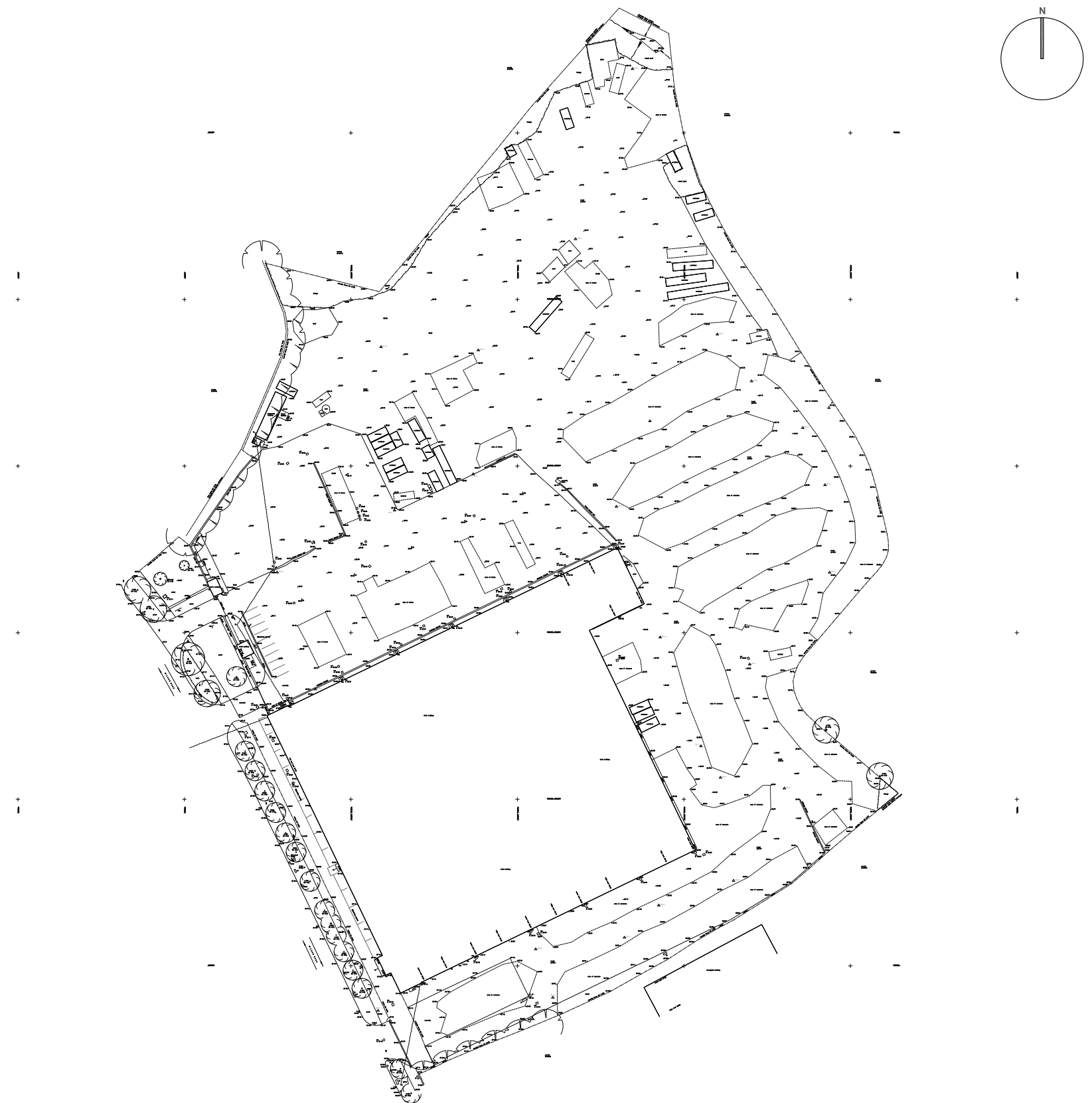


| 2.3 Topography

Linden Hill Capital Assets ALX Limited have commissioned a full Topographical Survey of the development site and its immediate environs.

The site is relatively flat with a change in level of 0.33m north-south and 0.28m east-west.

The part natural landscape boundary to the east provides a landscape screen to the application site with a short level change of between 1.1m north-east and 0.2m south-west.



Excerpt of Topographical Survey

2.4 Analysis

The overall atmosphere and established context presents a clear baseline for new development within Huyton Business Park.

The prevailing industrial character alongside the contrasting landscaped qualities of Wilson Road creates an opportunity for a new large-scale industrial building to integrate sensitively while enhancing local design quality.

By incorporating contemporary materials, improving façade articulation, strengthening boundary treatments, and introducing additional structured landscaping, new development can complement both the robust industrial identity of the area and the more positive visual attributes already present along Wilson Road.

