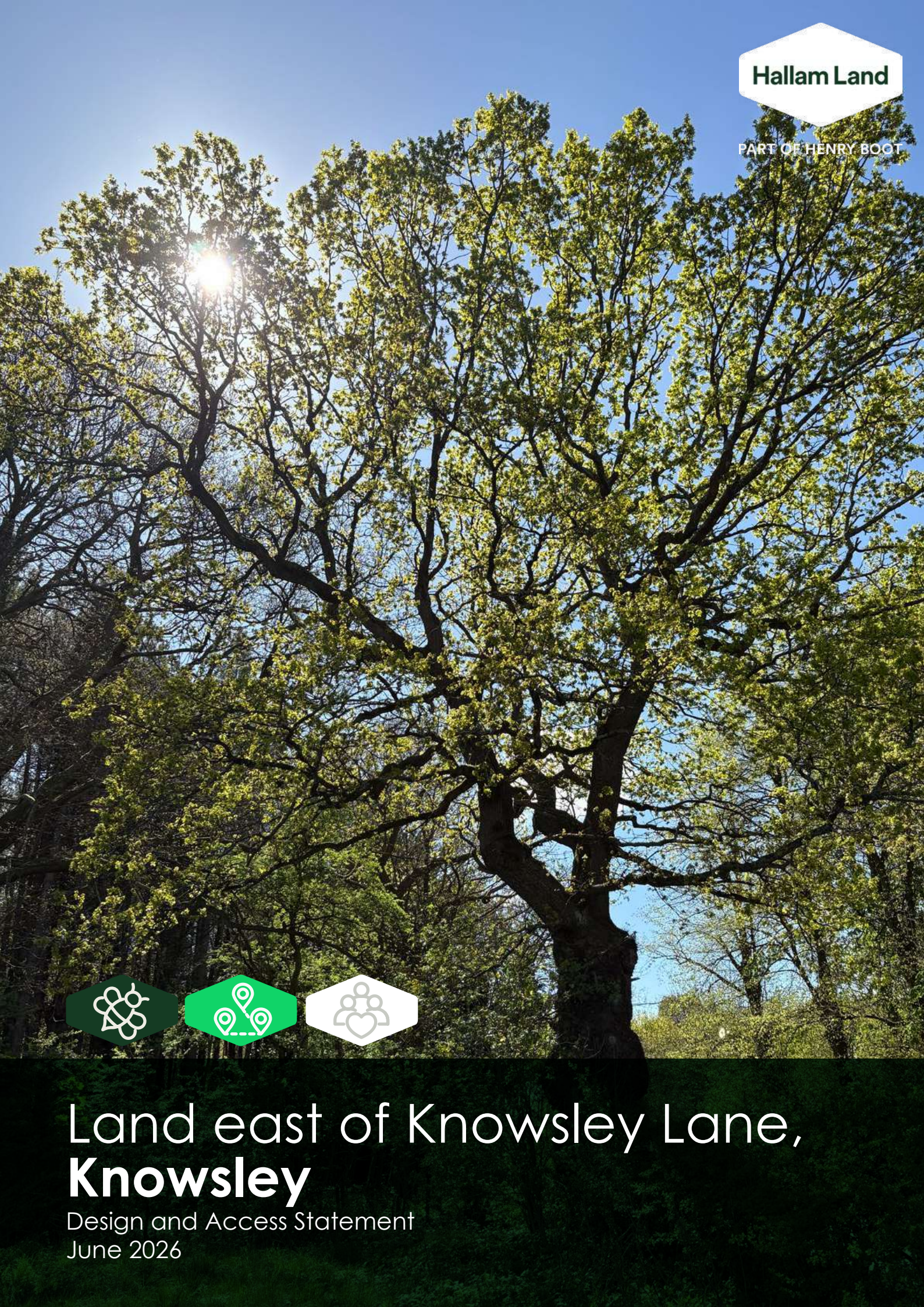




Hallam Land

PART OF HENRY BOOT



Land east of Knowsley Lane, **Knowsley**

Design and Access Statement
June 2026

About Hallam Land

Hallam Land is a market leading strategic land promotion business with over 35 years' experience in the sector, and a proven approach to strategic land promotion which is based on the extensive nationwide planning and development experience they have acquired. Hallam Land have brought forward an extensive array of exceptional strategic developments across the country including residential, commercial, retail and infrastructure developments.



Contents

1. Introduction	4
2. Planning Background and Policy	12
3. Site and Contextual Analysis	16
4. Involvement	40
5. Design Evolution	42
6. Design Proposals	46
7. Building for a Healthy Life Assessment	66
8. Conclusions and Key Benefits	70
9. Appendix 1 Design Evolution Post Submission Summary	72



1. Introduction

1.1 Purpose and scope of the Document

This Design and Access Statement is submitted in support of the Outline Planning Application, including detailed points of access, at Land east of Knowsley Lane, Knowsley (also referred to as 'the Site') on behalf of Hallam Land. The aim of this document is to outline how the proposed development is a suitable response to the Site and setting. It also sets out the design approach and design rationale for the scheme, explaining how the local character of the area has been taken into account and how design principles will be applied to achieve high quality design in accordance with local planning policy requirements.

