

Knowsley Metropolitan Borough Council
PO Box
26 Archway Road
Huyton
L36 9FB

FAO Clare Appleyard

Our ref: DPA/JFAR/U0008399

Your ref:

23 June 2026

Dear Clare

Town and Country Planning Act 1990 (as amended)
Submission of a Full Planning Application – Unit 01, Symmetry Park, Merseyside

On behalf of Newmark's client, Tritax Symmetry Merseyside 1 Limited ("the Applicant"), please find enclosed a full planning application for the erection of a new close board timber fence to the north of Unit 01, Symmetry Park, Merseyside ("the site").

The application can be described as:

"Full planning application for the erection of a new close board timber fence to the north of Unit 01, Symmetry Park"

The application has been submitted electronically via the Planning Portal (reference PP-14980860) and it includes the following documents:

- Application form including ownership certificate
- Site Location Plan ref: 21588-THPM-03-XX-DR-A-1020
- Existing Site Plan ref: 21588-THPM-03-XX-DR-A-1021
- Proposed Site Plan ref: 21588-THPM-03-XX-DR-A-1022
- Proposed Fence Details ref: 21588-THPM-03-XX-DR-A-1023
- Additional Fence to Northern Boundary Plan ref: T-22-2567_11-01_P4
- This cover letter prepared by Newmark

A payment has been made to Knowsley Metropolitan Borough Council ("the Council") in the amount of £309.00 this being the requisite statutory application fee in this instance.

The Site

The application site is located at Unit 01, Symmetry Park, Merseyside. The Symmetry Park development was approved by hybrid planning permission ref: 20/00494/HYB in March 2022. Unit 01 is located in the 'full area' of the hybrid permission and is built and occupied by InPost.

Separate reserved matters applications have been granted within the outline area of the hybrid permission, comprising ref: 23/01949/REM for Unit 02 (constructed), and ref: 24/00145/REM for Units 03 and 04 (not yet constructed).

The application site itself comprises approximately 23 sqm of land immediately to the north of the Unit 01 car park and south of the access track. Old Halsnead Hall and other residential properties lie to the north of the application boundary and are surrounded by established trees and vegetation.

The Proposal

This application seeks planning permission for the erection of a new close-board timber fence. The proposed fence colour will be brown with a height of 4.5m to 5m.

The purpose of the fence is to shield vehicle headlight overspill towards Old Halsnead Hall and the neighbouring properties. Its alignment and height have been informed by a point cloud survey undertaken by GIA to ensure that the fence will fully screen the properties from headlight glare.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act (2004) indicates that decisions to be made under the planning Acts must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, the relevant Development Plan documents comprise:

- Knowsley Core Strategy (January 2016)
- Saved Policies of the UDP (June 2006)

The key policies of relevance for the consideration of this application include:

- Core Strategy Policy CS2: Development Principles
- Core Strategy Policy CS19: Design Quality and Accessibility in New Development
- Core Strategy Policy SUE2c: Sustainable Urban Extension – South of Whiston and Land South of M62

Planning Matters

Design and Residential Amenity

The fence has been purposefully designed to mitigate headlight overspill towards Old Halsnead Hall and the adjacent properties. There are a number of fences approved across the Symmetry Park development and the proposed fence (whilst taller than those approved) would not appear out of place in this established industrial park context. A close-board timber fence is a conventional boundary treatment that is widely used and is appropriate to the setting.

In terms of amenity, the fence will be located at a suitable distance from the neighbouring properties, which benefit from some existing mature tree cover that will assist in screening. Moreover, the principle of installing the fence has been requested by, and agreed in principle with, local residents.

Accordingly, the proposed fence is of an appropriate design and would not result in adverse impacts on residential amenity.

Heritage

Old Halsnead Hall, to the north of the site, is a Grade II listed building. Heritage assessments were submitted in support of the original hybrid permission and subsequent reserved matters, the latest being Heritage Impact Assessment Version 1 dated 5.3.24 submitted with 24/00145/REM.

Those assessments concluded that the Symmetry Park development would result in a low to moderate degree of “less than substantial harm” to the significance of Old Halsnead Hall through adverse impacts on the building’s setting.

The proposed fence is extremely minor in scale relative to the approved logistics units on the site and on this basis, the proposal would not alter the conclusions of the previous heritage assessments. In accordance with NPPF paragraph 212, any “less than substantial harm” should be weighed against the public benefits of the proposal accordingly.

In this case, the fence would deliver clear public benefits by shielding neighbouring properties from headlight overspill which in turn will provide benefits to residential amenity. This will outweigh any limited associated harm to the Listed Building.

Highways

The fence would be located wholly within the established industrial park and would not affect the operation or safety of the local highway network.

Ecology/Trees

The site area is 23sqm and is therefore subject to the de minimis exemption (development below the threshold) for Biodiversity Net Gain (BNG). The proposed fence will avoid any tree root protection areas (RPAs) and will not give rise to any adverse impacts in terms of ecology and arboriculture.

Summary

This application is seeking planning permission for the erection of a close-board timber fence. The proposed fence has been designed to mitigate headlight overspill and will improve residential amenity for the neighbouring properties without giving rise to adverse effects on design quality, heritage, highways, or ecology.

I trust that you find the above to be in order and sufficient to enable the validation of this planning application. Should you require any additional information or clarification please do not hesitate to contact either myself or Jodie Farnill of this office.

Yours sincerely,

Dominic Page
Partner