The key opportunities of the application site (developable boundary) as a location for a new industrial building are:

- > **Prominent Positioning.** The site benefits from a highly visible location along Wilson Road within the business park, allowing a new large-scale building to establish a strong presence and contribute to the overall commercial profile of the area.
- > **Generous Plot Size.** The developable boundary provides sufficient area to accommodate a building of significant footprint, larger than the existing building, while still allowing for optimal yard space, HGV circulation, staff parking, landscape and amenity.
- > **Enhanced Access and Movement.** The site is well connected to the wider area via the tree-lined boulevard through the business park, enabling efficient vehicular access for commercial traffic and providing an attractive arrival route for staff and visitors.
- > **Strategic Employment Location.** Situated within an established business park with strong regional connectivity, the site is ideally positioned to support economic growth and accommodate large-scale industrial or logistics operations without placing additional pressure on residential areas.

- > **Opportunity to Elevate Design Quality.** The immediate context of industrial stock, extensive hardstanding, and low-quality boundary treatments creates a clear opportunity for new development to raise standards through contemporary materials, improved façade articulation, and coordinated landscaping.

- > **Natural Buffer to the East.** The adjacency to Logwood Mill Brook and its vegetated corridor along with the introduction of additional high-quality landscape to help contrast positively with the wider industrial character.

- > **Capacity for Public Realm Improvement.** The development can contribute to a more cohesive street scene by introducing structured planting, improved boundary treatments, and coherent site organisation, supporting Knowsley's wider aims for sustainable, modern employment environments.



Tired/dated existing warehouse building on site



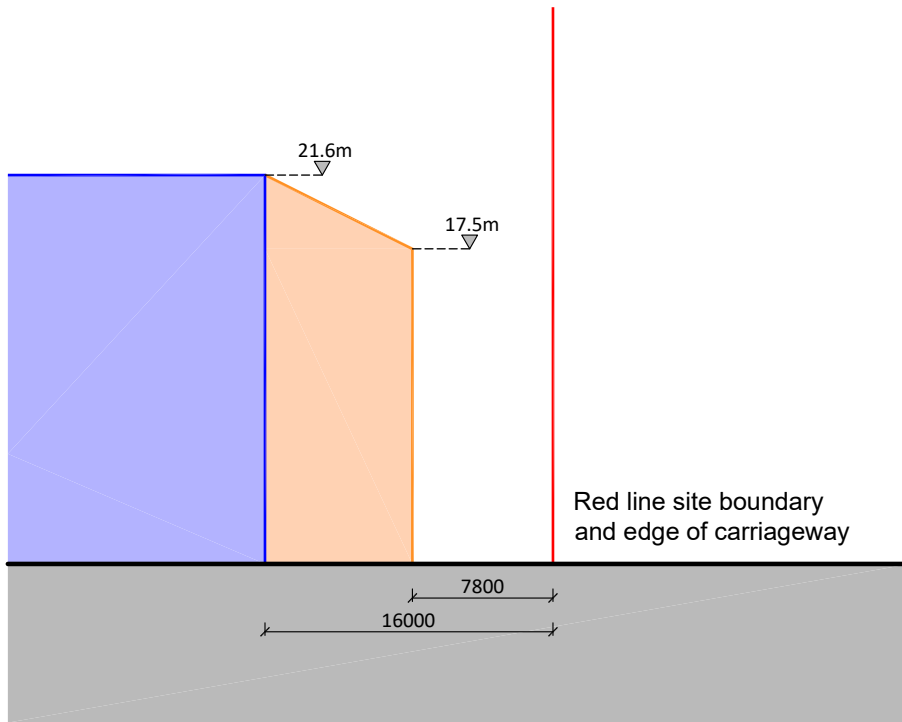
Natural landscaped buffer to Logwood Mill Brook



lack of landscape, extensive hard standing to site entrance

The key constraint's to the development can be summarised as:

- > **Building Parameters.** The site is constrained by the approved parameters set under permission 25/00205/ NMA.
- > **Access Configuration.** The approved variation 25/00205/FUL permits an additional vehicular access from Wilson Road.
- > **Planning Commitment.** As a Reserved Matters submission linked to 22/00284/OUT (and subsequent Section 73 and 96A applications), the proposed development is bound by the previously approved site-wide layout principles.



Excerpt of Parameters Plan (ref no. T1306_HWR_9102_P1) approved under planning application ref. no. 25/00205/NMA

2.5 Ecology

Bowland Ecology have been commissioned by Linden Hill Capital Assets ALX to undertake a Bat Box Plan and Ecological Enhancement Plan.

These supporting plans are appended to this Reserved Matters submission.

2.6 Flood Risk

Farrow Walsh have been commissioned by Linden Hill Capital Assets ALX to undertake a 'Surface Water Drainage Scheme' and 'Drainage Management and Maintenance Plan'. These technical reports are appended to this Reserved Matters submission.



