

Our ref: P23-1502/LOO1v1/PL/LIV/JS/DM

10 July 2023

Ms Jo Sheridan
Knowsley Borough Council
Planning Division
PO Box 26
Archway Road
Huyton
Knowsley
L36 9FB

Dear Ms Sheridan

RE. Ford Halewood Planning Application

This covering letter supports an application for full planning permission at Ford Halewood on behalf of Ford Halewood Transmissions Ltd for a ***'proposed extension to the east of the existing car park to provide additional vehicle and cycle parking spaces, and associated works'***. The details of the application are summarised below:

- All standard car spaces will measure 5m x 2.5m and EV charging spaces will be 5m x 3.3m.
- The aisle widths will all be a minimum of 6m wide.
- As the proposed development is an extension to the current main car park, the boundary of the car park will be extended with it. The vehicle access into the car park will remain as existing via the access-controlled vehicle gates and through the alteration of an existing vehicular access to the east of the site off South Drive (a private road within the estate).
- Security guards will continue to monitor the car park from the security gatehouse, as the CCTV network will be extended across the car park allowing for the whole area to be covered.
- The proposal includes an initial addition of 10 EV charging spaces into the extended area with the provisions in place to increase the quantity of these spaces as the demand for them increases. The quantity of disabled spaces will also be increased as is required with the overall increase of car parking spaces on the site. As well as retaining the current access, another two-way vehicle entrance will be introduced. This will be located in the extended area in order to provide access into each side of the car park. The new gate will be accessed from South Road via a priority T-junction along the southern boundary of

No. 4 St Paul's Square, Liverpool, L3 9SJ
T 0151 317 5220 E Liverpool@pegasusgroup.co.uk
Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.
Registered Office: 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

the application site. The gate will be located in the same position as an existing access gate that is not currently in use.

- Additional disabled spaces are to be provided in the existing car parking areas labelled B and C on the Location Plan.
- Pedestrian turnstile access from the car park into site will be retained in its current location and another turnstile will be added within the extended area. The two turnstiles will be located within close vicinity of the two locker rooms that are at each end of the plant. This will encourage employees to park closer to their allocated locker room, ensuring a more even dispersal of vehicles across the car park and therefore tempering the potential for congestion at the gates.
- 64 additional cycle stores are proposed within the car park extension.
- The proposal will lead to a limited loss of trees which will be replaced elsewhere at the site on a 2:1 ratio.

The planning application is supported by the following documentation:

- Location Plan – Ref. 12-026_001revA-230707 (MGMA Architects)
- Existing Site Plans – Ref. 12-026_002-230707 (MGMA Architects)
- Proposed Site Plans – Ref. 12-026_101-230707 (MGMA Architects)
- Cycle Parking Specifications (Cyclepods)
- Arboricultural Impact Assessment with Arboricultural Method Statement (Godwins Tree Surveys)
- Flood Risk Assessment (Roy Lobley Consulting)
- SUDs Form and supporting Statement (Roy Lobley Consulting)
- Preliminary Ecological Appraisal (Tyrer Ecological Consultants)
- Transport Statement (Ford)

Site Location

The application site is located at Ford Halewood approximately 9 miles to the southeast of Liverpool City Centre. The Ford site covers around 71 acres of land and is located in an industrial estate that is majority owned by Jaguar Land Rover.

To the north of the estate, the West Coast Mainline track runs across the length of the perimeter, beyond this runs the A562 Higher Road. To the South of the estate runs the A561 Speke Boulevard and beyond that lies Liverpool John Lennon Airport (approximately 2 miles away). To the East of the estate, the A561 Speke Boulevard merges into the A562 Higher Road and carries on east towards the Newstead Farm Interchange in the direction of Widnes. To the West of the estate, adjacent to Jaguar Land Rover, runs a string of large industrial buildings on Renaissance Way.

Planning Context

The proposed extension to the car park is to facilitate the expansion of the operations and workforce at Ford Halewood Transmissions following the significant investment that has been made at the site. The importance of Jaguar Land Rover Business Park is widely recognised within the Core Strategy and where its expansion is strongly supported.

Policy CS1 and CS4 support development in Commercial Areas which ensure efficient use of land. The proposal to utilise currently vacant land for commercial purposes is in line with the Council's strategy. The additional car park will cater for 210 new spaces allowing for a significant increase in workforce to operate efficiently at the site. The economic benefits of this alone are significant along with the social benefits of additional jobs for local people to Knowsley and surrounding authorities.

The principle of development is considered acceptable and in line with the Council's development strategy (Knowsley Core Strategy 2016). The main impacts of the development relate to the loss of trees and the impact on the highway network.

Any trees lost as part of the proposal will be replaced at a ratio of 2:1 as required by Policy CS21. The replacement trees will be located to the north of the site with improved connections to existing local biodiversity.

A Transport Statement and Travel Plan has been prepared by Ford assessing the impact of the additional car parking. The additional spaces will be used to satisfy an additional 165 workers in the day shift period and an additional 85 workers in the evening shifts.

Ford determine that the additional car movements will not impact the wider highway network. Sustainable travel measures have been implemented to ensure that car travel is minimised as much as possible.

The proposed application accords with the overarching requirements of sustainable development as outlined in the NPPF 2021. The proposed development acts as a crucial part of Ford's £230m investment programme in their Halewood site to be the first of its plants in Europe to manufacture Electric Vehicle components. It will provide for a significant increase of jobs locally and will be in line with the environmental goals both locally and nationally as it assists with the movement away from the manufacturing of petrol and diesel vehicles.

Conclusion

The proposed planning application is in line with the requirements of Knowsley's Adopted Development Plan and supports the Council's strategy to expand its employment sector with particular focus on Jaguar Land Rover Industrial Park. The provision of new car parking helps to assist the wider investment at the site. It will ensure that the site is able to accommodate the additional workforce required at Ford Halewood Transmissions which is necessary for its expansion and adaptation to delivering electric vehicle car parts.

The proposal has significant economic and social benefits through the provision of new jobs for local people. It also has environmental benefits as part of the proposal through improved tree planting as well as helping contribute to local and national environmental targets through the removal of petrol and diesel vehicles from the road.

We therefore request that the planning application is approved without delay.

Yours Sincerely

Darren Muir MTCP (Hons) MSc MRTPI

A handwritten signature in black ink, appearing to read 'Darren Muir'.

Director – Planning
Darren.Muir@pegasusgroup.co.uk
07929 788553