

Planning Statement

(Including Affordable Housing & Housing Delivery Statements, and Draft Heads of Terms)

Land at Halsnead Garden Village, Knowsley (Phase 3)

On behalf of Taylor Wimpey UK Limited.

Date: 6th March 2026 | Pegasus Ref: P24-1099_R002v2_MAN_PL_SL_GL



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1. Introduction

1.1. This Planning Statement has been prepared in support of a hybrid application for the erection of up to 190 residential dwellings, at land at Halsnead Garden Village, known as Phase 3 (“the site”). It is submitted by Pegasus Group on behalf of Taylor Wimpey UK Limited.

1.2. The description of development reads as follows:

“Hybrid application for the erection of up to 190 residential dwellings comprising:

Phase 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); and

Phase B – Outline planning application for up to 97 dwellings (with all matters reserved)”

1.3. This Planning Statement draws together the key technical information from the suite of detailed reports submitted with the application and tests the proposals against the relevant planning policies and material considerations in accordance with Section 38(6) of the Planning and Compulsory Purchase Act.

1.4. The site forms part of Halsnead Garden Village, which comprises two adjacent Sustainable Urban Extensions released from the Green Belt and allocated for development in the Knowsley Local Plan Core Strategy (January 2016). Halsnead Garden Village was subsequently identified as one of 14 pilot ‘Garden Villages’ by the government in January 2017, with a Halsnead Garden Village Masterplan SPD adopted in June 2017.

About Taylor Wimpey

1.5. Taylor Wimpey UK Limited is a dedicated housebuilding company with over 129 years of experience and a strong, well-established reputation across the UK. We lead the industry in build quality, design, health and safety, and customer satisfaction, and we are committed to enhancing the environment and supporting the communities in which we build.

1.6. Our vision is to create places where people can live, grow and thrive—neighbourhoods that remain valued for generations. We design and build with care and integrity, ensuring that both our customers and the wider community are central to every decision.

1.7. We focus on delivering developments that function well over the long term, foster a strong sense of place, and provide a balanced mix of uses that support local facilities and transport networks. By responding to local character while encouraging innovation, we create safe, accessible and visually appealing environments through high-quality architecture and landscaping. Our commitment extends to ensuring each development contributes positively to its surroundings, offers opportunities for local people, and meets high standards of environmental, economic and social sustainability as we work towards achieving Net Zero operations by 2045.

The Application Submission

- 1.8. The following documents are submitted in support of the application in accordance with the Local Validation requirements (dated July 2025).
- 1.9. Firstly, the Planning Statement includes the following sections, which are listed as separate validation requirements:
 - Statement of Community Involvement
 - Affordable Housing Statement
 - Housing Delivery Statement
 - Draft Heads of Terms
- 1.10. In addition to this statement the following plans and documents are submitted:
 - Application Forms and Certificates

Plans

- Site Location Plan (1 of 2) (Ref: 1474-RE-O2) prepared by TW (February 2026)
- Site Location Plan inc Phasing (2 of 2) (Ref: 1474-RE-O3) prepared by TW (February 2026)
- Planning Layout B&W (Ref: 1474-PL-O1) prepared by TW/GTD (December 2025)
- Planning Layout Colour (Ref: 1474-PL-O1) prepared by TW/GTD (December 2025)
- Demise Layout Plan (Adoption & Management) (Ref: 1474-DM-O1) prepared by TW/GTD (December 2025)
- Parameters Plan (Ref: 1474-PMP-3-O1c) prepared by TW/GTD (May 2025)
- Materials Layout Plan (Ref: 1474-MT-O1) prepared by TW/GTD (December 2025)
- Surfacing Layout Plan (Ref: 1474-SU-O1) prepared by TW/GTD (December 2025)
- Refuse Strategy Plan (Ref: 1474-RF-O1) prepared by TW/GTD (December 2025)
- Ecological Enhancement Plan (Ref: 1474-ECO-O1) prepared by TW (February 2026)
- Parking Layout Plan (Ref: 1474-PK-O1) prepared by TW/GTD (December 2025)
- Storey Heights Plan (Ref: 1474-SH-O1) prepared by TW/GTD (December 2025)
- EV Charging Strategy Plan (Ref: 1474-EV-O1) prepared by TW/GTD (December 2025)
- Boundary Treatments Plan (Ref: 1474-BT-O1) prepared by TW/GTD (December 2025)
- House Type Pack (Ref: 1474-HT-O1 Version 1.1) prepared by TW (February 2026)

- Indicative Street Scenes (Ref: 1474-SS-01) prepared by TW/GTD (February 2026)
- Build Route Plan (Ref: 1474-BR-03) prepared by TW (January 2026)
- External Works Overall Layout (Ref: TAY132-BET-C-400B) prepared by Betts (20th May 2025)
- External Works Sections (Ref: Y16-100-01) prepared by TW (26th February 2026)
- Infrastructure Delivery / Phasing Plan (Ref: 1474-IPP-01) prepared by TW/GTD (December 2025)
- Street Lighting Plan (Ref: SHD2619-RO) prepared by SHD (20th February 2026)
- Landscape Masterplan (Ref: 1008-O4F) prepared by Randall Thorp (19th December 2025)
- Landscape Proposals (1 of 3) (Ref: 1008-O5D) prepared by Randall Thorp (7th January 2025)
- Landscape Proposal (1 of 3) (Ref: 1008-O6D) prepared by Randall Thorp (7th January 2025)
- Landscape Proposal (1 of 3) (Ref: 1008-O7D) prepared by Randall Thorp (7th January 2025)
- Landscape Strategy Plan (Ref: 1008-O3D) prepared by Randall Thorp (19th December 2025)
- 1.8m Personnel Gate Detail (Ref: SF-19) prepared by TW
- 1.8m close Boarded Screen Fence with Hedgehog Crossing (Ref: SF-47) prepared by TW
- 1.8m High Paladin Mesh Fencing (Ref: SF-48) prepared by TW
- 1.8m Screen Wall (Ref: SW-01) prepared by TW
- 2.0m High Screen Wall (Ref: SW-07) prepared by TW

Documents

- Biodiversity Net Gain Assessment (Ref: 6692_R01_OM) prepared by Tyler Grange (February 2026)
- Biodiversity Net Gain Metric (Ref: v4) prepared by Tyler Grange (18th February 2026)
- Building for Healthy Life Assessment prepared by Shape Urbanism Ltd.
- Design and Access Statement (Ref: 1008 Rev E) prepared by Randall Thorp (February 2026)

- Draft Habitat Management and Monitoring Plan (Ref: 6692_RO2_OM) prepared by Tyler Grange (February 2026)
- Energy Statement prepared by Award Energy (December 2025)
- Environmental Statement prepared by Pegasus Group (dated February 2026) including several other validation documents as individual chapters and appendices as set out below
- Ground Investigation Report (including Coal Mining Risk Assessment) (Ref: 9TAYO55/GI) prepared by Betts Geo (December 2019)
- Health Impact Assessment prepared by Pegasus Group (February 2026)
- Landscape Management and Maintenance Plan by Randall Thorp (February 2026)
- Social Value Strategy prepared by Pegasus Group (February 2026)
- Viability Assessment prepared by Roger Hannah (February 2026)
- Utility Infrastructure Report prepared by TDS (April 2025)

Environmental Statement

1.11. The application is supported by an Environmental Statement (ES) as required within the Masterplan SPD for each phase of the Garden Village. A Scoping Opinion was sought from Knowsley Council on 30th January 2025 with a response provided on 27th March 2025. This confirmed the methodology for assessment and the topics to be assessed as part of the EIA, which are listed below (with supporting reports as appendices also listed):

- Socio Economics (Chapter 5)
- Landscape and Visual (Chapter 6)
- Ecology (Chapter 7)
 - *Ecological Desk Study prepared by TEP (February 2026) (App 7.1)*
 - *Phase 1 Habitat Survey prepared by TEP (February 2026) (App 7.2)*
 - *Amphibian Survey prepared by TEP (February 2026) (App 7.3)*
 - *Bat Survey Report prepared by TEP (January 2026) (App 7.4)*
 - *Arboricultural Impact Assessment prepared by TEP (February 2026) (App 7.5)*
- Cultural Heritage (Chapter 8)
 - *Heritage Statement prepared by Pegasus Group (February 2026) (App 8.1)*
- Transport and Access (Chapter 9)

- *Transport Assessment prepared by BTG Eddisons (February 2026) (App 9.1)*
- *Travel Plan prepared by BTG Eddisons (February 2026) (App 9.2)*
- Air Quality (Chapter 10)
- Noise and Vibration (Chapter 11)
 - *Noise Impact Assessment prepared by Hepworth Acoustics (February 2026) (App 11.1)*
- Water Resource (including Flood Risk and Drainage) (Chapter 12)
 - *Drainage Management Strategy prepared by Betts Hydro (February 2026) (App 12.1)*
 - *Flood Risk Assessment prepared by Betts Hydro (February 2026) (App 12.2)*

1.12. Full details of the Scoping Exercise and all relevant chapters are set out within the ES.

1.13. It is pertinent that whilst the Environmental Statement assesses the overall impacts of the full Phase 3 development of up to 190 homes, the majority of detailed plans and documents relate to the full application element only (Phase 3A for 93 dwellings), with the outline element (Phase 3B for 97 dwellings) only seeking formal approval of the red line plan and parameters plan at this stage, with any other detail only being indicative and to be confirmed at Reserved Matters stage.

Pre-Application Discussions and Public Consultation

1.14. The applicant has undertaken extensive pre-application consultation with officers at Knowsley Council on this scheme, with a formal pre-application meeting taking place on 27th November 2024, with further informal meetings taking place through 2024 and 2025.

1.15. It is pertinent that the pre-application submissions (and ES Scoping) included an additional parcel of land to the north east of Phase 3 which was proposed for further residential dwellings (comprising Phase 2B of the wider Masterplan and proposed for circa 200 dwellings). However the strategy has changed since then and it is now only development in Phase 3 that is being progressed under the current application, and so we focus only on the pre-application responses related to Phase 3 (as we do with the ES Scoping which is still robust as it assessed a higher level of development than is now proposed).

1.16. The key consultation responses in respect of Phase 3 were received in February 2025 summarised below:

- **Principle** – proposed development lies within an allocated Sustainable Urban Extension site allocated for housing under policy SUE1 of the Knowsley Local Plan Core Strategy so the principle of development is acceptable.
- **Highways** – general layout is in line with HGV Masterplan and parking space numbers align with Ensuring a Choice of Travel SPD. Advice on design speeds and traffic calming on different road types within the development. Access required to Big Water car park.

- **Ecology** – Sets out statutory requirements on BNG for individual and phased developments. Supports green corridor to south of site with M62, need to integrate meadow planting and SUDs features. Request for large stand-off with ancient woodland around Big Water to south west of site.
- **Landscape** – Sets out permeable surface area requirements around street trees in verges, that can include soft and hard landscaping. Supports continuing of existing active travel routes and opportunities naturalistic design. Attenuation should be broken up and reduced in size so can be better integrated with landscape features and POS and does not need to be fenced off. Circulation route around POS requested including maintenance access.
- **Public Open Space** – Southern green corridor should be primarily for open space not SUDs so accessibility must be maximised. Visitor access required to Big Water car park. Pumping station to be screened. Maximise visibility and connectivity with Big Water and open space to the west.
- **Arboriculture** – Green corridors to follow Masterplan where possible and to ensure suitable RPAs around trees.
- **Housing Officer** – Viability assessment to be provided if non policy compliant affordable is proposed. Council to decide if on site/ off-site provision is preferred, noting January 2024 committee report confirming that Halsnead Garden Village has already met its on-site requirements in full. Borad support for mix set out, including higher proportion of 4 and 5 beds than the Housing Needs Assessment recommends, as supported by HGV Masterplan.
- **Environmental Health** – Noise assessment required to address M62 noise, and recommended conditions for construction management plan, construction hours and noise mitigation (in line with assessment).
- **Design** – Seek to avoid too much frontage parking. Separation distances with existing Halsnead Park very important and must meet standards, with active interface preferred to backing on. Design Guide compliance required on facing materials, windows, tiles etc. Southern green corridor needs to not be SUDs dominated and must integrate POS and footpaths.
- **MEAS (Ecology, Archaeology)** – Detail on scope required for ecology surveys and BNG assessment, as well as HRA issues/ designated sites (similar to advice provided as part of ES Scoping. Confirmed archaeology can be dealt with via condition for a WSI, rather than an assessment needed for validation. Waste management details need to be provided.