This DAS provides a framework for the development and will inform future design detail. This DAS should be read in conjunction with the Outline Planning Application, supporting documents, and Strategic Design Code which will act as a quality standard for assessing future reserved matters applications.

1.2 Document Structure

The document structure directly responds to the purpose of design and access statements identified in the Planning Practice Guidance (PPG) and comprises three main components. First, a comprehensive overview of the planning policy, Site, and contextual analysis is outlined as a basis for informing the subsequent design approach. Second, the design evolution of the proposals and engagement process is summarised, including how through pre-application advice, this has informed the design approach. This informs the subsequent third and latter section of the DAS covering the design proposals, providing details on access and the design principles that will be applied to achieve high quality design and how the local character of the area has been taken into account.

1.3 Description of Development

This DAS is submitted in support of the development proposals comprising:

"Outline application (including details of access to but not within the Site) for the erection of up to 700 dwellings together with public open space, landscaping, new vehicular access junctions, active travel links, sustainable urban drainage systems and other associated works."

1.4 Site Context

The Site is located east of the M57 Motorway, between Junctions 3 and 4 and immediately south of Knowsley Village. Knowsley Village is approximately 4.5km south east of Kirby Town Centre, 9km east of Bootle Town Centre, 10.5km north east of Liverpool City Centre and 7km west of St Helens Town Centre.



1.5 Site Location

The Site is c.33.75ha and is bordered to the north by Home Farm Road and to the west by Knowsley Lane (B5194). The southern and western boundaries of the Site are enclosed by the existing wall of the Grade II Listed Knowsley Park and Garden.

The Site also includes a parcel of that extends northward, to the rear of the existing development along Sugar Lane and Parklands. This parcel is bordered to the north east by Stanley Grange Business Village. The west of this parcel abuts land known as Ross Close Playing Field, owned by Knowsley Council.

The Site comprises five large parcels of land. The Site is in private ownership, with an area in agricultural use with a tenant farmer.

General points:

- Spookies Wood is located at the centre of the Site;
- No public rights of way intersect the Site;
- The Site is well enclosed to all sides by mature vegetation and existing development; and
- Topographically, the Site is generally flat but does fall gently from east to west.

Knowsley Village contains several facilities including; primary schools, local shops, food and beverage outlets, beauty salons and health, fitness and recreation facilities. There are also bus stops located on Knowsley Lane. These facilities are mapped later in the DAS on pages 16-17.





Photo Locater Plan



1. Home Farm Road



2. Existing Site access on Home Farm Road



3. Home Farm Lodge (Stanley Grange Business Village)



4. Home Farm Lodge gates



5. Site boundary wall



6. Quality of Knowsley Park and Garden/Site boundary wall



7. Spookies Wood



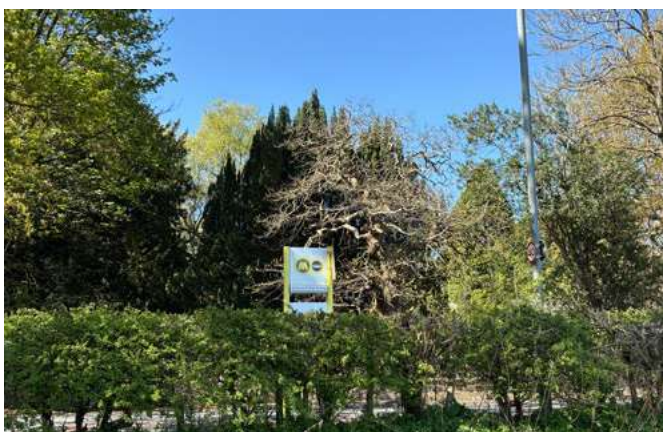
8. Site boundary along Knowsley Lane



9. Track from Home Farm Road to Home Farm Lodge



10. Eastern Site boundary



11. Bus stop along Knowsley Lane visible from the Site



12. Existing farm access onto Knowsley Lane



13. Pedestrian access from Ross Close



14. Rear of existing properties on Berry Hill Avenue



15. Rear of existing properties on Sugar Lane



16. Rear of existing properties on Parklands



17. Pedestrian access from Home Farm Road



18. Informal pedestrian access from Home Farm Road



19. Informal pedestrian access from Home Farm Road



20. Informal pedestrian access from Knowsley Lane

1.6 Design Vision

The Site provides an opportunity to create a sustainable and attractive extension to Knowsley Village, inspired by the context and local character, set in a mature landscape.