Excerpt of Ecological Enhancement Plan ref no. BOW17_1593

3.0 The Proposal

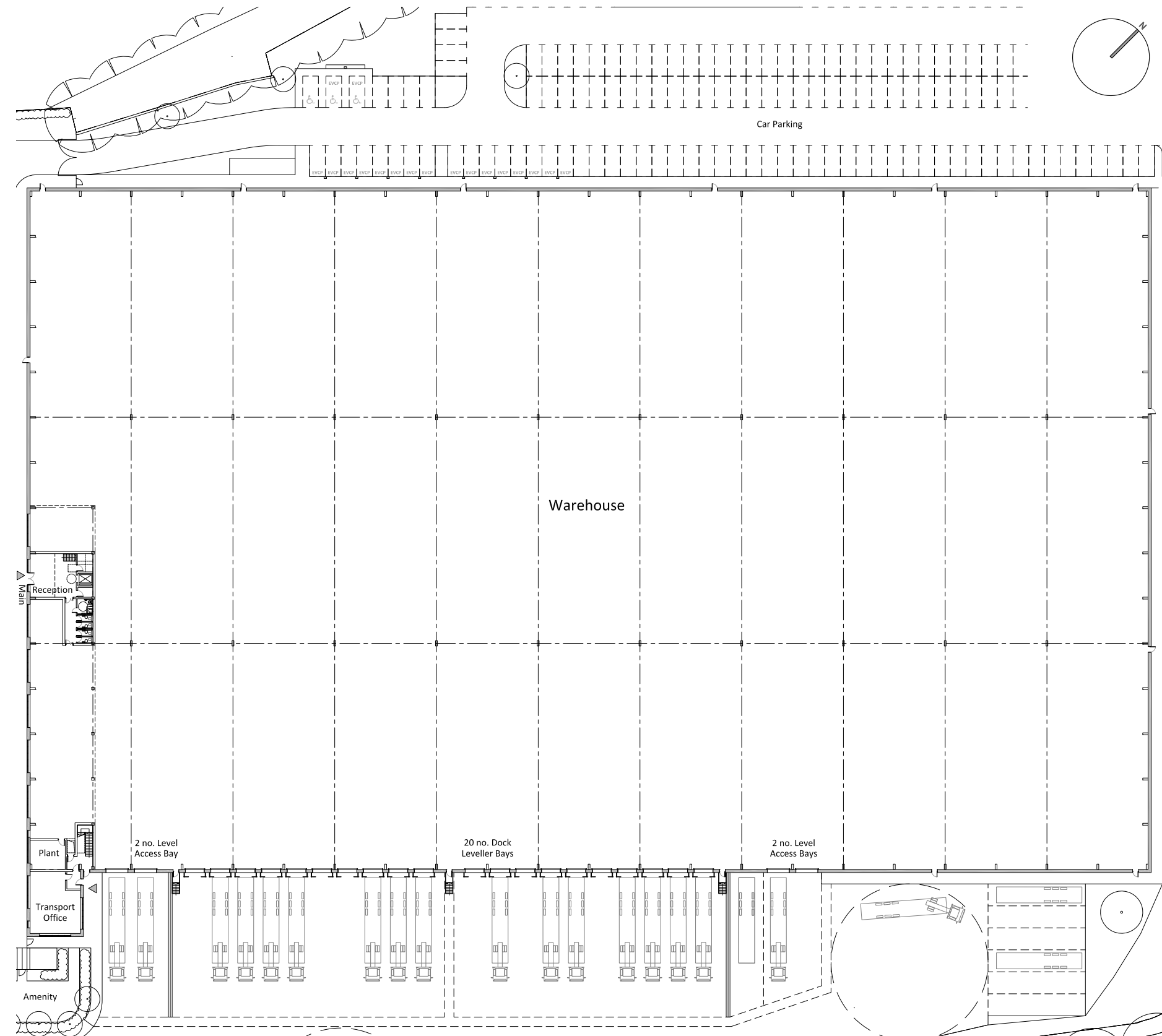
3.0 The Proposal

3.1 Use and Content

This Reserved Matters submission seeks planning approval for an employment development of up to 21,626 sq.m. (232,782 sq.ft.) Gross External Area (GEA) of B8 (storage and distribution), and ancillary E(g) (offices) Use Class for Appearance, Layout, Landscaping and Scale of the proposed development.