1.17. The layout and proposals were refined through further meetings with planning, highways and LLFA officers through 2025, to address the comments above, with broad agreement reached on the proposed layout and approach.

1.18. In terms of public consultation scope was agreed with Officers. An information leaflet was then sent out to local residents in February 2026, providing an overview of the proposals and background of the site, with details of how to get involved and provide feedback, with additional detail on this process and the feedback received set out in section 4.

Report Structure

1.19. The remainder of this report includes the following sections (with those highlighted comprising standalone validation documents):

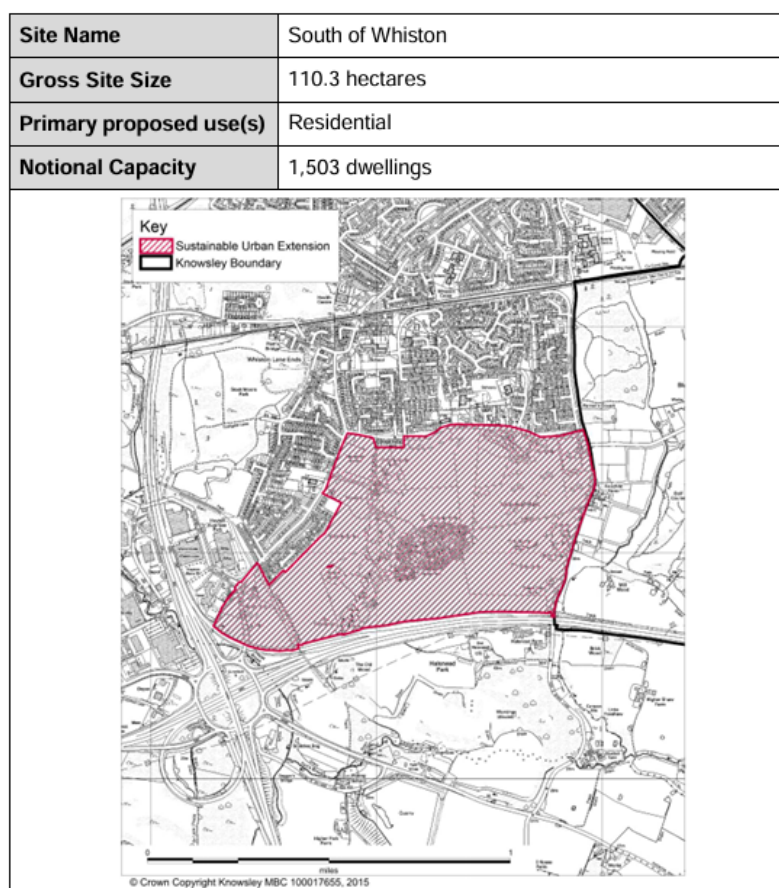
- Section 2 – Strategic Planning Context
- Section 3 – Site & Surroundings
- Section 4 – Statement of Community Involvement
- Section 5 – Development Proposals
- Section 6 – Planning Policy
- Section 7 – Planning Assessment (including Housing Delivery Statement)
- Section 8 – Affordable Housing Statement
- Section 9 – Draft Heads of Terms
- Section 10 – Planning Balance
- Section 11 – Conclusions

2. Strategic Planning Context

South of Whiston and Land South of M62 Sustainable Urban Extension

- 2.1. The 2016 Core Strategy released nine Strategic Urban Extensions from the Green Belt and allocated them for development under Policy SUE1. This included two (sites h and i) which were combined to form the 'South of Whiston and Land South of M62' SUE under policy SUE2c, which was expected to deliver approximately 1,500 homes, 22.5 Ha of employment land and a country park.
- 2.2. The application site falls within the northern 'south of Whiston' parcel of the larger SUE, measuring 110 Ha, which was proposed for residential uses as set out in the allocation profile below (Appendix E of the Local Plan) with a notional capacity of 1,503 dwellings.

Figure 2.1: South of Whiston Allocation Profile (SUEh)



Halsnead Garden Village

- 2.3. The Council then appointed Turley to develop a masterplan for the SUE with consultation taking place through 2016 with the final Halsnead Garden Village Masterplan SPD adopted in June 2017.

- 2.4. The SPD proposes approximately 1,600 homes and at least 22.5ha of employment land, securing in the region of 900 net jobs and £40.5m of net Gross Value Added (GVA) per annum, together with a new Country Park.
- 2.5. The SPD provides a detailed design framework for the site, based on Garden City Principles, along with infrastructure requirements and phasing provisions, with the main illustrative masterplan set out below (with the application site marked on).

Figure 2.2: Halsnead Garden Village Illustrative Masterplan



- 2.6. During the masterplan process, Halsnead Garden Village was identified as one of 14 pilot 'Garden Villages' by the government in January 2017, which raised the site's profile, and gave it access to an initial funding pot of £6m, which was topped up with a further £9m in early 2019, split across the 14 local authorities. This status has also helped the Garden Village secure additional funding from the Liverpool City Region Single Investment Fund, comprising a £12m grant to deliver the various offsite highways improvements required to deliver the wider scheme.

3. The Site and Surrounding

The Application Site

- 3.1. The site comprises approx. 8.7 ha of disused arable fields and is located within the Halsnead Park Estate to the south of Whiston and just north of the M62. Access to the site will be taken from Taylor Wimpey's Phase 2a development which is approved and currently under construction (original application reference 20/00417/FUL, as varied by S73 application 24/00211/FUL).
- 3.2. The site is within the Halsnead Garden Village and is allocated for residential development, as part of the 'Halsnead Fox Bank' character area.
- 3.3. The site is entirely in Flood Zone 1. It is not within an Air Quality Management Area, and there are no other environmental or landscape designations within the site. There are no Public Rights of Ways (PRoWs) within or adjacent to the site, although there are informal paths around Big Water which is used for fishing.
- 3.4. The site is bound to the north by Halsnead Park (a residential 'Park Home'/ Caravan Park), beyond lies a field and the under-construction Land south of Lickers Lane residential scheme (under planning application reference 20/00399/OUT which covers Phase 1b of the Garden Village).
- 3.5. To the east, the Site is bound by the consented and under construction Fox's Bank residential scheme under planning application reference 20/00417/FUL (Phase 2a of the Garden Village), beyond which lies Fox's Bank Lane and Blundell's Hill Golf Club.
- 3.6. The M62 Motorway bounds the south of the site, beyond which lies Symmetry Park.
- 3.7. To the west, the site is bound by an area of woodland (with an associated pond known as 'Big Water'), beyond which lies the consented and under construction land north of M62 motorway residential scheme under planning application reference 18/00283/HYB (Phase 1a of the Garden Village), with Windy Arbor Road and the M62 Motorway further west.

Wider Context

- 3.8. As noted in section 2, the site lies within the Halsnead Garden Village which is allocated in the Core Strategy, and subsequent SPD, for up to 1,600 dwellings, 22.5 Ha of employment land and a country park in two large parcels to the north and south of the M62, totalling 187.5 Ha.
- 3.9. The Garden Village is just south of the urban area of Whiston, with the urban edge approximately 450m north of the site. Whiston is a suburban town within the 'Prescot, Whiston, Cronton and Knowsley Village' area. In retail terms Whiston includes a 'Major Local Centre' and 3 other smaller centres/ parades, which provide a range of shops and services, including 2 primary schools, post office, pharmacy, takeaways, convenience stores and cafes, all within 1.5km of the site. Whiston Hospital is further north, within 2km of the site.

- 3.10. Prescot Town Centre is located approximately 3km north of the site and Huyton Town Centre approximately 3km north west, which are the largest settlements within the area, and include a wider range of employment sites, supermarkets, national retailers etc.
- 3.11. In respect of public transport, Whiston Railway Station located is approximately 1.3 km north of the site with regular services to Liverpool Lime Street, Manchester, Warrington Bank Quay, Crewe and Wigan. The nearest bus stops to the site are along Lickers Lane and Fox's Bank Lane both within 800 m of the site, they provide local bus services connecting the sites to Huyton, Prescot and Broadgreen. Further bus stops located on Windy Arbor Road to the west of the Garden Village and provide services to Liverpool City Centre, Warrington, Prescot and Runcorn. It is therefore considered that the site is accessible by public transport.
- 3.12. The site also has good access to the strategic road network, via the Tarbock Island interchange (which can be accessed to the north and south of the site), which provides routes to south Liverpool, Knowsley and the wider region. Liverpool City Centre is a 20 minute drive and Manchester City Centre a 35 minute drive.
- 3.13. The National Cycle Network (route 56) is located to the north west of Halsnead Park and provides traffic free route from Huyton Quarry to Whiston.
- 3.14. Overall, the site is in a highly sustainable location, as reflected by its allocation, with good local service provision and access to public transport services.

Planning History

- 3.15. There is no substantive planning history on this site, with the site's allocation and subsequent designation as a Garden Village with supporting Masterplan clearly being the primary planning consideration.
- 3.16. In respect of the Garden Village, five residential applications have been determined by the Council:
- **22/00600/FUL – Vistry, Land To The South Of Lickers Lane** – The site measures 3.4 ha within Phase 2c of the Garden Village. A full planning application was submitted which seeks development of 120 dwellings. The application was approved in May 2024.
 - **20/00417/FUL (& 24/00211/FUL) – Taylor Wimpey, Fox's Bank** – The site measures 16.3 ha within Phase 2a of the Garden Village. A full planning application was submitted which seeks development of 350 dwellings and associated landscaping and infrastructure. The application was approved in February 2022, and subsequently varied by application 24/00211/FUL in August 2025.
 - **20/00399/OUT – Clean Sweep Holdings Limited, Land South Of Lickers Lane And Site Of Former Saunder's Nursery** – The site measures 11.6 ha and comprises two parcels of land. One is located to the south of Lickers Lane, within Phase 1b of the Garden Village and was subject to a withdrawn application (18/00660) and one is located east of Windy Arbor Road at the site of the former Saunder's Nursery. An outline application was submitted which seeks permission for up to 277 dwellings

and a retirement apartment up to 100 units. The application was approved in August 2023.

- **18/00283/HYB – Bloor Homes, Windy Arbour Road (referred to as Halsnead West)**
– The site measures 14.5 ha and is located to the south of Whiston immediately north of the M62 motorway, within Phase 1a of the Garden Village, approximately 450m west of the application site. A Hybrid planning application was submitted which seeks full permission for 131 dwelling houses together with associated open space, landscaping and new site access, and outline permission for up to 269 dwelling houses together with associated open space and landscaping. The application was approved in March 2021
- **18/00660 – Stewart Milne, Land South of Lickers Lane** – The site comprises 8 ha and is located to the immediate south of Lickers Lane and the urban area of Whiston, within Phase 1b of the Garden Village and 215 m north west of the application site. A planning application has been submitted which seeks permission for residential development of 197 dwellings together with associated works, roads, footpaths and open space. The application was withdrawn.

3.17. In terms of the employment led area 'Land South of M62 (SUE1i)', Tritax Symmetry achieved hybrid consent for 1 million sq ft of B8 warehousing in March 2022 (Ref: 20/00494/HYB) which is under construction on the main part of the site; with Maro Developments also securing consent for a further unit (Ref: 22/00587/FUL) to the west of the site adjacent to the M62 junction in March 2025. These employment uses are to be integrated with a new Country Park to the east and south of this site, which the Land Trust secured consent for in April 2025 (Ref: 20/00578/FUL).

3.18. It is also pertinent that an application for 88 affordable homes was submitted by Onward Housing south of the M62 (Ref: 25/00617/FUL) in December 2025, which would potentially introduce residential development within the employment-led part of the Garden Village.

