

<u>APPLICATION NO:</u>	25/00517/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Jaguar Plant, North Road, Halewood, Knowsley, L24 9BJ		
<u>PROPOSAL:</u>	ERECTION OF 3M HIGH PALADIN FENCING		

Site Description

The application site is located on the easternmost border of the Jaguar Land Rover (JLR) Halewood Site. The site is 152m in length and consists wholly of the area required for fencing and associated works.

The site is bound by the northbound slip road of Speke Boulevard (A561) to the south-east and Higher Road to the north.

The site is entirely within the ownership of JLR.

Knowsley Local Plan: Core Strategy allocation

Land for Employment Development
Primarily Industrial Areas

Proposal

Planning permission is sought to replace the existing 1.3m high post and rail timber fence with a 3m high paladin security fence along a short section of the eastern boundary of the site. The replacement fence would be situated along the length of the northbound Speke Boulevard slip road, stretching for 152m. Telephone and email correspondence with the agent as of 13 January 2026 confirmed that the proposed fencing would be green in colour.

The initial proposal was for a 3m high palisade fence, however, following discussions with the agent, the proposal has since been amended to a paladin fence (as of 18 December 2025).

JLR have stated that a taller security fence is required as they wish to prevent fly tipping that has been experienced at this part of the site.

Consultations

Arboricultural Officer – No objections.

Representations

This application has been publicised by 3 notices displayed near to the site (as of 23 December 2025). No representations were received as a result of the publicity given to the application.

Planning History

22/00575/FUL	Retention of temporary car park providing 1,589 spaces together with a security cabin, 2.4m high boundary fencing, lighting and associated works for an extended period of five years. Approved (09.12.2022)
19/00460/FUL	Retention of temporary car park providing 1,589 spaces together with a security cabin, 2.4m high boundary fencing, lighting and associated works for an extended period of three years. Granted (01.10.2019)
17/00479/FUL	Installation of 3no. rising arm barriers, sliding gates & bollards to existing site entrances on North Road & 2.4m high fencing to part of the north perimeter boundary in relation to laying out of staff car park. Granted (27.09.2017)
16/00316/FUL	Construction of parking facility to provide 50 spaces for HGVs, ridged vehicles and tractor units, 2 HGV holding and 2 de-strapping bays, 12 no. car parking spaces, erection of amenity / security building, installation of 3m high boundary fencing and associated works. Granted (19.10.2016)
16/00148/FUL	Construction of a new car park together with 3m high boundary fencing, installation of lighting and associated works. Granted (29.09.2016)
16/00147/FUL	Construction of a temporary car park to provide 1,589 spaces together with erection of a security cabin & 2.4 metre high boundary fencing. Installation of lighting columns & associated works. Granted (22.06.2016)
14/00115/KMBC1	Construction of a shared use cycleway / pedestrian footway located to the north side of the link between East Road and Speke Boulevard together with installation of new lighting and boundary fencing & new access gates to the east end of the link. Granted (30.04.2014)

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This

means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2	Development Principles
Policy CS4	Economy and Employment
Policy CS19	Design Quality and Accessibility in New Development
Policy CS21	Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

Policy EC3	Primarily Industrial Areas
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Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Principle of Development

The application site is situated within a Primarily Industrial Area and within Land for Employment Development. The proposed paladin fencing would replace the existing boundary treatment found at the site. There are also previous planning applications approved for similar types of development. Therefore, the proposal is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Amenity and Design

The proposed boundary treatment would not be in close proximity to any residential

properties. The nearest properties to the application site are located to the southeast of the site, under the bridge (Speke Boulevard crossing over Higher Road), and situated approximately 170.5m away.

The design of the boundary treatment has been amended to paladin fencing, as the LPA no longer support the erection of palisade fencing due to the fence not looking aesthetically pleasing and because it is not as secure as other fencing like paladin.

At present, the existing timber fence is in a state of disrepair and has allowed this part of the site to be prone to fly-tipping (as indicated by the site visit photos at the end of this report). The new paladin fence would be 3m in height and would be green in colour. This colour and height would match other previously approved boundary treatments found across the wider JLR site and the new paladin fence would add an additional level of security to the site. The proposed fencing is more exposed than the wider fencing, however, as the boundary fencing would predominantly face onto the slip road of Higher Road, it is considered that a new 3m fence would not negatively impact the wider street scene. Additionally, as the fence is to be green in colour, it would almost 'camouflage' into the vegetation situated behind and around the site. Therefore, the fence is considered to be acceptable.

Overall, the proposals design and appearance and impact on amenity would be acceptable, as it would positively integrate with existing boundary treatments. Additionally, no part of the proposal would appear incongruous in the street scene or the context of the site, whilst enhancing security. Therefore, the proposed development would comply with Policies CS2 and CS19 of the Core Strategy.

Highways

The proposed boundary fencing would not have any impact on highway safety, as it would simply replace the existing fence found on-site.

Trees

As per the tree documentation provided, there are 10 trees and 4 mixed species shrubs located along the boundary of the application site. 5 of the trees are Category B (T1, T3, T4, T6 and T10), 5 of the trees are Category C (T2, T5, T7, T8 and T9) and the 4 mixed species shrubs are Category C (G1, G2, G3 and G4).

Comments provided within Appendix B of the submitted AIA statement indicate that the trees are all in either a good or fair condition and have 40+ years of contribution. T1, T2, T3, T4, T5 and T9 are all set back between 1-3m from the existing fence line. T6, T7 and T8 are all set back between 0.5m-1m from the pavement boundary. T10 is located directly adjacent to the pavement. G1, G2, G3 and G4 are all in a fair condition, have 20+ years of contribution left, and follow the fence line.

Paragraph 4.2 of the AIA statement states that no tree removals have been anticipated as a result of the proposed works.

The Council's Arboricultural Officer has been consulted on the application. The officer has reviewed the submitted arboricultural documents and has stated that providing the AIA statement is made an approved document, he has no objections to the proposed fence installation.

Therefore, the proposal would retain the existing trees, and no tree loss would occur. As such, the proposal would comply with Policy CS21 of the Core Strategy.

Conclusion

The proposal would be acceptable in terms of any impacts on the amenity and design, highway safety and trees. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in the NPPF, and is therefore recommended for approval, subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) The materials and height of the fencing hereby approved shall be 3m in height, paladin in design and green in colour (as per the submitted fence specification sheet as of 18 December 2025 and email correspondence with the agent as of 13 January 2026).

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09.09.2025	30237621-ARC-ARB-RP	REV 02	Arboricultural Impact Assessment
09.09.2025	-	REV 02	Preliminary Ecological Appraisal Report
24.11.2025	0028072-ESA-HW-00-DR-A-0500	REV P00	Location Plan
24.11.2025	0028072-ESA-HW-00-DR-A-0501	REV P00	Site Plan Existing and Proposed
18.12.2025	0028072-ESA-HW-00-DR-A-0502	Rev P00	Site Elevations Existing and Proposed
18.12.2025	-	-	Fence Specification Sheet (V Beam Prison Mesh)

13.01.2026	Email	-	Email correspondence with the agent stating that the fence would be green in colour
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Signed Case Officer¹:

Louise Robinson

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

16/01/2026

Informatives

N/A

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Site Photographs

