



Knowsley Metropolitan Borough Council
Development Control
Huyton Library
Civic Way
Knowsley
L36 6GA

PP-141958981
5 September 2025

Dear Sir/Madam,

FULL PLANNING APPLICATION – JLR HALEWOOD, SPEKE BLVD, SPEKE, LIVERPOOL, L24 9BJ

On behalf of our client, JLR, please find enclosed an application for full planning permission for the following development:

“Full planning permission for the erection of 3m high palisade fencing”

This planning application has been submitted via the Planning Portal and was given the reference PP-141958981. Alongside this planning justification letter, the application comprises the following documents:

- Application form;
- Site Location Plan (Ref: 6605-WSP-LP-001);
- Fencing Details;
- Arboricultural Impact Assessment, Prepared by Arcadis; and
- Preliminary Ecological Appraisal, prepared by Arcadis

An application fee of £383.00 has been paid to the planning portal.

The applicant is seeking planning permission to replace an existing post and rail timber fence with a 3m high palisade security fence along a short section of the eastern boundary of the site. The replacement fence will be along the length of the northbound Speke Boulevard slip road, stretching for 152m. A taller security fence is required because JLR want to prevent future fly tipping that has been experienced in this part of the site. JLR is in the process of removing the fly tipped material.

Site and Surroundings

The site is located on the easternmost border of the JLR Halewood site. The site is 152m in length and consists wholly of the area required for fencing and associated works. The site is entirely within the ownership of JLR. The neighbouring adopted highway will not be affected.

