Proposed filling station and car wash centre on site of Farmers Arms public house

Liverpool Road, Huyton.

Application 26/00506/FUL

Planning Statement

Proposed development and context

It is proposed to develop the site of the public house “The Farmers Arms” Liverpool Road, Woolfall heath, Huyton which has been vacant for many years, by constructing a 24-hour unstaffed filling station with car washing and EV charging facilities. The site lies on the southern side of Liverpool Road which is a busy dual carriage way (A57). To North, East and South are residential properties and adjoining the site is a church hall and advertising hoarding site. The site lies within an area allocated for housing in the Knowsley Local Plan Core Strategy.

Relevant national policies.

The relevant national policy is the NPPF. There are no policies in that which specifically refer to filling stations, but the proposal generally complies with that framework.

Local policies

The relevant local policies, specified in the pre application response Ref 25/00057/PREAPP, are: -

Knowsley Local Plan: Core Strategy policies (2016)

SD1, CS1, CS2, CS4, CS6, CS7, CS8, CS19, CS21, CS22, CS23, CS24, CS26, CS27.

Knowsley Replacement UDP (2006) Saved Policies

H5, T5, T7, T8, T9, DQ2, DQ4, ENV2, ENV3, ENV4.

The proposed development complies with or does not conflict with the above policies as demonstrated by the submitted drawings and accompanying reports.

Steve Chapman MRTPI (Devaplan Ltd) October 2026.