The development incorporates the following content:

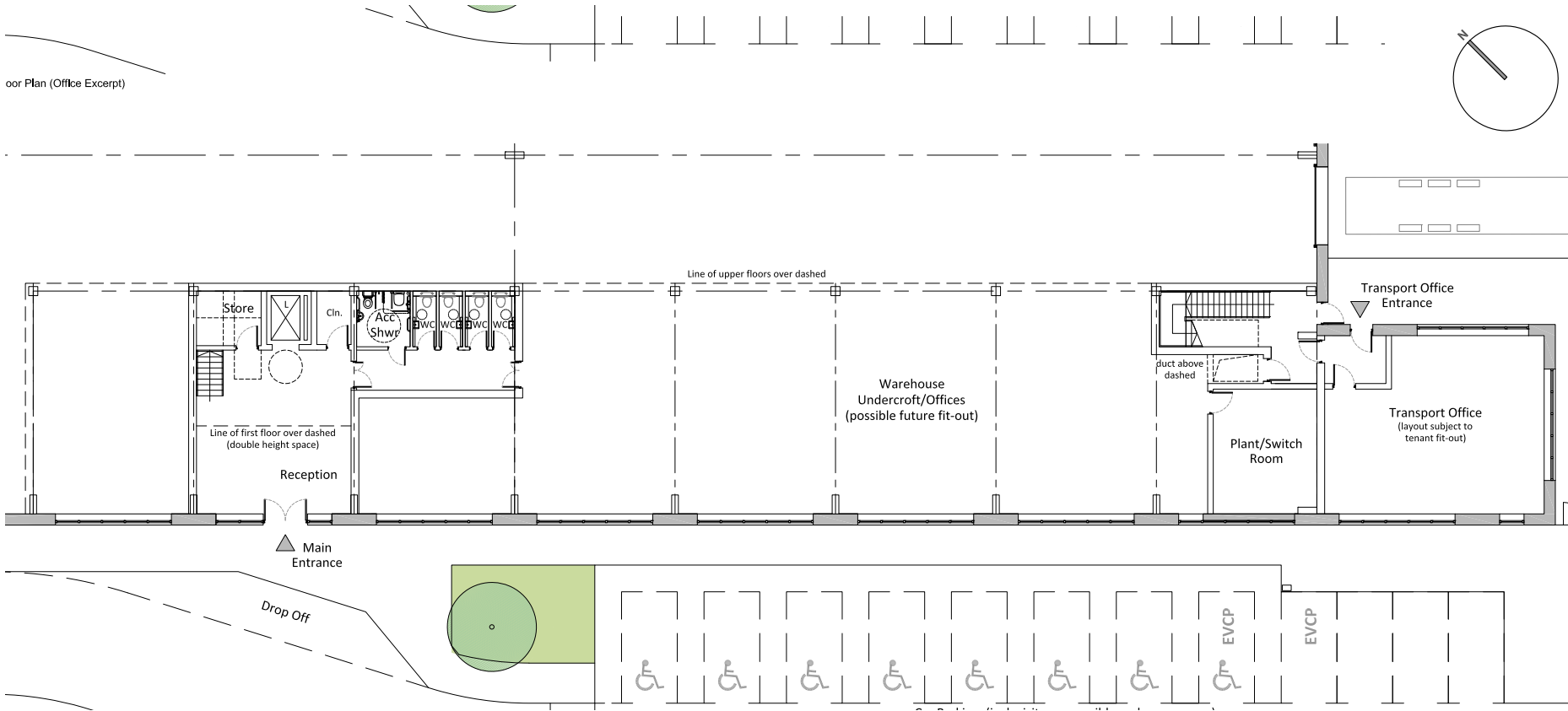
- Ground Floor - Warehouse
 - > Vertical Circulation Core(s)
 - > Warehouse
 - > Transport Office



Excerpt of Proposed Building Plan (Ground Floor) ref no. T1306_HWR_7006_P2

Ground Floor - Undercroft/Office

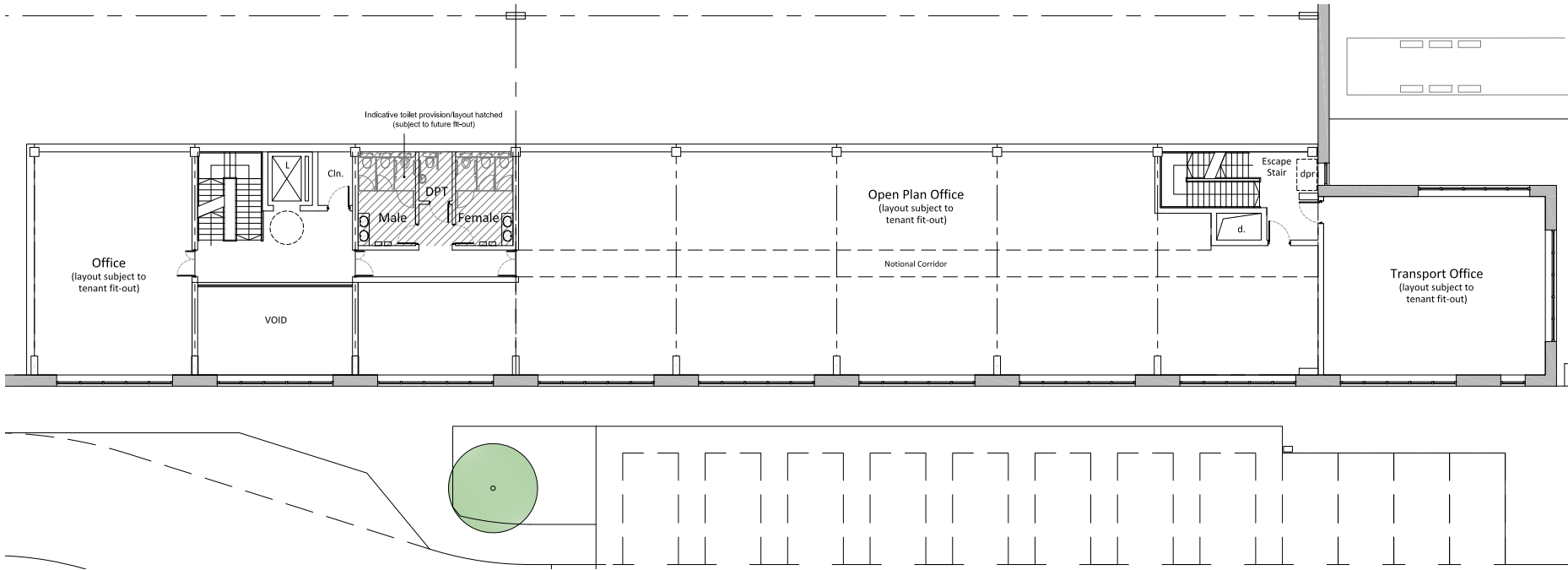
- > Reception
- > Vertical Circulation Core(s)
- > WCs
- > Transport Office



