                                                                                                                                                                                                                                   |                                          |
|--------------|------------|------|------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
|              |            |      |                                    |                                                                         | N OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS, LANDSCAPING, INFRASTRUCTURE WORKS AND OTHER ASSOCIATED WORKS.                                                                                                                 |                                          |
| 22/00662/FUL | 20/01/2023 | Full | Derwent Development Management Ltd | Land At Interchange Motorway Estate Wilson Road Huyton Knowsley L36 6JG | DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL BUILDINGS TO INCLUDE 24 NO. UNITS COMPRISING OF 2 NO. UNITS (USE CLASS E (g) (iii)), 4 NO. UNITS (USE CLASS B8) AND 18 NO. UNITS (USE CLASS B2) TOGETHER WITH OTHER ASSOCIATED WORKS | Net additional floorspace will be 2423m2 |

## 4. Summary

4.1 In response to matters raised by NH, this Note has set out Eddisons understanding of the following matters:

- Clarity on the baseline position in respect to committed developments; and
- Clarity on developments which are progressing through planning that Knowsley Council is minded supporting.

4.2 In summary, it provides additional information to allow NH to consider whether or not this application need to be considered against this threshold, taking in to consideration committed and emerging developments.