Embracing high quality and sustainable design principles, the proposals will sensitively integrate with the surrounding landscape and built form, providing a range of new homes that can respond to future needs.

Taking inspiration from the surroundings, the proposals include:

- Up to 700 new homes in a range of types and sizes;
- New active travel access to the Site by sustainable modes including pedestrian and cycle connections as part of creating a well connected network of routes that encourage movement by sustainable modes;
- A strong green and blue infrastructure framework that retains and enhances the existing mature features and improves biodiversity, by providing opportunities for a range of open space typologies, including a new central parkland, greenways, kickabout space and ecological habitats;
- A well considered urban design response, that provides a natural extension to Knowsley Village.



STANLEY GRANGE
BUSINESS VILLAGE



KNOWSLEY PARK

2. Planning Background and Policy

2.1 Development Plan

In the case of Knowsley, the adopted development plan comprises the following documents:

- Knowsley Local Plan Core Strategy (January 2016);
- Saved Policies of Knowsley Replacement Unitary Development Plan (June 2006); and
- Mersey and Halton Joint Waste Local Plan (July 2013).

2.2 Knowsley Local Plan Core Strategy (January 2016)

The Core Strategy was adopted by Knowsley Council on 6th January 2016 and sets out the spatial strategy for Knowsley up to 2028, replacing the strategic policies of the Knowsley UDP which expired in 2016.

Chapter 3 sets out the spatial vision for the Borough, stating that, by 2028, Knowsley Borough will be known for its successful suburban townships that provide a sense of place and community, having sustainable, diverse, more prosperous and healthy populations.

It then lists nine Strategic Objectives designed to achieve the vision, including Objective 2 which aims to promote a well-balanced housing market throughout Knowsley by providing a sufficient quantity and mix of high quality sustainable housing in appropriate locations to meet needs and demand.

Chapter 5 outlines the proposed Spatial Strategy, with Policy CS3 confirming a housing requirement of 8,100 over the plan period (2010-2028) equating to 450 dwellings per annum (dpa).

Policies CS1 and CS5 confirm this will be achieved by a focus on development within existing urban areas (Policy CS1 part a) and through the removal of Sustainable Urban Extensions (SUEs) from the Green Belt (Policy CS1 part e & Policy CS5 part 4).

The trajectory at Figure 5.1 (of the Core Strategy) suggests that the SUEs will start contributing to supply immediately (2015/2016), with significant contributions from 2017/18 onwards.

Chapter 7 then identifies the SUEs and safeguarded land that have been released from the Green Belt within Policies SUE1 and SUE2.

Policy SUE1 – Sustainable Urban Extension, Safeguarded Land - Identifies the nine Sites that have been removed from the Green Belt to meet development requirements to 2028 and beyond.

Policy SUE2 - Sustainable Urban Extensions Development Principles - sets out the Council's expectations of how the SUEs will be developed. In addition to the 9 SUEs, the land east of Knowsley Lane was removed from the Green Belt but safeguarded from development until beyond 2028.

Policy CS15- Delivering Affordable Housing - states that the Council will seek 25% affordable provision on Sites identified as SUEs within Policies SUE1 to SUE2, through in-kind or financial contributions from developers, through an appropriate legal agreement or other mechanism.

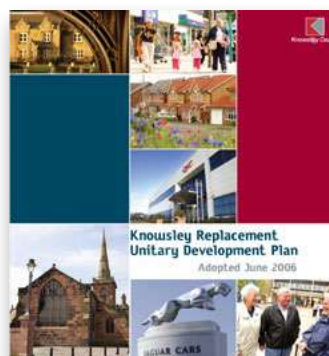
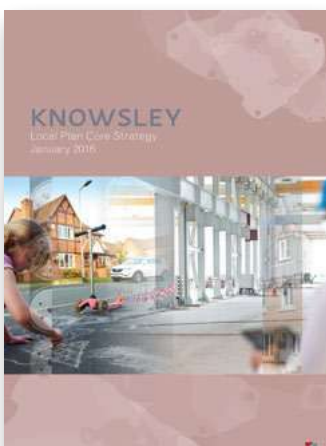
It goes on to state that a lower proportion of affordable housing will be permitted where it is clearly demonstrated that achieving provision at the level set out would render the development not economically viable.

2.3 Knowsley Replacement Unitary Development Plan (June 2006)

Some policies from the UDP 2006 have been saved by the Secretary of State, until they are replaced by future development plans; however with the plan period expiring in 2016, these are no longer up to date and can therefore only be given limited weight.

That said, the following policies are considered relevant to the development proposals:

- DQ2 - Security in the Built Environment;
- DQ4 – Trees and Development;
- ENV2 – Noise and Vibrations;
- ENV5 – Contaminated Land;
- T5 – Location of Major Traffic Generating New Development;
- T7 - New Development and Walking and Cycling Routes;
- T8 – Transport Assessments; and
- T9 – Travel Plans.