Excerpt of Proposed Ground Floor Plan (Offices) ref no. T1306_HWR_7007_P2

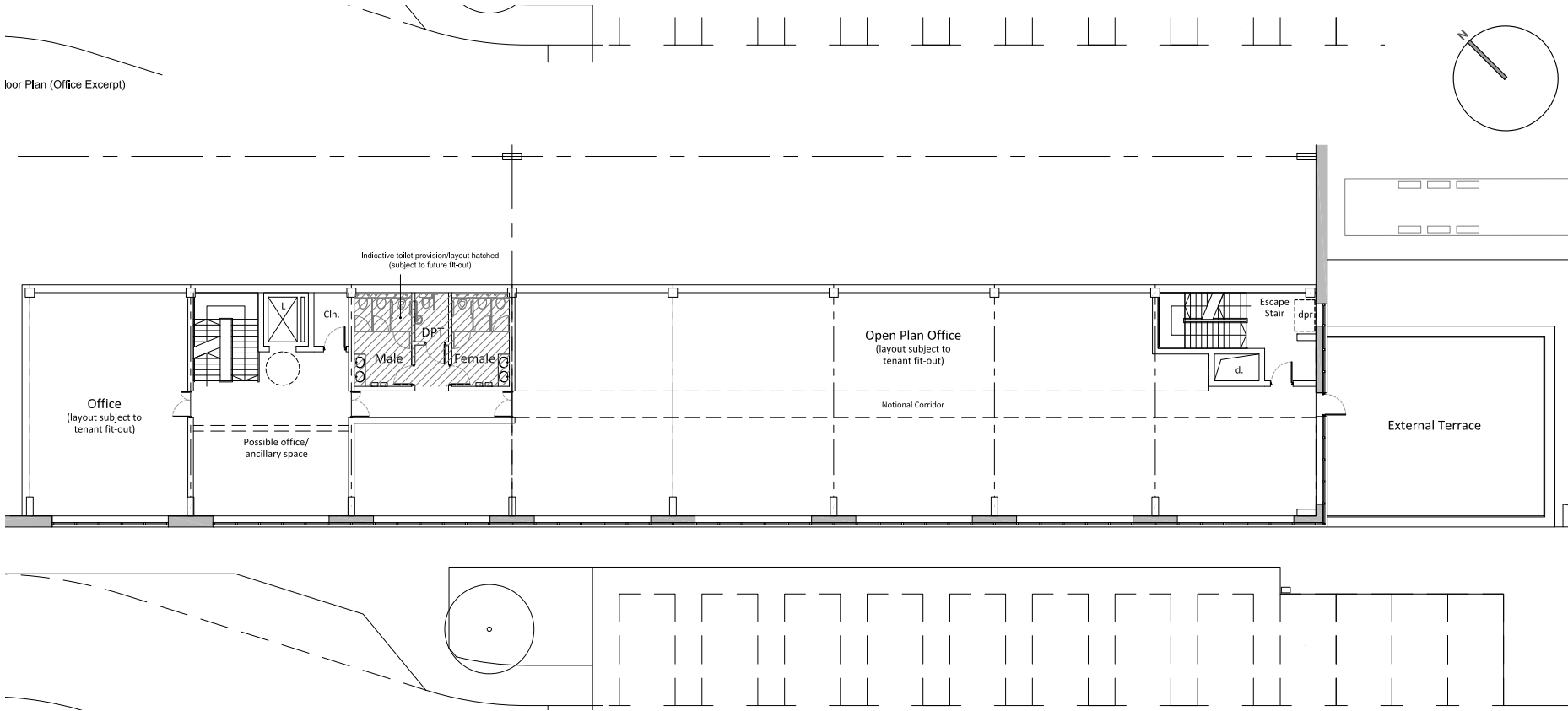
First Floor - Office

- > Vertical Circulation Core(s)
- > WCs
- > Open Plan Office Space
- > Transport Office