4. Statement of Community Involvement

- 4.1. The section sets out the community engagement which has taken place to date to inform residents and stakeholders of the Proposed Development and summarises the responses and feedback received.
- 4.2. The formal consultation took place between **Wednesday 11th February 2026 and Friday 27th February 2026**. To summarise, we have carried out the following engagement:
- A leaflet-drop to local residents to inform residents of the Proposed Development and details of where to provide comments and feedback. Leaflets were issued to a total of 928 addresses, with the catchment/ distribution area agreed in advance with Officers through the pre-app process (included below at Figure 4.1, with purple areas covering those addresses contacted).
 - A consultation website which provides further details of the proposals, the opportunity to provide comments via a dedicated email address.
 - Advanced notice of the leaflet-drop and website was provided to the Council by email on 23rd January 2026.
- 4.3. **Appendix 1** includes a copy of the leaflet and extracts from the consultation website.

Figure 4.1 – Leaflet Distribution Area



- 4.4. The leaflet drop and publicity generated 158 visits to the website and 110 active users, although this has only generated one response to date, which has encouraged access routes to be made available to non-motorised uses including horses, to link in with the wider bridleway network.

- 4.5. In response, we can confirm that opportunities for connectivity for all transport modes, including horses will be explored through the application with planning officers and the local highway authority in accordance with the adopted Masterplan SPD and Design Guide.
- 4.6. This response also noted an issue getting through to the dedicated email inbox during the advertised period, which has now been resolved, with the consultation period extended as a result, with the email inbox to be monitored up to validation to offer the chance for further responses to be submitted and reviewed.

5. Development Proposals

- 5.1. The planning application seeks hybrid planning permission for 190 dwellings across an area of 8.7 ha with the following description of development:

“Hybrid application for the erection of up to 190 residential dwellings comprising:

Phase 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); and

Phase B – Outline planning application for up to 97 dwellings (with all matters reserved)”

- 5.2. In terms of land use:

- **Development parcels** – 190 dwellings over c. 5.8 ha (giving an overall net density of 33 dph), including incidental open space/landscaping, internal road network and parking and supporting infrastructure.
- **Green Infrastructure** – c.2.9 ha including public open space, natural green space, proposed strategic planting, retained vegetation and proposed Sustainable Drainage System/ponds (not including incidental open space within development parcels which is shown on detailed plans which takes total GI to over 3 Ha).

- 5.3. Phase A comprises 100% market housing with no affordable housing proposed either onsite or off-site on viability grounds, based on the findings of the submitted Viability Assessment (with more detail provided in the Affordable Housing Statement section 7). The affordable housing provision for Phase B will seek 25% on site (equating to 24 homes), however this will be subject to viability assessment at Reserved Matters stage, when the detailed mix and associated development costs can be confirmed, in line with the guidance in policy CS15.
- 5.4. Further detail on the design and technical elements of the proposed development are provided within the Design and Access Statement (prepared by Randall Thorp) and the Environmental Statement (Chapter 4), with the key elements and principles summarised below.

Phase A – Full element for 93 dwellings

- 5.5. Phase 3A measures 5.47 Ha and will provide 93 homes in a range of 3, 4 and 5 bedroom sizes across 10 house types, with the detailed mix set out in Figure 5.1 over the page.
- 5.6. The homes will vary in height, with the majority being 2 storey with two house types/ 23 plots being 2.5 storey dwellings (max 9.5m above proposed ground level) and distributed throughout the development to provide header buildings and contrast in the streetscene.
- 5.7. The layout, siting and material treatments of the proposed homes has been largely agreed through the pre-application process in line with the adopted Masterplan SPD and Design Guide.

Figure 5.1 – Proposed Dwelling Mix (Phase 3A)

Dwelling Size	Total no of units	% of Phase 3A
3 bed	54	58%
4 bed	35	38%
5 bed	4	4%
TOTAL	93	

- 5.8. All residential dwellings will have access to private amenity space and associated parking including garages. These will range from spaces around plots as well as integrated and detached, single and double garages. Parking provision aligns with Council standards and is addressed in more detail in the associated Transport Assessment (appended to the ES).
- 5.9. In terms of vehicular access to the site, it is proposed to be taken from Taylor Wimpey's Phase 2a scheme which is approved and currently under construction (planning application reference 20/00417/FUL) adjacent to the east of the site.
- 5.10. The access point will form a loop within the development, from which a hierarchy of other access routes will be taken e.g. smaller streets, lanes, mews and private drives. The layout has also been designed to ensure service vehicles can enter the site, turn and exit in a forward gear.
- 5.11. In terms of green infrastructure, the proposals follow the Masterplan by providing a large green corridor to the south of the site, mirroring Phase 2a and providing connectivity to the wider Garden Village, with a footpath running through it, integrated with two SUDs basins. This green corridor extends around the western side of the site to allow footpath connections to continue and to provide a suitable buffer with the adjacent ancient woodland around Big Water.

Phase B – Outline element for up to 97 dwellings

- 5.12. Phase 3B measures 3.24 Ha will provide up to 97 homes with the mix to be confirmed at Reserved Matters Stage, but expected to broadly reflect that proposed for Phase 3A and align with the wider Masterplan requirement for medium density family homes.
- 5.13. The layout and structure will follow Phase A in accordance with the principles of the Masterplan SPD and Design Guide, as indicated on the submitted parameters plan. Access will be taken from Taylor Wimpey's Phase 2A scheme to the east, and two accesses taken from Phase 3A to the south, whilst provision is also made for a through access to the north west to the car park serving Big Water and Prescot Angling Club.
- 5.14. In terms of green infrastructure, Phase 3b continues the western green buffer and footpath connection, with further green buffers provided along the northern boundary with Halsnead Park to provide suitable separation distances and connectivity to the north, which will be reinforced with new planting and landscaping.

6. Relevant Planning Policy

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2. This section sets out the relevant policies of the statutory Development Plan, and the material considerations of relevance to the determination of this application including supplementary planning documents, national policy and other associated guidance and evidence base documents.

The Development Plan

- 6.3. In the case of Knowsley, the adopted development plan comprises the following documents:
 - Knowsley Local Plan Core Strategy (January 2016);
 - Saved Policies of Knowsley Replacement Unitary Development Plan June 2006; and
 - Mersey and Halton Joint Waste Local Plan July 2013.

Knowsley Local Plan Core Strategy (January 2016)

- 6.4. This Core Strategy was adopted by Knowsley Council on 6th January 2016 and sets out the spatial strategy for Knowsley up to 2028, replacing the strategic policies of the Knowsley UDP which expired in 2016.
- 6.5. Chapter 3 sets out the spatial vision for the Borough, stating that, by 2028, Knowsley Borough will be known for its successful suburban townships that provide a sense of place and community, having sustainable, diverse, more prosperous and healthy populations.
- 6.6. It then lists nine Strategic Objectives designed to achieve the vision, including Objective 2 which aims to promote a well-balanced housing market throughout Knowsley by providing a sufficient quantity and mix of high quality sustainable housing in appropriate locations to meet needs and demand.
- 6.7. Chapter 5 outlines the proposed Spatial Strategy, with Policy CS3 confirming a housing requirement of 8,100 over the plan period (2010–2028) equating to 450 dwellings per annum (dpa). Policies CS1 and CS5 confirm this will be achieved by a focus on development within existing urban areas (Policy CS1 part a) and through the removal of Sustainable Urban Extensions (SUEs) from the Green Belt (Policy CS1 part e & Policy CS5 part 4).
- 6.8. The trajectory at Figure 5.1 suggests that the SUEs will start contributing to supply immediately (2015/2016), with significant contributions from 2017/18 onwards.
- 6.9. Chapter 7 then identifies the SUEs and safeguarded land that have been released from the Green Belt within Policies SUE1 and SUE2.
- 6.10. Policy SUE1 – Sustainable Urban Extension, Safeguarded Land – Identifies the nine sites that have been removed from the Green Belt including '(h) South of Whiston' which the

application site is within (see section 3), and where residential is confirmed as the primary proposed use.

- 6.11. This also includes site '(i) Land south of M62' which is the adjacent land to the south, proposed for employment uses and a country park, and sites h and i combine to form the 'South of Whiston and Land South of M62' SUE under policy SUE2c, which has since been designated as Halsnead Garden Village (see section 2).
- 6.12. Policy SUE2 – Sustainable Urban Extensions Development Principles – sets out the Council's expectations of how the SUEs will be developed, with Part 3 confirming that an SPD will be required for each site to provide a spatial development framework for the site and to confirm infrastructure requirements; whilst Part 4 notes that future development proposals will only be granted permission if they are consistent with a detailed masterplan for the whole SUE.
- 6.13. In the case of the land south of Whiston, the Halsnead Garden Village Masterplan SPD was adopted in June 2017 and includes a development framework, infrastructure requirements and a detailed masterplan for Halsnead, making it a significant material consideration in the determination of this application which is addressed later in this section.
- 6.14. Policy SUE2c Sustainable Urban Extension – South of Whiston and Land South of M62 – confirms that the land north of the M62 is expected to deliver approximately 1,500 units, with the land south of the M62 expected to provide at least 22.5 Ha of logistics, storage and distribution uses (within use Class B8) along with a Country Park.
- 6.15. Part 2 of the policy lists more specific development requirements to be addressed within the associated SPD, which are summarised below:
 - a) Safe and convenient highway access with well-connected internal roads and traffic mitigation;
 - b) Provision for public transport, walking and cycling, and enhancing linkages in wider area;
 - c) Public Open Space within a wider Green Infrastructure Network integrated with existing POS; and
 - d) Key infrastructure and services – including local retail provision and a primary school.
- 6.16. Appendix E of the Core Strategy provides profiles of each of the SUEs including (h) 'South of Whiston' (for which the plan is included at Figure 2.1 of this statement). It confirms that the SUE covers a gross area of 110.3 Ha and has a notional capacity for 1,503 dwellings. It goes on to list the following additional site constraints:
 - the northern fringe also contains existing urban greenspace in the form of outdoor sports provision adjacent to the junctions of Windy Arbor Road/Lickers Lane and a cemetery at the junction of Lickers Lane/Fox's Bank Lane.
 - Local Wildlife Sites 13 (Lickers Lane Wood, Whiston), 14 (Woodland, Sandfield Park, Whiston), 16 (Big Water, Halsnead), 49 (The Old Wood, north, Halsnead) and Local Geological Site 85 (Cronton Mineral Line) are located within the site.

- The northern fringe also contains existing urban greenspace in the form of outdoor sports provision adjacent to the junctions of Windy Arbor Road/Lickers Lane and a cemetery at the junction of Lickers Lane/Fox's Bank Lane.

6.17. Policy CS15 Delivering Affordable Housing – states that the Council will seek 25% affordable on sites identified as SUEs within Policies SUE1 to SUE2c, through in-kind or financial contributions from developers, through an appropriate legal agreement or other mechanism.

6.18. It goes on to state that a lower proportion of affordable housing will be permitted where it is clearly demonstrated that achieving provision at the level set out would render the development not economically viable.

6.19. Other relevant policies within spatial strategy chapter (5) and thematic policies chapters (8–11) are listed below:

- Policy CS2 – Development Principles
- Policy CS7 – Transport Networks;
- Policy CS8 – Green Infrastructure;
- Policy CS15 – Delivering Affordable Housing;
- Policy CS17 – Housing Sizes and Design Standards;
- Policy CS19 – Design Quality and Accessibility in New Development;
- Policy CS20 – Managing the Borough's Historic Environment;
- Policy CS21 – Greenspaces and Trees;
- Policy CS22 – Sustainable and Low Carbon Development;
- Policy CS24 – Managing Flood Risk; and
- Policy CS27 – Planning and Paying for New Infrastructure.

Knowsley Replacement Unitary Development Plan (June 2006)

6.20. Some policies from the UDP 2006 have been saved by the Secretary of State, until they are replaced by future development plans; however with the plan period expiring in 2016, these are no longer up to date and can therefore only be given very limited weight.