2.4 Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)

The Ensuring a Choice of Travel SPD was adopted to support and supplement the UDP transport policies. The document is used to assess planning applications in relation to transport requirements and ensure access to new development by a choice of transport modes, and that its requirements are addressed in more detail in the accompanying Transport Assessment and Travel Plan.

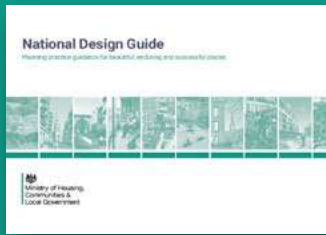
Design and Quality in New Development SPD (January 2016)

The Design Quality in New Development SPD supplements the design policies in the Core Strategy. The document provides guidance relating to building placement, density and form, accessibility, landscaping, public open space, sustainable design, minimising crime, and preserving the built heritage. The layout has been prepared with this guidance in mind.

New Residential Development SPD (Updated September 2018)

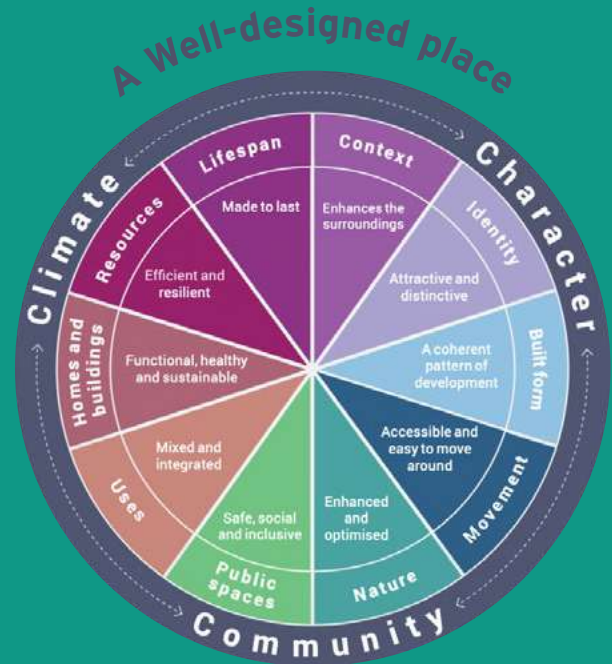
The New Residential Development SPD was initially adopted in January 2016 to supplement the design and housing policies in the Core Strategy. The document includes guidance relating to integration with existing development, defining the residential mix, layout and access, parking requirements, property security, public realm, waste management and adaptability to climate change.

The document was updated in September 2018 in relation of electric vehicle charging points with a requirement under Policy B.6a for residential developments to provide one electric charging point for every dwelling with a regular parking space.



2.5 National Design Guide

The National Planning Policy Framework (NPPF, December 2024) requires the design and layout of new developments to reflect the National Design Guide (NDG), as best practice. The NDG outlines and illustrates the Government's priorities for well-designed places in the form of ten characteristics. As such, we have used the principles in the NDG to form the basis of the DAS.



A simplified wheel icon will be used throughout the document to highlight where the proposal has considered one or more of the National Design Guide characteristics.

-  **Context** – understanding of the features of the Site and the surrounding context.
-  **Identity** – having a positive and coherent identity that everyone can identify with.
-  **Built form** – compact forms of development that are walkable, contributing positively to well-being and placemaking.
-  **Movement** – limiting the impacts of car use by prioritising and encouraging walking, cycling and public transport.

-  **Nature** – integrate existing, as well as new natural features into a multifunctional network that supports quality of place.
-  **Public spaces** – well-located public spaces that support a wide variety of activities and encourage social interaction.
-  **Uses** – a mix of uses including local services and facilities to support daily life.

-  **Homes and buildings** – provision of good quality internal and external environments for their users, promoting health and well-being.
-  **Resources** – have a layout, form and mix of uses that reduces resource requirements, including for land, energy and water.
-  **Lifespan** – designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages.



2.6 Building for a Healthy Life

Building for Healthy Life is the latest edition of, and new name for, Building for Life 12. It is a design toolkit for neighbourhoods, streets, homes and public spaces and provides 12 considerations for creating good places to live. These considerations are organised across three headings: integrated neighbourhoods, distinctive places, and streets for all.



The icons below will be used throughout the document to highlight where the proposal has addressed key considerations of the Building for a Healthy Life document.