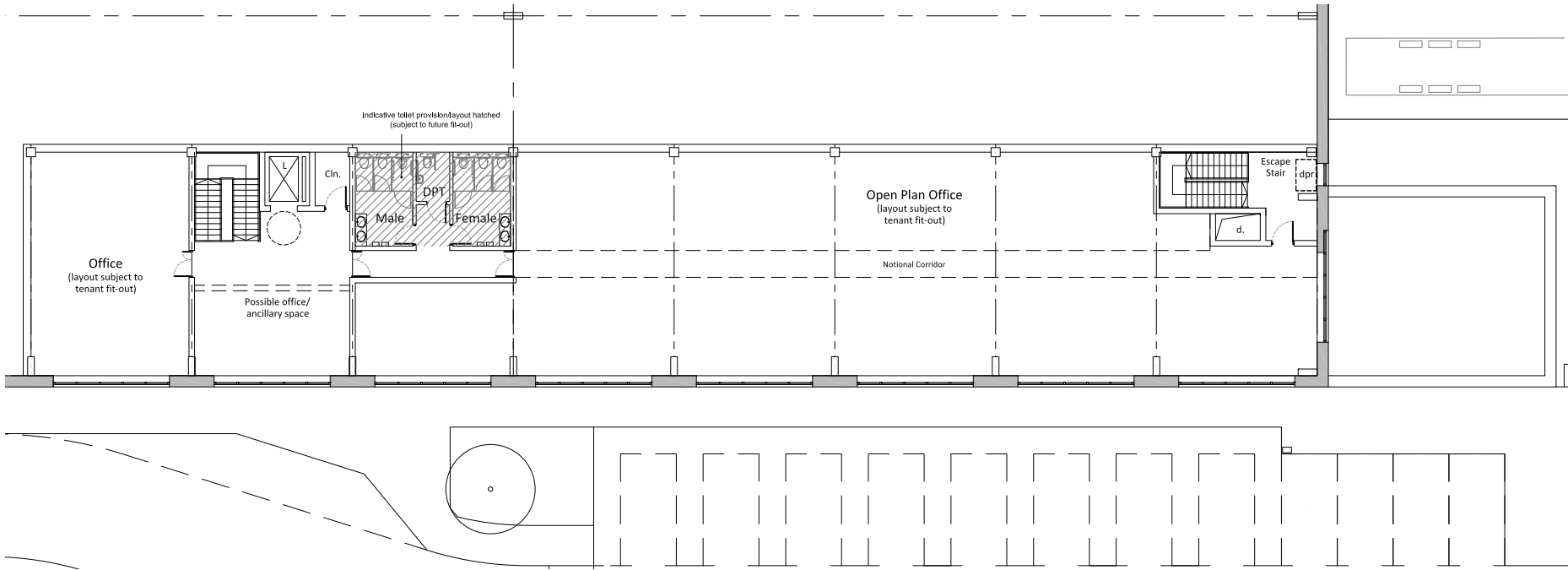
Excerpt of Proposed First Floor Plan (Offices) ref no. T1306_HWR_7007_P2

- Second Floor - Office**
- > Vertical Circulation Core(s)
 - > WCs
 - > Open Plan Office Space
 - > External Amenity Space (staff)