6.21. That said, the following policies are considered relevant to the development proposals:

- DQ2 – Security in the Built Environment;
- DQ4 – Trees and Development;
- ENV2 – Noise and Vibrations;

- ENV5 – Contaminated Land;
- T5 – Location of Major Traffic Generating New Development;
- T7 – New Development and Walking and Cycling Routes;
- T8 – Transport Assessments; and
- T9 – Travel Plans.

Merseyside and Halton Joint Waste Local Plan (July 2013)

- 6.22. The Merseyside and Halton Joint Waste Local Plan was formally adopted as part of the Local Plans of six councils in July 2013 (Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral) and covers a plan period up to 2027. It was published before the 2014 National Planning Policy for Waste but is in general conformity and can therefore be given some weight.
- 6.23. The relevant policies that need to be considered in relation to this development are WM8 and WM9. Policy WM8 – ‘Waste Prevention and Resource Management’ requires any development which involves demolition and/or construction to implement measures to achieve the efficient use of resources; whilst Policy WM9 – ‘Sustainable Waste Management Design and Layout for New Development’ seeks to ensure that developers incorporate sustainable waste management principles into their proposals.

Key Material Considerations

- 6.24. The following relevant documents have been adopted by the Council as non-statutory planning documents to inform development proposals:

Halsnead Garden Village Masterplan SPD (June 2017)

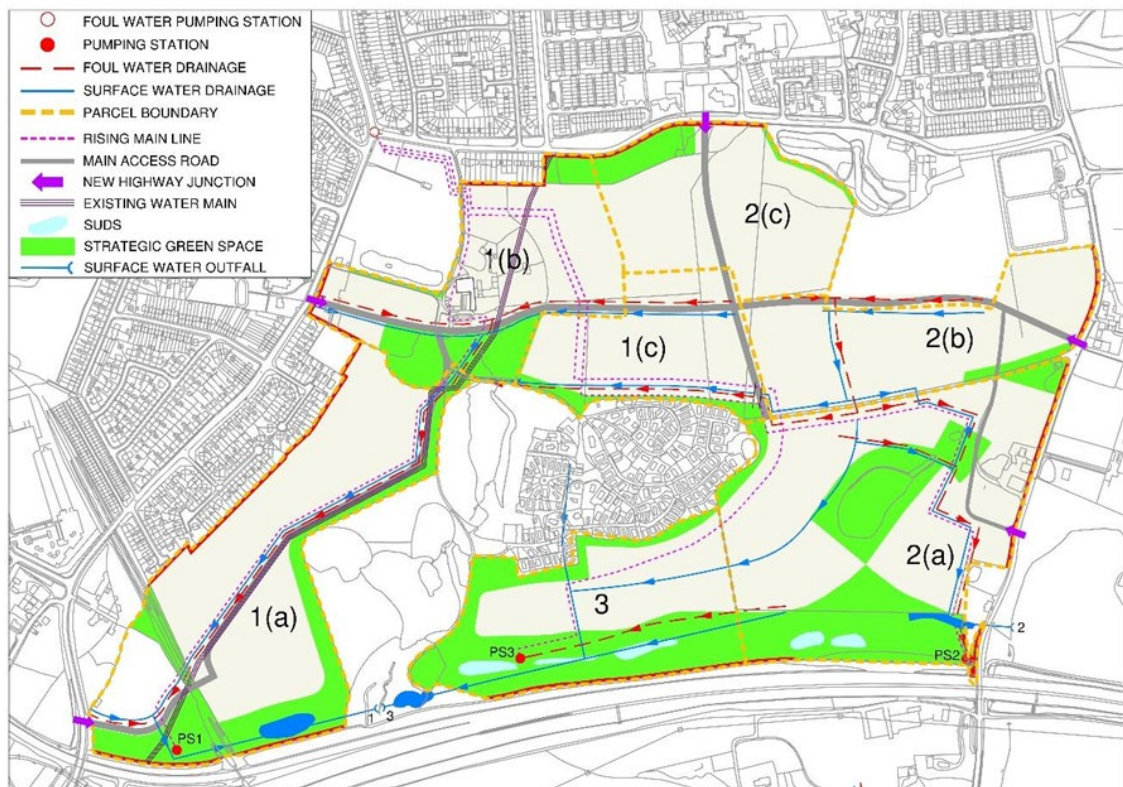
- 6.25. The Halsnead Garden Village Masterplan was adopted by the Council in June 2017, and whilst not part of the statutory development plan, it aligns with the SUE policies within the Core Strategy and is a material consideration.
- 6.26. The Masterplan provides a comprehensive guide to the development at the Land to the South of Whiston and Land South of the M62, now known as Halsnead. It emphasises the need for a high quality residential development for medium density family homes.
- 6.27. The Council requires all planning applications at Halsnead to include supporting information that demonstrates how the proposals would address key requirements HSPD1 – HSPD10:
- HSPD1 – Framework Masterplan
 - HSPD2 – Land use and amount
 - HSPD3 – Residential development
 - HSPD4 – Employment development
 - HSPD5 – Primary education

- HSPD6 – Accessed and movement
- HSPD7 – Strategic Utilities
- HSPD8 – Connected green infrastructure
- HSPD9 – Diverse Public Open Space
- HSPD10 – Open space tiers

6.28. The document also provides some guidance on the Masterplanning in section 7, which includes a specific section on the application site, referred to as Character Area 3: Halsnead Fox Bank. It must be noted that this guidance is strategic in nature, with the aim of coordinating development across the site through common, key principles, and as such should not be viewed as a fixed plan or rigid design code.

6.29. Section 8 of the Masterplan SPD sets out the Implementation and Delivery Strategy for Halsnead in response to policies SUE2 and SUE2c of the Core Strategy, with Figure 8.1 showing a schematic plan of the proposed infrastructure network and phasing detail, with the application site included within parcel 3.

Figure 5.1: Halsnead Infrastructure and Phasing Plan (Fig 8.1 from SPD)



6.30. The current application comprises the entirety of Phase 3. It should be noted that these phased parcels are indicative and don't reflect actual land ownerships, nor are they intended to artificially hold up development on any part of the site.

6.31. The Masterplan SPD also includes a proposed 'roof tax' which was set at £14,123 per dwelling, with breakdown for individual items is also included at paragraphs 8.42 to 8.53 of the Masterplan SPD, covering the following areas:

- Education
- Health
- Strategic Green Infrastructure (Tier 1)
- Off-Site Highways

6.32. Subsequent discussions have also confirmed that the off-site highways element does not cover the site access roundabout for the application site,

6.33. This roof tax was revised down to £11,529 per plot in 2019 due to changes to costs/ indexing, and due to the fact that some of the off-site highways infrastructure is being funded directly by the Liverpool City Region (see section 2) via their Single Investment Fund (SIF). This was then revised further in February 2025 with the total requested figure now at £12,142 per plot.

6.34. A full cost breakdown of this and comparison to the 2017 figures is provided at Appendix 2 and this is addressed in more detail in the supporting Viability Assessment.

Halsnead Garden Village Design and Local Distinctiveness Guide (July 2020)

6.35. This document provides parameters for the development of Halsnead Garden Village in Knowsley and it will assist all parties involved in its delivery including developers, designers and planners, to secure the objectives of the development.

National Planning Policy Framework (December 2024)

6.36. The NPPF outlines the key national planning policies in relation to the determination of planning applications. As outlined in paragraph 2 of the 2024 NPPF, the Framework is a material consideration in planning decisions.

6.37. Paragraph 8 confirms that in order to achieve sustainable development, the planning system has three overarching objectives that need to be pursued. These objectives are as follows:

- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- **An environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.38. A key element of the NPPF (as outlined at paragraph 11) confirms that local planning authorities should apply the **presumption in favour of sustainable development**. For decision taking this means:

“approving development proposals that accord with an up-to-date development plan without delay”; or:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

6.39. The NPPF sets out a series of key aims and objectives of the planning system, the most relevant of which we paraphrase below.

Viability

6.40. Paragraph 59 states that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.

Delivering a sufficient supply of homes

6.41. Paragraph 61 of the Framework confirms the Government’s continued objective to significantly boost the supply of housing. It is also reiterated that it is important that a sufficient amount and variety of land can come forward where it is needed.

6.42. Paragraph 78 outlines that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum five years’ worth of housing against their housing requirement set out in adopted strategic policies.

Promoting healthy and safe communities

6.43. Paragraph 96 notes how planning decisions should aim to achieve healthy, inclusive and safe places, through provisions such as site layouts encouraging walking and cycling and ensuring that crime and disorder and the fear of crime do not undermine the quality of life or community cohesion.

Promoting sustainable transport

- 6.44. Paragraph 116 states the following in relation to the determination of planning applications:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.”

- 6.45. Paragraph 117 notes how applications for development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use.
- 6.46. Paragraph 118 notes how all developments that generate significant amounts of movement should be supported by a Transport Assessment or Transport Statement.

Achieving well-designed places

- 6.47. Paragraph 131 explains how good design is a key aspect of sustainable development and that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the development process should achieve.
- 6.48. Paragraph 135 notes how planning decisions should ensure that developments are visually attractive as a result of good layout, are sympathetic to local character and history and should establish or maintain a strong sense of place. It should also be ensured development will function well and add to the overall quality of the area.
- 6.49. Paragraph 136 highlights the valuable role that trees play in enhancing the character and quality of urban environments. Planning decisions should promote the integration of green infrastructure in new developments. Applicants and local planning authorities are encouraged to collaborate with highway and tree officers to ensure appropriate planting strategies that align with infrastructure standards and accommodate the needs of all users.

Conserving and enhancing the natural environment

- 6.50. Paragraph 187 notes how planning decisions should contribute to and enhance the natural and local environment. This can be achieved by a number of measures, including minimising impacts on and providing net gains for biodiversity.
- 6.51. Paragraph 198 states that planning decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment.

Other Relevant SPDs

- 6.52. In addition to the Halsnead Masterplan SPD, the following SPDS are also considered relevant to the proposed development:

Ensuring a Choice of Travel SPD (2010)

- 6.53. The Ensuring a Choice of Travel SPD was adopted to support and supplement the UDP transport policies. The document is used to assess planning applications in relation to transport requirements and ensure access to new development by a choice of transport modes, and its requirements are addressed in more detail in the accompanying Transport Assessment and Travel Plan.
- 6.54. Appendix A of the SPD sets out the (maximum) parking standards for C3 residential development, with an extract shown below:

Figure 5.2: Parking Standards

Class	Broad Land Use	Specific Land Use		Town Centre (Maximum)	District and Local Centre (Maximum)	Other Areas (Maximum)	Disabled Parking		Bicycles (Minimum)	Motorcycles (Minimum)	Coaches Parking (Minimum)	Coaches Drop Off (Minimum)	Comments
				All areas are Gross Floor Area unless otherwise stated	Up to 200 bays (Minimum)	Over 200 bays (Minimum)	All areas are Gross Floor Area unless otherwise stated						
C3	Dwelling houses	Bed-rooms per dwelling	1	0.5 to 1 spaces	1 spaces	1 spaces	Negotiated on a case by case basis	Negotiated on a case by case basis	1 (allocated) 1 (communal)	-	-	-	Cycle parking need not be provided if garages are available.
			2 - 3	1.5 spaces	2 spaces	2 spaces			2 (allocated) 1 (communal)	-	-	-	
			4 +	2 spaces	3 spaces	3 spaces			4 (allocated) 2 (communal)	-	-	-	

Design Quality in New Development SPD (January 2016)

- 6.55. The Design Quality in New Development SPD supplements the design policies in the Core Strategy. The document provides guidance relating to building placement, density and form, accessibility, landscaping, public open space, sustainable design, minimising crime, and preserving the built heritage. The layout has been prepared with the guidance in mind.

New Residential Development SPD (Updated June 2018)

- 6.56. The New Residential Development SPD was initially adopted in January 2016 to supplement the design and housing policies in the Core Strategy. The document includes guidance relating to integration with existing development, defining the residential mix, layout and access, parking requirements, property security, public realm, waste management and adaptability to climate change.
- 6.57. The document was updated in September 2018 in relation of electric vehicle charging points with a requirement under Policy B.6a for residential developments to provide one electric charging point for every dwelling with a regular parking space.