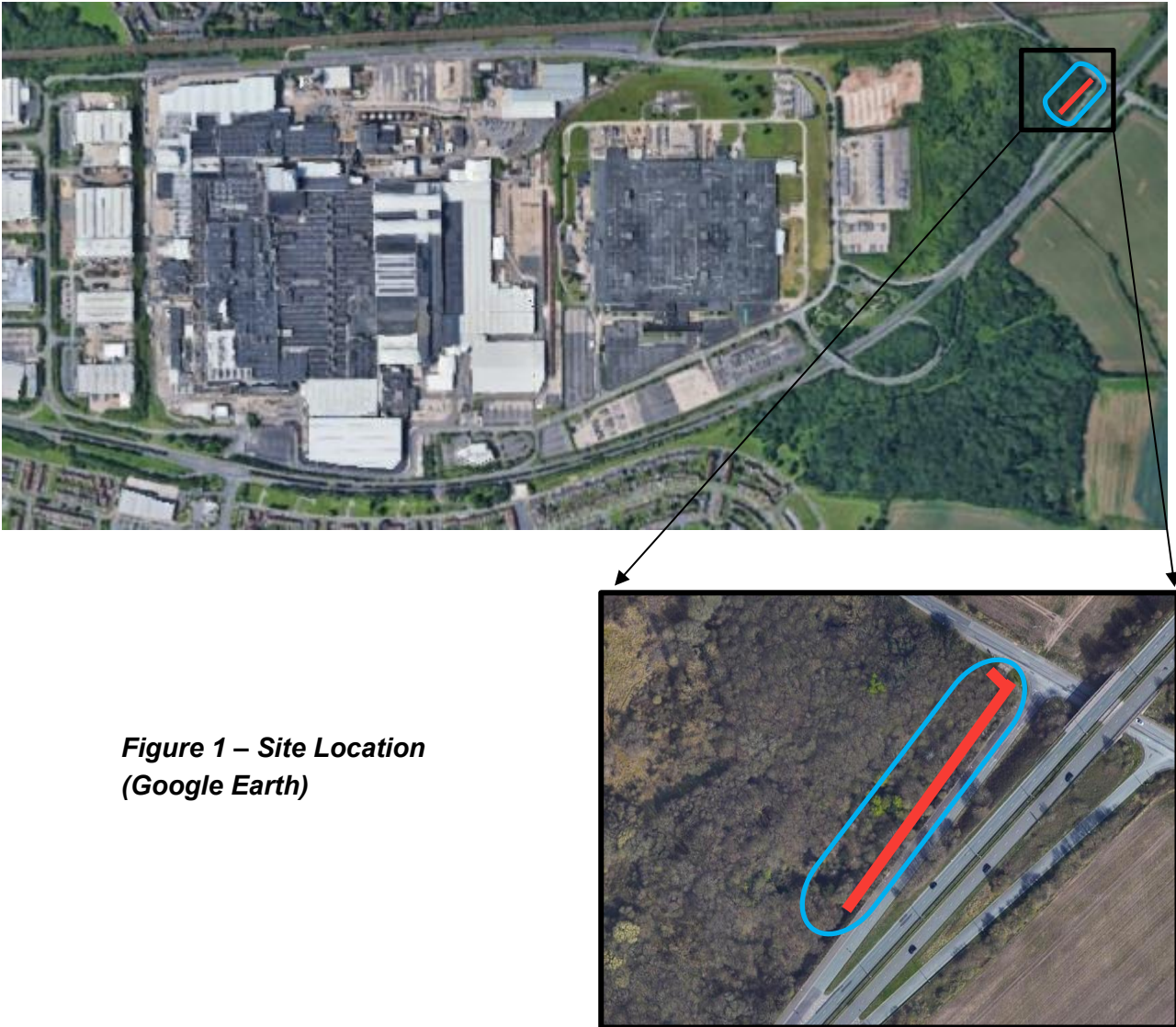


Figure 1 – Site Location
(Google Earth)

Description of Proposals

This application seeks permission for:

‘Full planning permission for the erection of 3m high palisade fencing’

The proposed fencing will be 3m in height and of a standard metal palisade design.

Relevant Planning history

The JLR facility at Halewood has an extensive planning history. These applications include previous permissions to erect fencing over 2m at a variety of locations across the site. The table below includes the previously approved fencing applications on site:

Reference	Description	Decision	Date
22/00575/FUL	Retention of Temporary Car park providing 1,589 spaces together with a security cabin, 2,4n high boundary fencing, lighting and associated works for an extended period of five years	Approved	09/12/2022
16/00148/FUL	Construction of a new car park together with 3m high boundary fencing, installation of lighting and associated works	Approved	29/09/2016
16/00316/FUL	Construction of parking facility to provide 50 spaces for HGVs, ridged vehicles and tractor units, 2 HGV holding and 2 de-strapping bays, 12 No. car parking spaces, erection of amenity/security building, installation of 3m high boundary fencing and associated works.	Approved	19/10/2016

Figure 2- Planning History (Knowsley Council)

Figure 2 above also demonstrates that 3m high fencing is commonplace across the JLR facility and is an appropriate scale in the context of the wider site.

Planning Policy

In the context of this planning application, the relevant planning policy will include a review of the National Planning Policy Framework (NPPF) and the Knowsley Local Plan Core Strategy.

NATIONAL PLANNING POLICY

The NPPF was revised in December 2024 as a result of the national change in government. Any applications made after this date are required to give material consideration to this version, even if the adopted development plan documents were adopted under the previous NPPF (2012).

The NPPF (2024) emphasises the importance of sustainable development and sets out the core planning principles guided by the Government's planning policies. Under paragraph 48, development proposals that accord with the development plan should be approved without delay.

Chapter 15 of the NPPF seeks to ensure that the natural environment is enhanced and conserved. Paragraph 187 seeks to ensure that planning decisions enhance the natural environment and that developments protect and enhance local ecological networks. Sub section (f) seeks to remediate and mitigate despoiled, degraded and derelict land where appropriate.

In addition, the NPPF advocates for planning policies and decisions to help create the conditions in which businesses can invest, expand, and adapt, with significant weight to be placed on the need to support economic growth and productivity.

National Design Guide

The National Design Guide includes guidance for developers to ensure that sites are well designed and can sustain their beauty over a long period of time.

Section L1 states that sites need to be well managed and maintained by their users and owners. Well-designed places clearly define the boundaries between public and private spaces.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

The following policies form the Knowsley Local Plan Core Strategy are relevant to this proposal:

- **Policy SD1** – Sustainable Development: Reflects the desire for sustainable and positive development advocated for within the NPPF.
- **Policy CS2** – Development Principles: Establishes the Council's 5 development principles and approaches to achieve them, these principles vary to address challenges including income inequality, carbon emissions, car dependency, environmental issues, and resource efficiency.
- **Principal Regeneration Areas** – Knowsley Industrial and Business Parks: Commits support towards the regeneration of Knowsley's industrial and business parks to support B1, B2 and B8 uses.
- **Policy CS21** - The Council will support improvements to existing and new areas of greenspace in accordance with best practice standards. This includes ensuring safe and secure locations.