Excerpt of Proposed Second Floor Plan (Offices) ref no. T1306_HWR_7008_P2

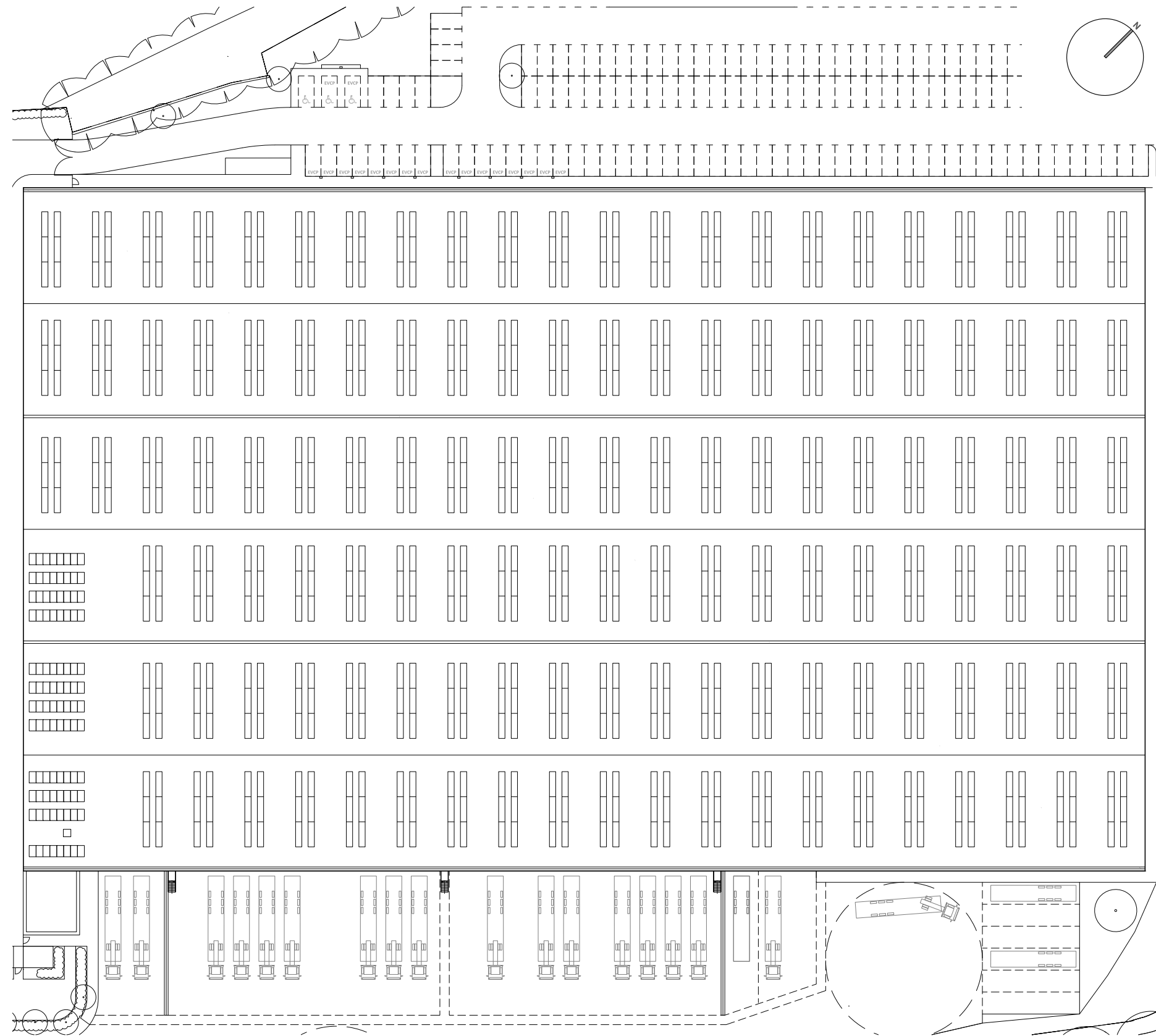
- Third Floor** (Possible future fit out uppermost office floor)
- > Vertical Circulation Core(s)
 - > WCs
 - > Open Plan Office Space



Excerpt of Proposed Third Floor Plan (Offices) ref no. T1306_HWR_7008_P2

Roof Level - Warehouse

- > Solar panels and Rooflights are included on the indicative roof plan - layout, location and amount tbc.



Excerpt of Indicative Roof Plan ref no. T1306_HWR_7011_P1

| 3.2 Amount

The proposed Gross Internal Floor Area (GIA) amounts to:

Ground Floor

- GIA 19,300 m² / 207,743 ft²

First Floor

- GIA 658 m² / 7,085 ft²

Second Floor

- GIA 576 m² / 6,200 ft²

Third Floor

- GIA 576 m² / 6,200 ft²

Total

- GIA 21,110 m² / 227,228 ft²

Note:

- All areas shown are approximate and subject to technical design.

This Reserved Matters submission also includes for:

- 190 car parking spaces including 11 no. accessible and 20 no EVCP spaces.
- 8 no. motorcycle/scooter parking spaces.
- 20 HGV dock levellers.
- 4 HGV level access bays.
- 38 HGV trailer parking bays.
- 32 secure bicycle parking spaces.

3.3 Layout and Form

The proposals have been drafted with an understanding of the immediate area, its character and identity.