Developer Contributions SPD (June 2016)

- 6.58. This SPD provides detailed guidance on how developer contributions will be calculated and secured in Knowsley. This guidance seeks to provide greater certainty at the earliest stages of the planning process so that the cost implications of developer contributions can be fully considered. The Halsnead Masterplan SPD has been prepared in line with this guidance and contains a standalone contribution in the form of a 'roof tax' which is addressed above.

- 6.59. This SPD does include general standards for greenspace and sports provision, which is also set out in Policy CS21 of the Core Strategy and these standards are attached at Appendix 3 and addressed in section 6 of this report.

Trees and Development SPD (June 2016)

- 6.60. This SPD was adopted in June 2016 and provides best practice guidance for incorporating trees and landscaping into new development. The document also sets standards for developments affecting existing trees, woodland and other vegetation.

Adding Social Value to Development: Employment and Skills SPD (September 2018)

- 6.61. This document was adopted to help the Council capture additional economic, social and environmental benefits from major developments for the benefit of the local area.
- 6.62. It requires application to provide Social Value Strategies alongside applications which seek to maximise employment and training of local people during the construction phase and in the completed development, helping to develop the resident workforce skills, creating a route to employment for local people, and addressing a national shortage in construction skills.

Other Relevant Evidence Base Documents

- 6.63. The following evidence-based documents are considered relevant to the proposals providing context on existing levels of housing delivery in Knowsley.

Strategic Housing Land Availability Assessment 2024 Update (Base date of 1 April 2024)

- 6.64. Knowsley Council's 2024 SHLAA provides an updated assessment of the borough's housing land supply as of 1 April 2024. This document forms a critical part of the Local Plan evidence base, ensuring that sufficient land is identified to meet housing needs in accordance with the National Planning Policy Framework (NPPF).
- 6.65. The assessment identifies a total potential housing supply of **5,430 dwellings** over the 15-year period to 2039, comprising:
- 386 dwellings from existing planning permissions,
 - 2,352 dwellings from Local Plan allocations,
 - 2,542 dwellings from SHLAA-assessed sites, and
 - 150 dwellings from a small sites allowance.
- 6.66. The borough's five-year housing requirement is 2,055 dwellings (2024–2029). The SHLAA identifies a deliverable supply of 2,958 dwellings, equating to a 7.2 years' supply, exceeding the minimum requirement and demonstrating a robust land position.
- 6.67. A "Call for Sites" exercise held in May–June 2024 resulted in 16 submissions. Six sites were deemed suitable and included in the SHLAA, while ten were excluded due to constraints such as Green Belt designation. The update also reflects changes in site status, including completions and removals.

- 6.68. A small sites allowance of 10 dwellings per annum is included, based on historic delivery.
- 6.69. A windfall allowance is not included in the supply calculation due to historically low delivery rates (average 19 dwellings per annum).
- 6.70. Knowsley has significantly exceeded its housing delivery targets over the past three years, achieving a Housing Delivery Test score of 372%, reflecting strong performance in meeting housing needs.
- 6.71. The site was included under the reference of "Land at Home Farm Road, Knowsley" and is identified as 'safeguarded land' in Policy SUE1 of the Knowsley Local Plan Core Strategy; however it was not fully assessed as the SHLAA focussed on sites within the urban area.
- 6.72. The Council have updated the SHLAA to a 2025 base date but have yet to formally publish this, but have confirmed that they believe they can demonstrate a five year housing land supply based on the latest standard method figure.

Knowsley Local Plan Monitoring Report 2023–2024:

Housing Land Availability

- 6.73. The 2024 Strategic Housing Land Availability Assessment (SHLAA) identifies land for 5,430 homes. Of these, 2,958 homes are considered 'risk assessed' and deliverable within the next five years (2024–2029).

Housing Completions

- 6.74. In 2023–24, a total of 962 new homes were completed, exceeding the Local Plan's annual target of 450 dwellings. 504 of these were affordable homes, representing over 50% of completions. After accounting for losses, net completions were 729, resulting in a net surplus of 279 homes above the annual target.

Homes Lost

- 6.75. A total of 257 homes were demolished, and 5 homes were lost due to change of use. 29 homes were gained through conversions, resulting in a net loss of 233 homes.

Empty Homes

- 6.76. There were 1,628 empty homes recorded.

Table 5.1: Housing Completions by Area (2023–24)

Area	Completions
Huyton	190
Kirkby	126
Halewood	287
Prescot, Whiston, Cronton, Knowsley Village	359

Emerging Planning Policy

Housing Delivery SPD

- 6.77. In line with the government's March 2025 consultation on housing delivery reform, applicants are now expected to submit a Housing Delivery Statement as part of the planning process. This statement must include a detailed housing trajectory, outlining projected delivery rates over the plan period. The trajectory should demonstrate how proposed developments will contribute to meeting local and national housing targets, including evidence of site phasing, delivery timelines, and alignment with five-year housing land supply requirements. This approach aims to enhance transparency, ensure accountability, and support the timely provision of housing in areas of identified need.
- 6.78. The Council is currently in the process of preparing a new Housing Delivery Supplementary Planning Document (SPD), which we understand will include more guidance around what Housing Delivery Statements should contain.
- 6.79. According to the published timetable, adoption of the SPD was scheduled for June 2025. However, at the time of writing this report, the document has not yet been published for consultation and therefore carries no weight.

Emerging Local Plan

- 6.80. In March 2025, Knowsley Council published an updated Local Development Scheme (LDS) setting out the timetable for a new Local Plan, as required by government alongside the publication of the updated NPPF in December 2024 and revised standard method for calculating housing requirements.
- 6.81. The revised standard method has led to significant increases in housing requirements across the country, rendering a large proportion of Local Plans out of date and requiring those local authorities to progress new plans to meet these increasing needs.
- 6.82. In the case of Knowsley, the new standard method housing requirement was 600 dpa (and has since increased to 608 under the latest 2024 affordability ratios and stock data). This is nearly 2.5 times the previous standard method figure of 255, and a 33% uplift on their last adopted requirement of 450 dpa, which significantly impacts the Council's housing land supply position.
- 6.83. In respect of timetable the LDS suggests that work is unlikely to begin before October 2025, to allow time to review emerging government guidance on the new plan making system:

"The timetable for the production of a new Local Plan will be directly related to the finalised legislation, further updates to national planning policy and associated practice guidance. This is expected to emerge throughout 2025 but leaves the Council currently unable to fully establish a precise project structure and detailed programme for the project. Nevertheless, the Government have said that the new plan making system will take effect in Summer/Autumn 2025; the earliest practicable start date for a new local plan would therefore be October 2025. However this date is subject to change when more information becomes available."

- 6.84. Further guidance on local plan making and was included within a new draft NPPF was published for consultation in December 2025 (see below), but we understand that limited progress has been made to date.
- 6.85. These new plans are supposed to target adoption within 30 months which would suggest an earliest adoption date of April 2028, which would dovetail with the expiry of the adopted plan (March 2028), albeit this is considered extremely optimistic given limited progress made to date.

Liverpool City Region Spatial Development Strategy (LCR SDS)

- 6.86. The Combined Authority of the Liverpool City is currently working on a Spatial Development Strategy (SDS) in partnership with each the constituent Local Authorities. These are Knowsley, Halton, Liverpool, Wirral, St Helens and Sefton.
- 6.87. Once adopted the SDS will form part of the development plan for the Liverpool City Region. This LDS does not need to set out the timescales for the preparation of the SDS as that is a matter for the Combined Authority. However, progress on the SDS will have a bearing on the production of a new local plan as it will provide strategic policies that will form part of Knowsley's development plan.

National Planning Policy Framework (December 2025 Consultation Draft)

- 6.88. A new draft NPPF is currently out for consultation until 10th March 2026, alongside a range of other proposed reforms, but can only be given very limited weight given its draft status.
- 6.89. In summary, the changes proposed in draft NPPF are more around format than content, moving towards a more policy based approach and to separate out plan making and decision making elements more clearly to provide more certainty to plan makers and the development industry.
- 6.90. It is considered to have limited implications on the current application given the sites existing allocation status.

7. Planning Assessment

7.1. This section assesses the proposal against adopted local and national planning policy, as well as other key planning matters including:

- Principle of Development (including Housing Delivery Statement);
- Design (Conformity with Masterplan SPD and Design Guide);
- Landscape and Visual Impact (ES Chapter 6);
- Ecology, Trees (ES Chapter 7);
- Heritage (ES Chapter 8);
- Highways (ES Chapter 9);
- Air Quality (ES Chapter 10);
- Noise (ES Chapter 11);
- Flood Risk & Drainage (ES Chapter 12);
- Ground Conditions
- Energy and Sustainability
- Utilities
- Social Value
- Developer Contributions.

7.2. We address the above issues in the following sections, which should be read alongside the relevant ES chapters as noted above.

Principle of Development

7.3. The principle of development is established by the site's removal from the Green Belt and allocation for residential development in the Core Strategy in January 2016 (under policies SUE1-2c), its subsequent identification as a Garden Village and the adoption of the Halsnead Garden Village Masterplan SPD in June 2017.

7.4. This also aligns with paragraph 15 of the NPPF as it comprises plan-led development, and paragraph 77 which acknowledges that the supply of large numbers of homes can often best be achieved through larger scale developments such as significant extensions to existing settlements.

7.5. The provision of 190 dwellings will boost the supply of housing in Knowsley in line with the NPPF and can also make a contribution within the next 5 years.

- 7.6. The provision of family housing is a significant benefit, helping to re-balance the housing stock and provide a choice and range of housing in line with Policies CS1, SUE2c and Strategic Objective 2 of the Core Strategy.
- 7.7. That said, it is acknowledged that the proposed development must comply with other requirements set out in Policies CS2, SUE2 and SUE2c of the Core Strategy and the detailed design Masterplan SPD. This includes matters such as design, climate change and sustainability, accessibility, heritage, public open space, biodiversity, and infrastructure (amongst others). These matters are discussed in further detail in the remaining parts of this section.

Phasing

- 7.8. Part 4 of Policy SUE2 states that proposals within each of the SUE's will only be granted planning permission where they are consistent with a masterplan for the whole SUE which is approved by the Council, which in this case has happened with the adoption of the Masterplan SPD.
- 7.9. However, it is evident that this policy does not require the submission of one single planning application for each SUE, as this is clearly impractical, given the fact that sites of this scale are generally within multiple ownerships, it would also significantly delay delivery and compromise the Council's trajectory.
- 7.10. Instead, development will be delivered in phases through the submission of multiple applications and this is acknowledged within the Masterplan SPD which splits the site into 7 Phases (1a-c, 2a-c and 3), with applications on Phases 1a, 1b, 2a and 2c having been approved already (see planning history in section 3).
- 7.11. That said, these phased parcels are indicative and don't reflect actual land ownerships, albeit the current application does comprise the entirety of Phase 3 (thus ensuring comprehensive development); nor are they intended to artificially hold up development on any part of the site, and therefore there is no reason why these phases can't come forward simultaneously or out of order.
- 7.12. We now move onto more detailed matters of housing land supply and delivery.

Housing Delivery Statement

- 7.13. The Council's updated validation requirements that were adopted in July 2025, set out the following requirements for a Housing Delivery Statement:
- "Full details of how the proposed development will demonstrate in helping the Council to meet its housing supply requirements. This shall include a timetable for implementing the development, proposed build out rates, evidence of agreement with landowners, and a sustainability appraisal to demonstrate the suitability of the site for development, explanation of how the development will meet the 'Golden Rules'".*
- 7.14. There is mention of a Housing Delivery Pro Forma as well but this is yet to be published, so we reserve the right to address this through the determination process as required.
- 7.15. It is noted these requirements are not adopted yet, and therefore cannot be given full weight, however we seek to address these requirements in full below.