Integrated Neighbourhoods



Natural Connections



Walking, Cycling and Public Transport



Facilities and Services



Homes for Everyone



Distinct Places



Making the most of what's there



A memorable character



Well defined streets and spaces



Easy to find your way around



Streets For All



Healthy Streets



Cycling and car parking



Green and blue infrastructure



Back of pavement, front of home

3. Site and Contextual Analysis

3.1 Local Facilities and Amenities

The Site is well located in relation to local facilities within a convenient walk time based on existing infrastructure, such that future residents and users of the Site will have the opportunity to access key services via active travel modes. Knowsley Village will attract walking trips to and from the Site due to the local amenities and destinations. The Site is also well placed to access facilities further afield in St Helens, Bootle and Liverpool City Centre. Some of the facilities within Knowsley Village include;

- St John Fisher Primary School;
- Knowsley Village Primary School;
- Knowsley Lane Recreation Ground and Community Centre;
- Knowsley Medical Centre and pharmacy;
- Millbrook Manor, The Knowsley Arms and Derby Arms;
- Local shops including Go Local, Off Licence, Post Office;
- Beauty Salons; and
- Gym.

Context

"Well-designed places are...based on a sound understanding of the features of the Site and the surrounding context, using baseline studies as a starting point for design."

(National Design Guide, Paragraph 40)



	Site Boundary		Trading Estate
	Bus Route		Primary School
	Bus Stop		Recreation Ground and/or Community Centre
	Public Rights of Way		Wooded Area
	National Cycle Route 862		Gym
	Existing Informal Pedestrian Links		Local Shop
	Key B-road		Hairdresser / Barber / Salon
	1km Pedestrian Catchment		Takeaway / Public House / Food and Beverage
	2km Pedestrian Catchment		Post Office
	Indicative Knowsley Conservation Area		Health Facility
			Place of Worship

FLUKER'S BROOK
FARM CARAVAN
SITE



MILL LANE OPEN SPACE

BOB WHITEY COMMUNITY CENTRE

ST JOHN FISHER PRIMARY SCHOOL

KNOWSLEY LANE REC. GROUND

KNOWSLEY VILLAGE

PINFOLD WOOD

KNOWSLEY MEDICAL CENTRE

SUGAR LANE

KNOWSLEY VILLAGE PRIMARY SCHOOL AND NURSERY

LOCAL SHOPS: GO LOCAL / LOCAL CONVENIENCE / OFF-LICENSE / SALONS / TAKEAWAY / PHARMACY

STANLEY GRANGE BUSINESS VILLAGE

HOME FARM ROAD

EXISTING PROW AND BRIDLEWAY

THE SANCTUARY COMMUNITY WOODLAND

KNOWSLEY LANE

KNOWSLEY PARK

Local Facilities Plan

3.2 Strategic Movement Network

Walking Accessibility

The Site is located near an established residential area and benefits from a good level of accessibility to a range of local amenities. Extensive natural surveillance is provided by existing properties along key pedestrian routes.

Knowsley Lane has a footway that runs along the eastern side of the carriageway for circa 1.5km between the Croxteth Lane bus stop to the south of the Site, and the Home Farm Lane bus stop opposite the Sites northwest corner. From the Home Farm Lane bus stop on Knowsley Lane heading north the carriageway has footways on either side of the road. Footways along Knowsley Lane are hard surfaced, well-maintained, and are approximately 1.8m in width (heading north).

Home Farm Road has street lighting and a footway approximately 1.8m in width along the northern side of the carriageway.

All adjoining roads between Home Farm Road and Sugar Lane have circa 1.8m footways on either side of the carriageway with streetlighting. Routes between the Site and the local centre on Sugar Lane are relatively flat with minimal level differences and gradients.

An existing street lit footway is provided along the eastern side of Knowsley Lane, and the northern side of Home Farm Road both of which then connects to a network of footways which are provided through the residential areas on the southeastern side of Knowsley. Existing pedestrian provisions within the local footway network includes dropped kerbs, tactile paving at junctions, and pedestrian refuge islands at key junctions.

In addition to the adopted footpath network, the proposed Site is situated in close proximity to KMBC's Public Rights of Way (PROW) network, further supporting pedestrian movements for residents and users of the Site. In particular, the Site benefits from footpaths KN/3/1, KN/3/2, KN/2/1, KN/8/2 which run from Knowsley Lane to School Lane offering a low traffic route toward Knowsley Business Park.

Cycling Accessibility

National Cycle Network (NCN) Route 862 is in close proximity to the Site, the route is approximately 360m west of the Site, adjacent to the western side of the M57. The route provides a mostly traffic free connection between Kirkby and Stockbridge Village.

A network of cycle routes and infrastructure, as identified by Merseytravel, is present near the vicinity of the Site.

