

Regeneration and Economic Development Department

APPLICATION NO: 22/00575/FUL **APPLICANT:** Jaguar Land Rover

WARD AFFECTED: Halewood South

DEVELOPMENT: 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.

LOCATION OF SITE: Jaguar Plant, North Road, Halewood, Knowsley, L24 9BJ

KNOWSLEY LOCAL PLAN ALLOCATION:

HSE Consultation Zones - HSE Outer Zone - Pentagon Fine Chemicals (H0550)

Land for Employment development - Land for Employment Development

Primary Industrial Area - Primarily Industrial Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN CORE STRATEGY

CS2 – Development Principles

CS4 – Economy and Employment

CS7 – Transport Networks

SAVED POLICES – KNOWSLEY REPALCMENT UNITARY DEVELOPMENT PLAN

EC2 – Sites Allocated for Employment Development

EC3 – Primarily Industrial Areas

T6 – Ensuring A Choice of Travel to Serve New Development

TECHNICAL CONSULTATIONS:

Halewood Town Council: No comments received.

Environmental Health: No objections and no conditions requested.

Highway Authority: No objections subject to a condition requiring the submission of a Travel Plan.

LLFA/Drainage: The LLFA made no comments.

Arboricultural Officer: No comments received.

Network Rail: Network Rail made no comment on the application.

Merseyside Environmental Advisory Service: No objections and no conditions requested.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to one neighbour, by the erection of several site notices and a notice in the local press. No representations have been received as a result of the publicity given to the application.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

14/00440/FUL: Construction of a temporary car park, erection of security cabin and installation of lighting. Planning permission granted 08.08.2014.

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. Planning permission granted 22.06.2022.

16/00147/NMA: Non- material amendment to planning permission 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) to allow for the provision of an additional access point & re-configuration of internal arrangements. Non material amendment granted 04.11.2016.

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. Planning permission granted 01/10/2019.

ISSUES AND ASSESSMENT:

The application is for the retention of a temporary car park providing 1,589 spaces with a security cabin, 2.4m high boundary fencing, lighting and associated works for an extended period of five years.

Principle of the development:

The car park has been provided and in use since 2014.

During the course of the application, the applicant provided the following additional information:

The 2016 and 2019 applications for temporary parking at Eastlands was required to provide flexibility during a broad programme of works to modernise and reorganise Jaguar Land Rover Halewood. This is still underway and can be explained through the business' strategy for reimagining its future <https://www.jaguarlandrover.com/reimagine>

The continued temporary use of this site for car parking is required to allow Jaguar Land Rover time to consider its long-term requirements for future development and associated parking.

By extending the permission for five years it will enable Jaguar Land Rover to:

- *Accommodate future increases in production output and associated increases in employee numbers;*
- *Maintain visitor and contractor parking at Eastlands;*
- *Use approximately 500-600 spaces for occasional vehicle storage (B8) or final vehicle distribution in a cordoned off area of the car park; and*
- *Facilitate Jaguar Land Rover's Reimagine Strategy.*

Please see the updated Transport Statement prepared by AECOM for further detail.

A temporary consent is justified in this instance as it will enable the continued temporary use of vacant land to meet the short term operational requirements of Jaguar Land Rover whilst retaining the flexibility of the long term future of the land.

Policy considerations:

The site subject of the application is situated within a Primarily Industrial Area and within Land for Employment Development. The car park would be used to serve the large scale employment use of the site and would be temporary in duration. There are also previous planning application approved for the same type of development. Therefore, the development is acceptable in principle at this location.

The application complies with policies CS2, CS4 and CS7 of the Knowsley Core Strategy and policies EC2, EC3 and T6 of the Unitary Development Plan.

Amenity:

The car park would not be in close proximity to any residential properties (the nearest residential property is sited approximately 150m to the south across Speke Boulevard).

This application does not seek any alteration to the lighting scheme approved under application 19/00460/FUL and implemented.