- 7.16. In terms of a **timetable for implementation**, an indicative trajectory is set out below including proposed build out rates, based on the site circumstances, Taylor Wimpey's experience with the existing Phase 2a site that is under construction, and their knowledge of the wider local market, where they have multiple outlets.

Figure 7.1 – Indicative Trajectory

Year	26/27	27/28	28/29	29/30	30/31	31/32	TOTAL
Phase 3A completions		40	40	13			93
Phase 3B completions				27	40	30	97
TOTAL COMPLETIONS		40	40	40	40	30	190

- 7.17. This is based on achieving hybrid consent in Summer 2026, with Taylor Wimpey discharging conditions and starting on site on Phase 3A by end of 2026, to allow first completions in Spring 2027, early in the 2027/2028 year.
- 7.18. In terms of delivery rates, an annual rate of 40 dpa is considered reasonable based on current market evidence. This would see Phase 3A completed by Summer 2029, when it is assumed Phase 3B would be in a position to continue delivery at the same overall rate, as would have had a period of 3 years to submit a Reserved Matters application, discharge associated conditions and start on site. As such this would see 13 completions on Phase 3A within the 2029/30 year and 27 on Phase 3B, with Phase 3B completing by late 2031 (late in the 2031/2032 year).
- 7.19. Overall, this comprises a 6-year delivery programme which is standard for a development of this scale on an allocated site, where there has been positive pre-application engagement with the local authority as there has here. Accordingly the site will make a contribution to both the existing plan period to 2028 and the emerging plan period beyond that (2028-2043 or equivalent). The site will also make a significant contribution to the Council's five year housing land supply, with 160 dwellings anticipated across the 5-year period 2026 to 2031.
- 7.20. In terms of **landowner agreement** and site availability, Taylor Wimpey are the freehold owner of Phase 3A (the full application element) confirming this is available for immediate delivery as per the trajectory above; whilst Phase 3B (the outline application element) has a willing landowner with the realistic prospect of delivery in line with the trajectory above.
- 7.21. As such, there are no legal constraints or ownership impediments which would prevent the land from coming forward for development and it must be regarded as available.
- 7.22. In respect of providing a **sustainability appraisal to demonstrate suitability**, this is addressed through the remaining matters in this planning assessment section (heritage, landscape, ecology, transport and accessibility, drainage etc), which confirm that there no physical or technical constraints preventing development of this site, therefore demonstrating it is suitable in accordance with the NPPF and NPPG. We would also reiterate that the site has already been through a sustainability appraisal and Green Belt Review process within the adopted plan where it was considered suitable for development (as per the adopted Core Strategy and evidence base).

5 Year Housing Land Supply

- 7.23. In respect of the current five year housing land supply position (5YHLS) in Knowsley, the last published data comes from the 2024 SHLAA and suggests a deliverable 5 year supply of 2,958 against a requirement of 2,055 (which was a hybrid of the adopted Local Plan requirement of 450 and the pre- December2024 standard method figure of 255), equating to **7.2 years supply**.

Figure 7.2 – Knowsley 5 Year Housing Land Supply

5YHLS POSITION 2024/2025	Hybrid of adopted and previous SM (Calcs from 2024 SHLAA)	Previous SM (2024 SHLAA supply)	New 2025 SM (2024 SHLAA supply)	New Dec 2024 SM (2025 SHLAA supply)	New 2025 SM (2025 SHLAA supply)
Annual requirement	450 / 255	255	608	600	608
5 year requirement	2,055	1,275	3,040	3,000	3,040
5 year requirement + 5% buffer	2,055	1,339	3,192	3,150	3,192
Total claimed supply (2024)	2,958	2,958	2,958	3,176	3,176
5YHLS 5%	7.20	11.05	4.63	5.04	4.97
SURPLUS (-) / SHORTFALL 5%	-903	-1,619	234	-26	16

- 7.24. However, if the new standard method housing requirement of 608 dpa is applied (which has increased from the initial revised figure of 600 dpa in December 2024 calculations due to updated 2024 affordability ratios and stock data being published in early 2025), this figure instantly reduces to **4.63 years**.
- 7.25. As noted in Section 6, the Council have updated their SHLAA to a 2025 base date, but have yet to fully publish this; however they have confirmed that they believe they can demonstrate a five year housing land supply which we understand is based on the December 2024 standard method figure of 600 dpa and a claimed supply of 3,176 (up by 7.3% from the 2024 figure of 2,958) equating to **5.04 years supply** / a 26 dwelling surplus.
- 7.26. However, if the up to date requirement figure of 608 dpa is used then this figure drops to **4.97 years** and a 16 dwelling shortfall.
- 7.27. As such, it is our view that the Council cannot currently demonstrate a 5 year housing land supply based on their own claimed supply figures, regardless of whether the 2024 or 2025 SHLAA base is used.
- 7.28. Accordingly, the tilted balance is engaged as per NPPF paragraph 11d (and footnote 8) and means that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.29. We reserve the right to make further comment/ rerun our calculations once the 2025 SHLAA is formally published, including more detailed analysis of the Council's claimed supply (in terms of deliverability and trajectory of individual sites).

Principle of Development Summary

- 7.30. This sub-section has confirmed that this hybrid application for up to 190 homes is entirely appropriate for this site, given its allocation within the 2016 Knowsley Core Strategy.
- 7.31. What's more, it is our view that Knowsley cannot demonstrate a 5-year housing land supply, meaning the tilted balance is engaged, with significant weight given to housing supply benefits the proposals will deliver.
- 7.32. The principle of residential development is therefore firmly established on this site.

Design

- 7.33. The design of the scheme is addressed in more detail in the associated Design and Access Statement, prepared by Randall Thorp.
- 7.34. The proposals have been developed in line with the general design principles from the Core Strategy (Policies CS2, CS17 and CS19) and the more detailed design framework provided in the Masterplan SPD. This has been supplemented by pre-application meetings and discussions with Officers.
- 7.35. As the scheme has evolved and more detailed technical work has been carried out, we have had to make some changes which constitute minor departures from the adopted masterplan, to mitigate various detailed technical issues. Development has pushed slightly further south into the M62 environmental corridor adjacent to the M62, which is required for land assembly/ deliverability purposes. This has been assessed for noise and air purposes and considered acceptable, as it is the development frontage here which provides the noise buffer (rather than the separation distance). This was the case for Phase 2a design and was accepted by the Council.
- 7.36. The proposed mix of 3, 4 and 5 bedroom houses meets the definition of low to medium density family homes. These are provided in a mix of typologies including detached, semi-detached homes and townhouses, with design features that reference the local vernacular.
- 7.37. Most dwellings will be two storey to sit well within the wider context, however some will be 2.5 storeys, which have been distributed across the site to add variety to the roofscape and avoid a homogenous development.

Landscape and Visual Impact

- 7.38. The Landscape and Visual Impact Assessment and associated ES chapter prepared by Randall Thorp notes that landscape character of the site is defined as the 'Urban Fringe Parkland' Landscape Character Type and the 'Halsnead Estate' Character Area.
- 7.39. The site is not subject of any landscape designations. The site is well contained by existing and under construction residential development. With no public access to the site, potential effects on views are confined to footpaths around Big Water, routes within Halsnead Park, and views experienced by motorists on the M62.
- 7.40. There will be a minor or negligible landscape and visual effect on landscape upon completion and maturity of the proposed development, including retained trees, landscape

buffers, peripheral planting, and internal green infrastructure. The proposals will integrate with the surrounding context and support local landscape enhancement, with the detailed landscape planting and species mix reflecting the detailed guidance within the Masterplan SPD and Design Guide.

- 7.41. The development would not result in any significant adverse landscape and visual impacts. As such, the proposed development is entirely acceptable in landscape terms.

Ecology, Trees and Biodiversity

- 7.42. The Ecological Assessments and associated ES chapter prepared by TEP confirms:

- No priority habitats hedgerows, ponds, arable field margins within the site
- The onsite ponds were assessed to have poor to good suitability for great crested newts. eDNA results confirmed that all ponds were negative for great crested newts.
- No signs of badger were recorded on site or within the vicinity of the woodland.
- Two trees on site were assessed to have PRF-M potential to support roosting bats.
- No wintering wader or wildfowl which are qualifying features of the Mersey Estuary SPA or Mersey Estuary Ramsar were recorded during the wintering bird assessment and the Site is considered to be sub-optimal for wintering birds.
- Impacts on protected wildlife sites within the wider area can be mitigated.

- 7.43. In terms of mitigation, existing habitats including broad-leaved semi-natural woodland and trees are retained with appropriate landscaping. A 15 m buffer from the Old Wood North is included within the proposed plans. This will ensure no development takes place within close proximity to the protected habitats.

- 7.44. Habitat creation forms part of the design of the Proposed Development. This includes provision of native shrub and tree planting, wildflower meadow grassland planting and provision of attenuation ponds with permanent standing water and marginal vegetation planting.

- 7.45. An Arboricultural Impact Assessment, also prepared by TEP, identifies 8 individual trees; 7 groups of trees; 1 woodland compartment; and 2 hedges within influencing distance of the application site. The layout that would be determined in detail by this application would necessitate the removal of part of a single tree group.

- 7.46. With regards to the outline element, a detailed layout will be developed which would retain the majority of existing tree cover and woodland character. An Arboricultural Impact Assessment will be secured via planning condition, and a scheme of new planting will be provided.

- 7.47. In respect of Biodiversity net gain, the submitted metric for the Phase 3A full element confirms that a 10% net gain can be achieved on site (comprising +1.87 habitat biodiversity units equating to +10.01% gain, and + 2.65 hedgerow units equating to a +109.37% gain). Phase 3B will also seek to provide a 10% net gain on site in line with biodiversity hierarchy with a detailed scheme to be provided at Reserved Matters stage.

- 7.48. Therefore, there are no ecological or arboricultural constraints preventing the development of the site subject to the mitigation measures, that can be agreed through the determination of the application and conditioned as required. As such the proposals accord with Policies CS2, CS8, CS19 and CS21 of the Core Strategy aims to sustain and promote biodiversity, requirements HSPD8 and HSPD9 of the Masterplan SPD.

Heritage

- 7.49. The Heritage Assessment, and associated ES chapter, prepared by GHC Archaeology & Heritage Ltd, has established that there are two Grade II listed buildings, the Barn at Snape Gate (1253250) and Old Halsnead (1261787) that are relevant to the consideration of the development. 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.
- 7.50. 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 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 allocation.
- 7.51. The development proposals are therefore acceptable from a heritage perspective in accordance with Core Strategy policy CS20.

Highways

- 7.52. The proposed development provides a number of opportunities for walking and cycling and is accessible in respect of public transport, with Sustainable travel encouraged and managed through the submitted Travel Plan.
- 7.53. Vehicle access will be taken via an extension to the spine road from Taylor Wimpey's Phase 2a development which connects to Fox's Bank Lane.
- 7.54. The forward visibility throughout the site, from the Phase 1 development, complies with the forward visibility splay requirements for a 20mph estate road, as specified in Manual for Streets (MfS).
- 7.55. The submitted Transport Assessment, prepared by Eddisons, demonstrates that the traffic impact of the proposals would not be severe. The 2024 survey data have been used to assess the highway impacts during construction and operation. A series of off-site highways works have already been carried out to key surrounding junctions as part of the wider Garden Village development, in line with the requirements set out in the Masterplan SPD¹. It is considered that, following mitigations, the highways impact will not be significant and the junctions are able to accommodate the development proposal.
- 7.56. Accordingly, the proposed development is entirely acceptable from a highway's perspective, in accordance with Policies CS2 and CS7 of the Core Strategy.

¹ With £12 million in funding from the Liverpool City Region's Single Investment Fund (SIF) back in 2020.

Air Quality

- 7.57. The ES chapter relating to Air Quality prepared by SLR has confirmed that whilst the M62 is a source of air pollution, with some risk from dust during the construction phase, overall emissions were not considered significant, and would not present a constraint to development.
- 7.58. As such, in respect of air quality, the site is considered a suitable location for the proposed development.