Bus Accessibility

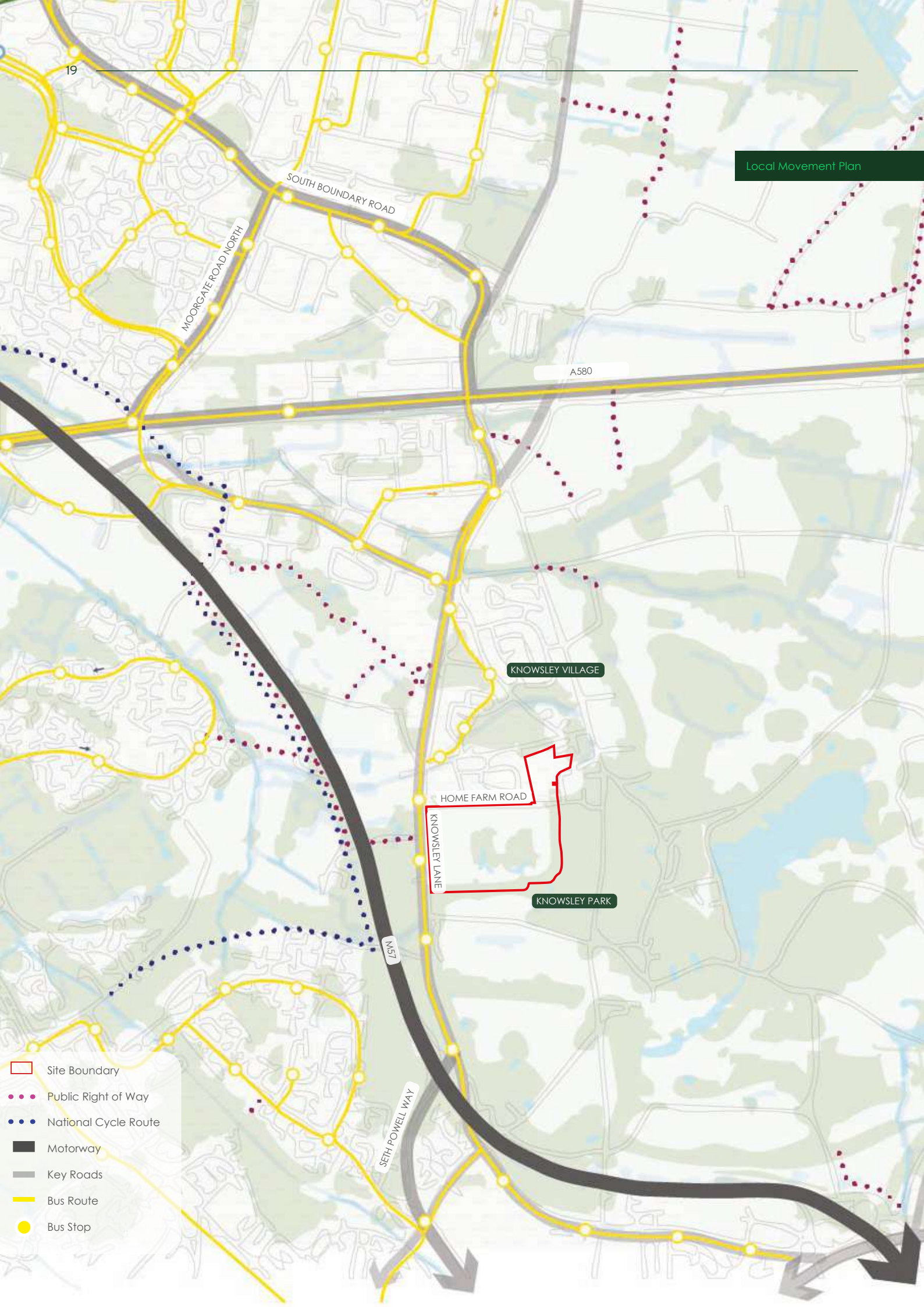
The nearest bus stop ('Knowsley Park, opposite Home Farm Road') heading northbound is located approximately 400m from the centre of the Site along Knowsley Lane circa 50m to the north of the B5202 Knowsley Lane and Home Farm Road T-junction. The nearest bus stop ('Knowsley Lane / Sugar Lane') heading southbound is located further north along Knowsley Lane, approximately 450m from the centre of the proposed Site.

There are further bus stops located south along Knowsley Lane, approximately 550m from the centre of the Site; within approximately 70m to the south of the B5202 Knowsley Lane and Shannons Lane T-junction.

All of these bus stops can be accessed via the pedestrian and cycle infrastructure located within neighbouring streets of the Site.

Rail Accessibility

The nearest railway station to the Site is Huyton Station located approximately 5.2km to the south of the Site. This can be reached from the Site via a 17-minute cycle, or a 26-minute bus journey on the 217 bus service that runs from the bus stops on Knowsley Lane. The station offers up to nine services an hour to destinations such as Wigan, Blackpool, Preston, Liverpool, St Helens, and Manchester. The station has 12 bike stands within the car park for those incorporating cycling to and from the station as part of their multi-modal journey.