In addition, the following policies were saved from the Unitary Development Plan (adopted June 2006), and therefore remain relevant to these proposals:

- **Policy EC2** – Sites Allocated for Employment Development: Details areas allocated for B1, B2 and B8 development including 'Eastern Compound Land, Speke Boulevard, Halewood'.
- **Policy EC3** – Primarily Industrial Areas: Explains the allocation of Primarily Industrial Areas, in which the site is included, and details that development would only be acceptable if they were complementary and compatible with existing use, consistent with the regeneration strategy, preserved the local image and avoided unacceptable loss of land for industrial development.

EMERGING LOCAL POLICY

Under new national legislation, the Government will view Knowsley's Local Plan as "out of date" due to the age of the plan (adopted in 2016) and the significant increase in the local housing requirement.

In March 2025 Knowsley Council confirmed the adoption of the Local Development Scheme which sets out the timetable for the preparation of the new Local Plan for Knowsley. This LDS states that the Council will begin preparation of a new local plan in October 2025.

The emerging Liverpool City Region Spatial Development Strategy is currently out for public engagement following the publication of the draft document. The consultation period will run until 16 February 2024.

Policy LCR SP2 Strategic Employment Land Need and Distribution names the JLR site as an existing Strategic Employment Site within the region.

Planning Considerations

PRINCIPLE OF DEVELOPMENT

The proposed development is in full alignment with the site's allocation as a primarily industrial area, in accordance with Core Strategy Policies CS2 and CS4. The proposed fencing seeks to prevent fly-tipping on site in an area that has become prone to illegal rubbish dumping.

The development location will ensure the protection of the existing woodland area to the east of the JLR facility and create a more secure boundary along Speke Boulevard in line with section L1 of the National Design Guide.

The wider principle of 3m high fencing across the site and surrounding area is already established through previous permissions on site the designated primary industrial area under saved Policy EC3 of the Knowsley Replacement Unitary Development Plan.

The principle of development is therefore supported on site through the existing presence of 3m high fencing, in addition to both national and local policy ensuring the preservation and enhancement of the natural environment.

DESIGN

The fencing will be of a typical metal palisade design and be 3m in height. The fencing will be in keeping with the existing industrial uses of the area and previous approvals for palisade fencing across the JLR facility.

ECOLOGY

Alongside this application an Arboriculture Impact Assessment has been prepared by Arcadis. This concludes that there is no Tree Preservation orders on site. This assessment summarises that 14 arboriculturally features were recorded within the study area. Some facilitation pruning works will be required to five individual trees and four groups of trees in order to allow for the proposed works. No trees will be removed as a result of these works.

Due to the method of fence installation only requiring minor vegetation removal for individual fence posts (which will be hand dug), and minor branch trimming along the fence line, Biodiversity Net Gain (BNG) is not applicable for this proposal as the de minimis exemption applies – the area of habitat impacted being below 25m² in total. This was calculated as up to 60 fence posts, each with a maximum 0.3 x 0.3m hole being required (but likely to be smaller), therefore the fence posts will impact a *maximum of 5.4m² of habitat*.

HIGHWAYS

The proposed fencing will be set back from Speke Boulevard and below the height of the existing trees. The fencing will not impact the pavement or cycle line on the northbound slip road of Speke Boulevard and will provide a minimal change in appearance for highway users. As a result, the proposal is in line with Policy CS2 of the Knowsley Core Strategy.



Conclusion

This planning justification letter has been prepared in support of a full planning application at the JLR Halewood Plant. This application seeks permission for the installation of a 3m high palisade fence and associated works.

The fence will allow JLR to prevent the existing fly-tipping occurring at the site and will make a positive contribution to the area's appearance and environment. The site is located within a JLR's Industrial allocation and metal palisade fencing will not be out of place in the context of the wider plant facility.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

We look forward to receiving confirmation that the application has been validated. Should you have any queries please do not hesitate to contact me.

Your faithfully,

Daniel Jackson

Director