Noise

- 7.59. The ES chapter relating to Noise, prepared by Hepworth Acoustic, has identified that the key noise source is from road traffic from the M62 to the south.
- 7.60. Traffic noise levels have been measured on the development land for daytime and night-time periods. Noise from the M62 will require mitigation, which will be provided by a 2 m acoustic fence as shown in the proposed drawing. The development also creates a strong frontage that offers additional screening in its own right.
- 7.61. Subject to implement noise mitigation measures for development nearest to the M62, there are no noise constraints preventing the development of the site in accordance with Policies CS2, CS8 of the Core Strategy.

Flood Risk and Drainage

- 7.62. A Flood Risk Assessment has been undertaken by Betts Hydro which confirms that the entire site is within Flood Zone 1, which means it has a low probability of fluvial flooding and is suitable for all types of land use, including residential, in accordance with the NPPF.
- 7.63. In terms of surface water drainage, the proposals will discharge surface water run-off formally into Big Water, west of the site via a new formal connection. The surface water scheme for this will be designed to cater for the run-off generated in the events up to and including the 1 in 100 year return period event with a 45% allowance for climate change.
- 7.64. The attenuation features proposed within the Phase 3A scheme has been designed to accommodate the proposed volumes across the full site, and therefore will serve Phase 3B as well.
- 7.65. Accordingly surface water flood risk can be managed via a Site Specific Flood Risk Assessment in line with PPG paragraph 27² meaning the sequential test is not applicable.
- 7.66. As such, there are no flooding or drainage constraints preventing the development of the site, in accordance with Policies CS2, CS8, SUE2, CS19 and CS24 of the Core Strategy and the relevant flood risk requirements of the NPPF and NPPG.

² Paragraph: 027 Reference ID: 7-027-20220825; Revision date: 17 09 2025

Ground Conditions

- 7.67. The geoenvironmental investigation identifies no significant contamination or geotechnical constraints that would preclude residential development. The site is generally underlain by cohesive glacial till over sandstone, with some localised made ground in areas of former ponds.
- 7.68. The investigation finds the site to be relatively unconstrained. The future development does not require any radon protection measures. No significant risks to groundwater are anticipated, given the findings from the ground investigation and soil analysis results. Ground gas monitoring has been carried out, and no significantly elevated ground gases or GSVs have been recorded. Based on the gas results to date, the site has been preliminarily assessed as 'Green / CS1', indicating that no gas protection measures are likely to be required. With no contamination identified, a 300mm growing medium for the site's end user is recommended, as per NHBC guidance.
- 7.69. Additional detail for the outline element can be secured through the Reserved Matters via condition to ensure that the development meets the latest policy.
- 7.70. The development proposals fully accord with Policy CS24 of the Local Plan.

Energy and Sustainability

- 7.71. An Energy Statement, prepared by Award Energy, sets out how design measures will be incorporated as part of the development, aligning with the principles of the energy hierarchy. It concludes that the development will reduce energy demand through fabric first demand-reduction measures and solar panels will result in CO2 emissions reduction.
- 7.72. The photovoltaic panels anticipated for the development is predicted to provide 17.76% of the site wide energy demand and, along with the enhanced specification, reduces site-wide Carbon Emissions by 3.70% over Part L1 2021.
- 7.73. Additional detail for the outline element can be secured through the Reserved Matters via condition to ensure that the development meets the latest policy and Building Regulations requirements.

Utilities

- 7.74. Formal responses received from the host asset owners of the gas, water and electricity infrastructure confirm that all the main utilities are all available within the local area to serve the proposed development. These connection points are within the local road network with minimal impact on the surrounding environment.
- 7.75. Major improvement is not anticipated. The electricity connection will be provided from a High Voltage cable approximated 400m from the site boundary and as a result a new substation will be required. The water point of connection will be from existing distribution mains on Fox's Bank Lane, approx. 800m from the site entrance.

Social Value

- 7.76. The Social Value Statement report, prepared by Pegasus Group, demonstrates that the development proposals will bring environmental and economic benefits during construction and operation phases. Additionally, TW's Social Value Strategy commits to deliver 418 social value weeks for Phase 3 during construction, focusing on employment, apprenticeships, training, and community engagement. It aligns with national and local planning policies, including Knowsley's 2030 vision, and will be monitored by Fusion21 to ensure outcomes such as local job creation, business support, youth opportunities, and contributions to community groups are achieved and reported.

Developer Contributions

- 7.77. Developer contributions are addressed in the Affordable Housing Statement and Draft Heads of Terms at sections 8 and 9 of this report respectively but are mainly comprised of the roof tax associated with the Halsnead Garden Village Masterplan SPD which covers Education; Health; Green Infrastructure; and Off-Site Highways. This equates to £12,142 per plot.

8. Affordable Housing Statement

- 8.1. Core Strategy Policy CS15 seeks 25% affordable on-site within the SUEs, subject to viability, with the supporting text paragraph 8.8 suggesting a tenure split of 75% affordable rent and 25% intermediate housing.
- 8.2. Policy CS15 allows for a lower proportion of affordable housing where it is clearly demonstrated that the levels set out would render the development unviable in accordance with Policy CS27, which states that where a developer believes that meeting policy requirements in relation to financial contributions would place the development at risk, the developer will be required to submit development-specific economic viability evidence to support this position. Such evidence must clearly account for site-specific circumstances and costs and must be undertaken objectively and transparently, in order that it can be scrutinised by the Council.
- 8.3. Within this hybrid application, the detailed element (Phase 3a) for 93 homes proposes no affordable housing, either via on-site provision or off-site contributions, on grounds of viability, and has submitted a detailed Viability Assessment, prepared by Roger Hannah, to support this position, as per the policies above. This confirms that the proposed section 106 'Roof Tax' costs in combination with the affordable housing requirement would render the development unviable, and the Council have set a clear priority for the 'Roof Tax' to be met in full within Halsnead Garden Village.
- 8.4. It is also pertinent that the Council confirmed in their report entitled "Update on affordable housing provision within Halsnead Garden Village" to Planning Committee on 24th January 2024 that Halsnead Garden Village had already met its on-site affordable housing requirement through the phases committed to date, with any further affordable to be provided via commuted sum for provision within the wider area.
- 8.5. The outline element (Phase 3b) for 97 homes will seek to meet the 25% affordable requirement in full on-site (equating to 24 homes), however this will also be subject to viability assessment at Reserved Matters stage, when the detailed mix and associated development costs will be confirmed, as per the policies above. Any on-site affordable provision within Phase 3B will require a cascade mechanism in the associated S106 to provide an alternative method for affordable housing to be delivered should there be no interest from Registered Providers at the time of the disposal of the affordable dwellings.
- 8.6. Accordingly, the overall hybrid scheme proposes 166 market homes and 24 affordable homes, with any on-site affordable to be tenure blind and pepper potted throughout the development with a detailed Affordable Housing Statement for Phase 3B to be provided at Reserved Matters stage. This would also confirm the tenure split and cascade arrangements to then be enshrined in the relevant S106 agreement.

9. Draft Heads of Terms

9.1. The overall hybrid schemes includes the following relevant parties/ signatories:

- Knowsley Council;
- Taylor Wimpey UK Limited, Gate House, Turnpike Road, High Wycombe HP12 3NR
- Halsnead Park Limited, Manor Farm, Holmes Chapel Road, Sproston, Crewe CW4 7LP

Development

9.2. Hybrid application for the erection of up to 190 residential dwellings comprising: Phase 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); and Phase B – Outline planning application for up to 97 dwellings (with all matters reserved for future approval)

Obligations

- 9.3. In order to comply with the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended), each obligation will need to be justified as necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.
- 9.4. In order to achieve the requirement of comprehensive development across Phase 3 (in line with the SPD), this hybrid consent will include a S106 for the Phase 3A full application element with a condition to secure future applicants on Phase 3B to enter into a separate s106 agreement prior to commencing works.
- 9.5. All obligations below are split on this basis across Phases 3A and 3B.

Roof Tax

9.6. The Masterplan SPD also includes a proposed 'roof tax' which has covered the following areas:

- Education;
- Health; and
- Green Infrastructure.

9.7. The total cost has been revised in February 2025 with the total requested figure now at £12,142 per plot, which equates to a total of £2,306,980 for the current hybrid application (and this figure has been accounted for in the associated Viability Assessment).

9.8. For the 93 dwellings proposed within Phase 3A this equates to £1,129,206 which Taylor Wimpey propose to pay in accordance with the following payment profile:

- 30% prior to 1st occupation;

- 30% prior to the 50th occupation; and
- 40% prior to the 90th completion.

Social Value

- 9.9. A contribution of £70 per plot is proposed for monitoring of the Social Value Strategy to aid delivery of the required level of 'social value weeks', which Fusion 21 calculate at 418 weeks for the full hybrid application development.
- 9.10. For the 93 dwellings proposed in Phase 1 this equates to a contribution of £6,510 (and a pro rata'd total of 205 social value weeks), to be paid in full prior to the 1st occupation.
- 9.11. Phase 3B will be subject to the approval of a social value strategy, to be submitted prior to the commencement of development.

Affordable Housing

- 9.12. Phase 3A is proposed to a 100% open market development in line with the Viability Assessment submitted with the application (see section 8 above).
- 9.13. Phase B will seek to meet the 25% affordable requirement in full on-site (equating to 24 homes), however this will be subject to viability assessment at Reserved Matters stage, when the detailed mix and associated development costs will be confirmed, as per adopted policy. Any on-site affordable provision within Phase 3B will require a cascade mechanism in the associated S106 to provide an alternative method for affordable housing to be delivered should there be no interest from Registered Providers at the time of the disposal of the affordable dwellings.

Estate Management Scheme

- 9.14. This will set out the management strategy and the details of the appointed management company.

Layout of Managed Areas

- 9.15. This will be a phasing plan for the setting out of the landscaped areas in accordance with the landscaping plan.

Travel Plans

- 9.16. An Interim Travel Plan has been submitted alongside the Transport Assessment. Any necessary targets will be captured by the s106 agreement. No part of the residential development shall be occupied prior to the implementation of the Travel Plan (document to be agreed with Knowsley Council).
- 9.17. A Travel Plan monitoring fee of £2,500 is applicable to Phase 3A (for schemes of 10–150 homes) to be paid in full prior to the 1st occupation.

10. Planning Balance

- 10.1. In accordance with paragraph 11 of the National Planning Policy Framework (NPPF), planning decisions must apply a presumption in favour of sustainable development. This means granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.

Benefits of the Proposal

Housing Delivery

- 10.2. The site will deliver up to 190 new homes, including affordable housing on Phase 3B subject to viability, but noting that the wider Halsnead Garden Village has already delivered its on-site affordable requirements in full.
- 10.3. The site has been allocated for development since 2016 and its early release is justified by the Council's emerging shortfall in five-year housing land supply (4.97 years based on the latest standard method).
- 10.4. The development will contribute significantly to the borough's housing trajectory, with 160 homes expected within the first five years (2026–2031).

Economic and Social Value

- 10.5. The development will generate 418 social value weeks during construction, including apprenticeships, employment, and training opportunities for local residents.
- 10.6. The construction of 190 homes will also generate significant economic benefits for Halsnead and the wider borough, as set out in more detail in the Social Value Strategy and summarised below, including:

Construction Benefits

- **£9.5 million** in GVA per annum supported by the proposed development during its construction phase.
- **46 construction jobs** supported on site.
- **250 accommodation and food services businesses** in Knowsley benefitting from increased spend in the local area.
- Up to **5 apprenticeship opportunities**, delivering £56,468 in net individual social value.

Operational Benefits

- **£450,543** in additional Council Tax payments to be reinvested in the local area.
- **£5.3 million** annual household expenditure.
- **£79,990** per annum in energy bill saving as a result of improved energy efficiency.

- **£1.1 million** in first occupation spend.
- supporting **12 jobs** in the local economy.

Environmental Enhancements

- 10.7. The scheme delivers a 10% Biodiversity Net Gain of 10% on-site, it retains and enhances existing woodland and hedgerows, integrates SuDS, and provides over **2.9 Ha** of dedicated public open space.