Environmental Health considered air quality and acknowledged that the car parks have been in use for several years already. Air quality monitoring has been carried out at the junction of Higher Road and Old Hutte Lane and has not highlighted any issues. On this basis, Environmental Health have no objections to the use continuing as a car park.

Highways:

The car park has been in operation for many years, without harm to highway safety. This is supported by the view of the Council's Highways Advisor who has raised no objection to the continued use of the land as at temporary car park.

The Council would normally try to secure electric vehicle charging points, however in this instance, as the car park is for a temporary period and has existing consent, it is considered that a condition to secure electric vehicle charging would not be reasonable or proportionate.

The Highways Advisor stated that the proposed retention of car park will reinforce the car being the dominant mode of transport for workers travelling to the site. It is on this basis, that highway support is conditional upon the site having an up-to-date Travel Plan, covering the full site, which is to be reviewed and agreed, including targets for mode share, by the Council.

Ecology:

Merseyside Environmental Advisory Service raised no concerns from an ecological perspective, regarding the proposed retention of the temporary car park for an additional five years.

Flood Risk and Drainage:

The drainage scheme implemented varies from the drainage strategy approved through the original consent (16/00147/FUL). The as-built drainage plan was reviewed and discussed within the FRA submitted for the 2019 consent. The implemented drainage plan has been submitted as part of this application for completeness.

The LLFA have made no comments on the application. The nature of the development is temporary and for a less vulnerable use and that it has been consented for a number of years without any cause for concern, it is considered that requiring a flood risk assessment would not be reasonable, proportionate or necessary.

Conclusion:

The proposal is acceptable in principle and complies with local planning policies as outlined in this report.

RECOMMENDATION:

Planning permission be granted subject to the following conditions:

1. The permission is for a limited period of five years only. All aspects of the car parking development, including lighting, security cabin and bus shelter associated with the use hereby permitted shall be removed and the land restored in accordance with a scheme to be submitted to and approved as required by condition three within 5 years of the approval of this application.

Reason: The parking has been provided to accommodate future phased development at the site and to accord with Policy EC3 of the Knowsley Replacement Unitary Development Plan (adopted 2006) and Policy CS2 of the Local Plan Core Strategy.

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. Before this current permission expires (within 5 years of approval), a scheme for the restoration of the land shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented within six months of the scheme being approved by the Local Planning Authority.

Reason: In the interest of providing an appropriate form of landscape treatment.

4. Within 6 months of the date of this permission, a Travel Plan shall be submitted to and approved in writing by the Council as Local Planning Authority. The Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to:

- Involvement of employees.
- Information on existing transport policies, services and facilities, travel behaviours and attitudes.
- Access for all modes of transport.
- Targets for mode share.

- Resource allocation including Travel Plan Co-ordinator and budget.
- A parking and management strategy.
- A marketing and communications strategy.
- Appropriate measures and actions to reduce car dependence and encourage sustainable travel.
- An action plan, including a timetable for the implementation of each of the above.
- Mechanisms for monitoring, reviewing and implementing the Travel Plan.
- The approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use.

An annual report shall be submitted to the Council no later than 1 month following the anniversary of the date of this permission for so long as the permission exists. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20/09/2022	WDK-SIA-100-300	PL1	Site Location Plan
20/09/2022	WDK-SIA-A-100-303	PL2	Proposed Car Park Layout
20/09/2022	WDK-SI-E-630-311	P2	Proposed Lighting Layout & Details (Part 1 of 2)
20/09/2022	WDK-SI-E-630-312	P2	Proposed Lighting Layout & Details (Part 2 of 2)
20/09/2022	C430-SL14		Drainage Eastlands As Built
20/09/2022	0410-DFL-LIA-0001_B_EASTL AND	B	Lighting Impact Assessment
20/09/2022	0410-DFL-LIA-0001_B_EASTL AND	B	Lighting Strategy
20/09/2022			Fencing Specification Details
20/09/2022			Security Cabin Specification Details
20/09/2022			Bus Shelter Specification Details

Informatives

1. Article 35

Jo Sheridan
30 November 2022

Alan Kilroe
7 December 2022