

Mr K Foster
Knowsley Council
Huyton Library
Civic Way
Huyton
Knowsley
L36 9GD

Date: 25 May 2023

Our ref: 41529/07/RCA/AKn/26631851v1

Dear Kevin

Knowsley Council: Land at Chapel Lane, Widnes: Outline Planning Application

On behalf of our clients, Taylor Wimpey UK Limited [Taylor Wimpey], Lichfields is pleased to submit an application for outline planning permission for the proposed development of up to 350 dwellings on land at Chapel Lane, Widnes.

The proposed development site forms the majority of two allocated sites in the Adopted Halton Delivery and Allocations Local Plan [DALP] (March 2022) for the delivery of up to 432 dwellings.

The proposed development is for:

“Outline planning application (with all matters other than access reserved) (to be determined by Halton Borough Council only) for the development of up to 350 dwellings, public open space, landscaping and associated infrastructure works. Full details for site access arrangements via a new junction on Chapel Lane (to be determined by Knowsley Borough Council only) and emergency access via Sandy Lane (to be determined by Halton Borough Council).”

The outline application was submitted directly to Halton Council on 25th May 2023. The application is cross boundary (as explained in further detail below) and a duplicate planning application has also been submitted separately to Knowsley Borough Council.

A list of submitted drawings and documents to accompany the application are set out within the Drawing and Document Schedule appended to this letter.

The planning application fee for this outline planning application amounts to £28,316 which has been paid by the Applicant via BACS to Halton Council. No fee is payable to Knowsley Council.

Cross Boundary Procedure

The Site is predominantly situated within Halton Borough Council authority area. However, the Chapel Lane highway fronting the Site is adopted public highway

controlled by, and located within, the jurisdiction of Knowsley Borough Council. This is shown on the accompanying Site Location Plan (Dwg. No. 022-009-P002 Rev E).

The proposed development will require highways works along Chapel Lane to facilitate the proposed vehicular access to the site. The required highway works fall within Knowsley Borough Council's administrative boundary and the outline application is therefore cross boundary in nature.

Taylor Wimpey has agreed in advance with the respective Councils the procedure for submission of the application. The submission follows the standard procedure as set out within the Planning Practice Guidance [PPG], for application sites which are situated on land that falls within the boundary of more than one Local Planning Authority [LPA].

The application has been submitted to Halton Borough Council, and a duplicate application also submitted to Knowsley Borough Council separately. Identical applications have therefore been submitted to each LPA, identifying on the submitted plans which part of the site is relevant to each authority.

The scope of determining powers has also been agreed in advance with both LPAs. Knowsley Borough Council will act as the determining authority for the junction design/arrangement on Chapel Lane only, as the highways works associated with the development would fall within its authority area. Halton BC will determine all other outline proposals, including the proposed emergency access via Sandy Lane and will be the principle determining authority. This is clearly identified in the proposed description of development.

We trust the above is clear and the enclosed information allows for the application to be validated and determined at the earliest opportunity. However, please contact me should you require any further information.

Yours sincerely



Andy McLaren
Senior Planner

Chapel Lane, Widnes – Drawing and Document Register

Date 25 May 2023

1.0 Schedule of Plans and Drawings

Drawing Title	Drawing Reference	Final Revision for Issue:
Site Location Plan (1:1250)	022-009-P002	E
Parameters Masterplan	022-009-P004	F
Landscape Strategy Masterplan	526B-19	A
Landscape Strategy Masterplan (with character areas)	526B-19	A
Proposed Ghost Island Arrangement	216175_PD03	F
Proposed Emergency Access	216175_PD07	A
Constraints and Opportunities Plan	022-009-P003	A

2.0 Technical Reports and Documents

Document Title	Document Reference	Final Revision for Issue:
Planning Statement (May 2023)	25814276	-
Application Forms, Notice Forms and Covering Letter	-	-
Draft S106 Heads of Terms	-	-
Statement of Community Involvement (April 2023)	-	-
Design and Access Statement (April 2023)	022_009_001	B
Transport Assessment (May 2023)	-	V4
Travel Plan (May 2023)	-	V03
Flood Risk Assessment (May 2023)	CHA-AJP-ZZ-XX-RP-C-3000	P03
Noise Impact Assessment (April 2023)	P22-159-R01	V4

Document Title	Document Reference	Final Revision for Issue:
Air Quality Assessment (July 2022)	AQ77862	-
Landscape and Visual Impact Assessment (January 2023)	526C	-
Historic Environment Desk-Based Assessment (April 2023)	CR1091_1	2
Preliminary Ecological Appraisal Report (April 2023)	22009	-
Breeding Birds Survey Report (April 2023)	20026	-
Environmental DNA (Edna) Survey Report for Great Crested Newt (April 2023)	-	-
Hedgerow Regulations Assessment Survey Report (April 2023)	20029	-
Water Vole Survey Report (April 2023)	-	-
Update Badger Survey Report (April 2023)	22010	-
Bat Activity Survey Report and Outline Mitigation Strategy (April 2023)	22014	-
Bat Transect & Automated Survey Report (April 2023)	20064	-
Wintering Bird Survey Report (April 2023)	21151	-
Preliminary Arboricultural Assessment (May 2023)	-	-
Sustainability Statement (January 2023)	-	-
Phase 2 Geo-environmental Assessment (January 2023)	13-759-R1	2