Design and Place-Making

- 10.8. The development is well-designed, with a clear street hierarchy, active frontages, and green corridors that integrate with the surrounding landscape and settlement character.
- 10.9. It includes significant green infrastructure and walking/cycling routes, promoting health and well-being.

Infrastructure Contributions

- 10.10. The scheme proposes financial contributions towards education, health, green infrastructure and social value, ensuring that the development mitigates its impacts and supports local infrastructure.

Adverse Impacts

Landscape and Visual Effects

- 10.11. Some short-term adverse effects during construction and early occupation, particularly for nearby residential and recreational receptors. However, these are localised and will diminish over time as landscaping matures. The residual effects in year 15 of operation, the proposed green infrastructure would be fully established, allowing the development to integrate into the surrounding landscape. As a result, no significant adverse residual landscape or visual effects are expected.

Ecology and Biodiversity Effects

- 10.12. The site is sufficiently distant from designated sites and no significant effects are expected. No significant effects are expected to the local habitats and species with the implementation of mitigation measures such as a Construction Environmental Management Plan, Arboricultural Method Statement, green infrastructure strategy, and sensitive lighting strategy. Following occupation of the dwellings, no significant effects have been identified as the site will provide ample open space.

Heritage

- 10.13. The site is close to two Grade II listed buildings. However, the assessment concludes that there would be no effect on their heritage value. The development will change the character of Halsnead Park, a non-designated heritage asset, and has previously been accepted as part of the wider Garden Village proposals and is considered to be outweighed by the public benefits of the development.

Air quality and Noise

- 10.14. The development will not cause significant effects on local air quality or noise levels due to its residential nature. The majority of emissions and noise originate from the M62. The air quality and noise assessments carried out demonstrate that the Proposed Development would remain below relevant air quality assessment thresholds, that operational air quality effects would not be significant, and that there are no noise constraints preventing the development of the site, subject to the implementation of noise mitigation measures for the dwellings closest to the M62.

Loss of Greenfield Land

- 10.15. The Site is currently undeveloped agricultural land. However, it is not within the Green Belt and has been specifically allocated for residential development by 2028.

Conclusion

- 10.16. The proposed development represents a sustainable, well-planned, and policy-compliant scheme that will deliver significant social, economic, and environmental benefits. While there are some limited adverse impacts, these are not considered to significantly and demonstrably outweigh the benefits of the scheme.
- 10.17. On balance, the proposal accords with the development plan and the presumption in favour of sustainable development. Planning permission should therefore be granted without delay.

11. Conclusions

- 11.1. This planning application seeks full approval for 93 dwellings and outline approval for up to 97 dwellings on land within the Halsnead Garden Village (Phase 3).
- 11.2. The proposed development will provide significant benefits to Whiston and the Borough as a whole, providing much needed housing in a suitable and sustainable location.
- 11.3. The principle of development is entirely established by the site's allocation for residential development in the Core Strategy, its subsequent identification as a Garden Village and the adoption of the Halsnead Garden Village Masterplan SPD.
- 11.4. This statement, the ES and other supporting documents have comprehensively demonstrated that the proposals are acceptable and in accordance with adopted planning policy, given the site's compliance with the adopted Masterplan SPD and other supporting policies.
- 11.5. In accordance with paragraph 11 of the NPPF, there are no adverse impacts which outweigh the benefits of the proposals and as such there is a presumption in favour of development and permission should be granted for these proposals without delay.
- 11.6. The approval of this planning application will support the Council's long-standing aspirations to develop this site for residential purposes, as well as securing the delivery of much needed housing and support the Local Plan, which is heavily reliant on such allocations in the next few years.

Appendix 1 – Copy of the leaflet and extracts from the consultation website

FOX WOOD GARDEN VILLAGE, PHASE 3, WHISTON CONSULTATION NEWSLETTER

[TAYLORWIMPEY.CO.UK/NEW-HOMES/
WHISTON/FOX-WOOD-GARDEN-VILLAGE-PHASE-3](https://taylorwimpey.co.uk/new-homes/whiston/fox-wood-garden-village-phase-3)

**Taylor
Wimpey**



Artist's impression of the development

Have your say on our proposals for land at Fox Wood Garden Village, Whiston

We would like to invite you to have your say on our proposals for up to 190 new family homes at our Fox Wood Garden Village development in Whiston.

Fox Wood Garden Village forms part of the wider Halsnead Garden Village, which was allocated for a mixed-use development of around 1,600 homes in the Knowsley Local Plan Core Strategy in 2016, and granted Garden Village status in 2017.

Following the grant of planning permission in February 2022 we are already delivering 350 homes within the wider Garden Village, and the current proposals represent the next phase of this development.

Our aim at Fox Wood Garden Village is to create a high-quality, well-planned development that provides a range of much-needed new homes in a sustainable location, and which fully accords with the concept and design framework set out in the Halsnead Garden Village Masterplan SPD (2017) and Halsnead Design Guide (2020).

We are preparing a hybrid planning application for submission to Knowsley Council. This means the application will include full details for part of the site, with the remaining area submitted in outline and brought forward in later phases.

Knowsley Council officers have been engaged throughout the pre-application process and have provided feedback on the proposals.

We are writing to the local community to invite your feedback and help to inform our proposals ahead of the submission of our application in spring 2026.

You can find out more about our proposals overleaf.



Proposed location of the development

FOX WOOD GARDEN VILLAGE, PHASE 3, WHISTON CONSULTATION NEWSLETTER

TAYLORWIMPEY.CO.UK/NEW-HOMES/
WHISTON/FOX-WOOD-GARDEN-VILLAGE-PHASE-3

Taylor
Wimpey



The site and planning context

The site comprises 9.1 hectares of land that has been allocated for residential development within Phase 3 of Halsnead Garden Village.

It is located to the south of Halsnead Park and to the north of the M62. The existing Taylor Wimpey residential development of 350 homes lies to the east, beyond which is Fox's Bank Lane. To the west, the site is bounded by woodland and a large pond known as 'Big Water', with further residential development beyond.

The land at Fox Wood Garden Village is sustainably located and forms the next residential phase of the wider Halsnead allocation, which will deliver a range of benefits for the surrounding area.

Our hybrid planning application will include full details of the first phase of 93 homes

on the southern part of the site, and outline detail for the remaining 97 homes in a second phase to the north. A further reserved matters application will be submitted in due course.

The masterplan

Our proposals will deliver high quality new housing for residents of Whiston, responding to the characteristics and constraints of the site and reflecting the framework set out in the Halsnead Garden Village Masterplan and Design Guide.

The proposals have been carefully considered and are informed by detailed technical assessments and background evidence.

In total, 190 new homes are proposed, comprising a mix of 3, 4 and 5-bedroom house types to suit all needs, and constructed in line with the latest building regulations.



Character and design

The proposals have been developed in accordance with the layout, design principles and phasing set out in the Council's Masterplan SPD and the 'Halsnead Fox Bank' character area.

These principles include high quality gardens, tree-lined streets, well-connected open spaces and wildlife corridors. These elements will complement existing natural features to create a highly attractive and walkable neighbourhood, with a clear sense of identity.

Materials, boundaries and landscaping have been carefully selected to align with the Council's Design Guide to ensure consistency with the wider Garden Village.

Nature and green space

Significant areas of open space and green infrastructure are proposed in line with the wider Halsnead Garden Village Masterplan.

This includes a substantial green corridor to the south of the site, which connects the development to nearby woodland and Big Water.

The corridor will incorporate sustainable drainage features, footpaths and landscape planting. Green buffers are also proposed to the west and north to provide separation from surrounding woodland and Halsnead Park.

These spaces will ensure all residents have easy access to open amenity space. The proposals will deliver at least 10% biodiversity net gain through on-site habitat creation within the southern green corridor.



Connectivity

Vehicular access is proposed from the existing phases of our Fox Wood Garden Village development to the east, connecting to Fox's Bank Lane, in line with the road hierarchy set out in the Halsnead Garden Village Masterplan.

Pedestrian and cycle access will also be provided in accordance with the Masterplan and will allow safe and sustainable access to the site and connectivity with the wider Halsnead Garden Village [confirm] and Whiston, including schools, healthcare facilities, supermarkets and the railway station.



FOX WOOD GARDEN VILLAGE, PHASE 3, WHISTON CONSULTATION NEWSLETTER

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WHISTON/FOX-WOOD-GARDEN-VILLAGE-PHASE-3

**Taylor
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Wider socio-economic benefits

During the estimated five year construction phase, we expect the proposed development to deliver the following benefits:

- 46 on-site construction jobs.
- An additional £44.3 million in economic output known as Gross Value Added (GVA), which refers to the total value of all goods and services produced and is used to support wages, profits and taxes.
- Formal agreements will be put in place between Taylor Wimpey and the Council to deliver employment and skills initiatives. The construction of homes delivered could support up to five apprenticeship opportunities.

Following the completion of the development, further socio-economic benefits are anticipated, including:

- The delivery of 190 new homes could grow the economically active local population by up to 212 residents, helping to support the local economy through increased spending.
- Future residents are estimated to generate additional spend of £5.3 million per annum in Knowsley, supporting an additional 12 local jobs in these sectors.
- The generation of just over £430,000 per annum in additional Council Tax payments, providing an important source of revenue funding for Knowsley Council to support public services as well as investing in local infrastructure.
- Financial contributions towards Health, Education, Green Infrastructure and Community Facilities of c£1.7m to support infrastructure delivery within Halsnead Garden Village.



Artist's impression of the development

Have Your Say:

We are inviting local residents to share their feedback to help inform the proposals before we submit our planning application to Knowsley Council in spring 2026. We welcome comments from the local community and will consider all feedback received.

As well as the information on this leaflet, you can find further details and provide comments on the dedicated website below:

**[taylorwimpey.co.uk/new-homes/whiston/
fox-wood-garden-village-phase-3](https://taylorwimpey.co.uk/new-homes/whiston/fox-wood-garden-village-phase-3)**

It may be helpful to use the below questions as a starting point:

- What do you think about the development proposals?
- What are your thoughts on the proposals providing a mixture of 3-5 bedroom homes?
- What matters would you like us to consider?

Alternatively, questions or comments can be sent to us via one of the following methods:

By Post:

Land and Planning Team
Taylor Wimpey North West
Washington House
Birchwood Park Avenue
Warrington
Cheshire
WA3 6GR

By Email:

Foxwoodphase3@taylorwimpey.com

Please kindly provide any comments on our proposals by the closing deadline of 27th February 2026.

← WHISTON

PROPOSED DEVELOPMENT

Fox Wood Garden Village Phase 3

Whiston, L35 3SS

Learn about our proposals for phase three at Fox Wood Garden Village, Whiston

Fox Wood Garden Village forms part of the wider Halsnead Garden Village, which was allocated for a mixed-use development of around 1,600 homes in the Knowsley Local Plan Core Strategy in 2016 and granted Garden Village status in 2017. We are already delivering homes at Fox Wood Garden Village and are now preparing proposals for a further phase.

Our plans include new family homes, public open space, landscaping and sustainable drainage, designed to connect with the surrounding community. Before submitting a planning application, we are inviting local residents and stakeholders to view the proposals and share their feedback.

Please note that due to a technical error, some consultation materials were not available on this webpage as intended. We apologise for any inconvenience caused. As a result, the consultation period has been extended.

Fox Wood Garden Village Phase 3

Site plan

Have Your Say



You can find more information on this webpage and if you would like to comment on the proposals you can contact the project team via foxwoodphase3@taylorwimpey.com.

Find out more

Fox's Bank Lane, Whiston, Merseyside, L35
3SS

Have Your Say



Register
Interest

Some images and tours are used for illustrative purposes only and may include optional upgrades, subject to availability and at additional cost.

Development managed by Taylor Wimpey North West.



Development Map

Our proposal:

Our proposals



Masterplan

In total, 190 new homes are proposed, comprising a mix of 3, 4 and 5-bedroom house types to suit all needs, and constructed in line with the latest building regulations.



Fox Wood Garden Village Phase 3

Site plan

 **Have Your Say**



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Our proposals



Masterplan



Homes proposed

Why Taylor Wimpey?



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