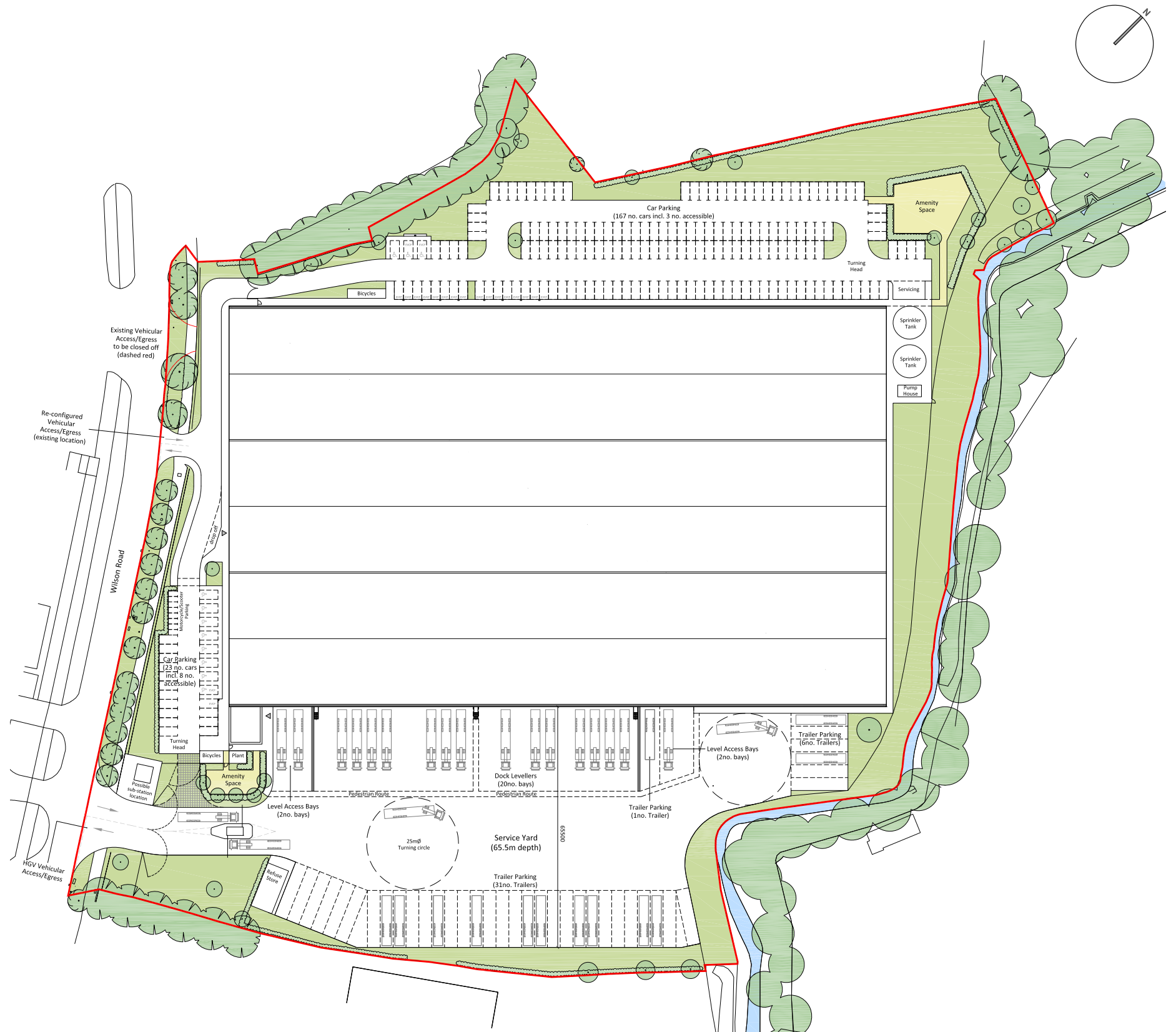
The layout of the proposed industrial unit has been designed to respond directly to the outline consent and subsequent variations. The building is arranged in a logical, operationally efficient configuration that reflects both the functional requirements of a modern B8 logistics facility and the site-specific constraints set out in planning approvals 22/00284/OUT, 24/00427/FUL, and 25/00205/FUL.

The footprint of the proposed building, extending to approximately 19,602 sq.m. (211,000 sq.ft.) sits comfortably within the application site while ensuring an appropriate set-back to Wilson Road, Logwood Mill Brook, and adjoining industrial plots. This approach provides sufficient space for circulation, service yards, HGV manoeuvring, parking, landscape and amenity.

The internal layout, external service yard and car parking organisation have been configured to make efficient use of the site while presenting clear, ordered, and legible site planning principles. The service yard has been positioned along the side elevation away from the site's most sensitive edges. This helps to ensure that the operational activity is screened from the public highway as best as is practicable.

The staff car parking area has been located on the opposite flank elevation to minimise potential conflicts between HGV and private vehicle movements. This helps to maintain safe, direct pedestrian routes from parking areas to the main building entrance.

These arrangements remain consistent with the access strategy secured through 25/00205/FUL, which permits two vehicular access points from Wilson Road. The dual-access solution supports effective circulation, improves traffic distribution, and contributes positively to the overall functioning of the development.



Excerpt of Proposed Site Plan ref no. T1306_HWR_7004_P6

A uniform building envelope is essential to delivering the internal clearances, racking efficiencies, and operational floor-to-eaves continuity required for a building of this size. Large-scale logistics buildings depend on consistent internal volumetric space to facilitate modern automation, high-bay storage, and advanced material-handling systems.



Proposed 3D Visualisation for illustrative purposes only