- Site Boundary
- Public Right of Way
- National Cycle Route
- Motorway
- Key Roads
- Bus Route
- Bus Stop

3.3 Landscape Character

Immediate context

The surrounding area is mostly arable farmland, woodland at various scales, and settlements of varying sizes. The Site adjoins the Registered Park and Garden of Knowsley Hall along the eastern and southern boundary. The Site is not covered by any national or local landscape designations.

Home Farm (Stanley Grange Business Village) is a cluster of buildings associated with the former estate that are used for office and commercial use. The settlement of Knowsley Village abuts the northern boundary along Sugar Lane and Home Farm Lane. This residential area influences the character of the Site, being on the urban fringe and is visible from most of the Site. The Site is very well contained on all boundaries.

Notable infrastructure surrounding the Site includes the M57 to the west, with Stanley Grange Business Village and a telecommunications mast to the west. Knowsley Lane is the main primary route adjacent to the western boundary providing access into the Site.

Landscape features

The Site is relatively flat, with a gentle rise in elevation from approximately 26m AOD in the west to around 35m AOD in the east. There are several ponds, dry pits and ditches running through Spookies Wood in the centre of the Site, with a historic infilled pond in the north west.

The Site is bounded along the majority of the northern boundary by an established hedgerow immediately adjacent to Home Farm Road. The western boundary is defined by a hedgerow and Knowsley Lane. The eastern and southern boundaries face onto the well wooded edges of Knowsley Park Registered Park and Garden, and is defined by a continuous wall.

There is no built form located within the Site apart from a continuous wall bounding the eastern and southern edges to Knowsley Hall estate, although large extents of the wall has been reinstated in blockwork that is out of character with the original wall.

The Site comprises five arable fields delineated by hedgerow. Howards Pit and Knowles' Pit, also known as Spookies Woods, is a Priority Woodland located in the centre of the Site. Large areas of scrub and bramble have populated in the most southern and northern fields.

Landscape Character

At a local level, the Site falls within Landscape Character Type (LCT) 'Urban Fringe Farmed Parkland' and Landscape Character Area (LCA) 'Knowsley Estate' of the Landscape Character Assessment of Knowsley Metropolitan Borough and also lies adjacent to the 'Knowsley Village / M57 Corridor' LCA.

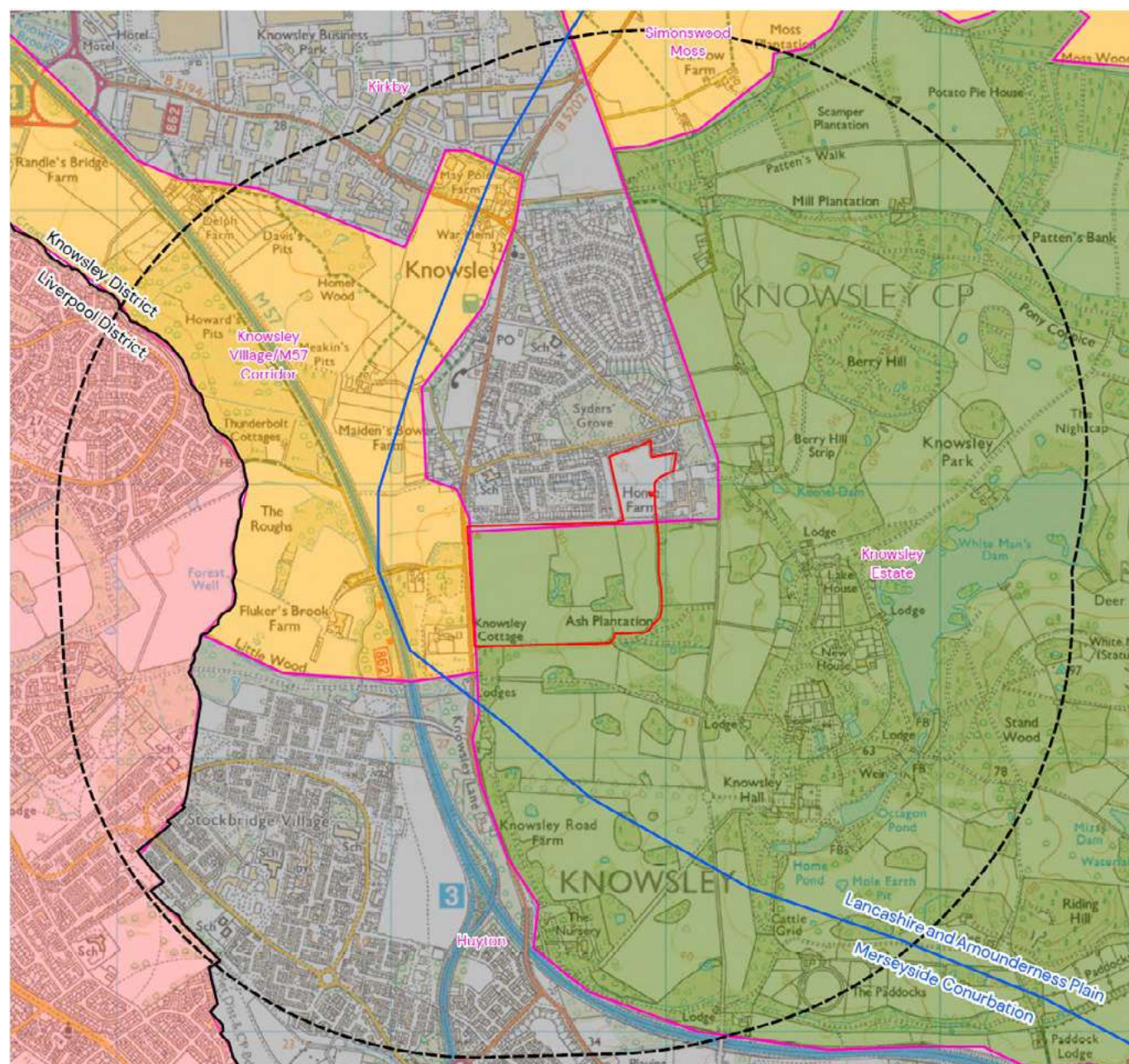
The key characteristics of the surrounding character areas can be summarised as:

Knowsley Estate: A country house set in a walled parkland formal estate defined by its rich and varied planting, with clumps, belts, and small woodlands creating a high level of tree cover throughout. Woodland tree lines form a consistent and prominent backdrop.

Knowsley Village / M57 Corridor: The residential area immediately north of the Site is a mix of post-war terraced and bungalow housing with wide tree-lined road avenues and well-connected open spaces. The surrounding areas are characterised by arable farmland, scattered tree cover along roads and field boundaries, with features like the River Alt and Knowsley Brook, and a mix of isolated farmsteads and urban fringe settlements. Aker's Pit and Sanctuary Community Woodland are heavily wooded areas directly west of the Site.

Summary

With the benefit of retained vegetation alongside maturing vegetation set within green corridors, it is envisioned the residential development would integrate with the surrounding landscape and appear as an extension to Knowsley Village.



Local Landscape Character Areas Plan

KEY

- Site Boundary
- 1.5km Buffer
- District Boundary
- National Landscape Character Areas
- Landscape Character Areas

Landscape Character Assessment of Knowsley Metropolitan Borough, 2013

Landscape Character Types

- Settlement
- Urban Fringe Farmed Parkland
- Urban Fringe Farmland
- No published character assessment available

3.4 Thematic Analysis

This section seeks to review and understand particular spatial elements within Knowsley Village, including:

- Morphology, composition, design and appearance, to provide a benchmark for the development and delivery of new homes within the Site;
- The settlement edge and gateways - to identify common characteristics that will help to integrate the Site into the local area and provide a new edge to the Village; and
- Green spaces - to understand the local provision and access, and identify the relationship to built form.

- 
- | | |
|---|-----------------------------|
|  | Site Boundary |
|  | Knowsley Conservation Area |
|  | Safeguarded Land |
|  | PROW |
|  | Gateway to Knowsley Village |
|  | Green Spaces |
|  | Key Local Facilities |
|  | Existing Key Routes |



23

KNOWSLEY VILLAGE

SUGAR LANE

HOME FARM ROAD

ORMSKIRK ROAD

KNOWSLEY LANE

The Settlement Edge and Gateways

The Site will provide a new extension to Knowsley Village. Therefore, it is useful and important to explore the key characteristics of the existing settlement edges to help integrate the Site within its context.

Home Farm Approach

The southern approach is defined by hedges and vegetation on either side, screening the houses on Home Farm Road, which is the only indication you are entering the Village.

St Mary's Church Approach

From the north, the settlement gateway is defined by the boundary walls of Knowsley Village Hall and St Mary's Church on either side of the street, with large mature trees framing the forward view.

Sugar Lane Gateway

The gateway area to the Village from the east is framed by mature vegetation to either side.

Green Spaces

The Site will provide extensive green space for the community. Looking to local precedents will be useful to identify existing uses and activities, and their relationship to built form.

Mill Lane Open Space

Mill Lane Open Space is accessible from the corner of Mill lane and Old Meadow and is a flexible open space with a fence/hedge around the perimeter. At the eastern edge of the open space is play equipment.



Home Farm Approach



St Mary's Church Approach



Sugar Lane Approach



Mill Lane Open Space

Knowsley Recreation Ground

The Recreation Ground offers a play area and space for informal sports. It is well enclosed with hedges and trees on all sides, particularly along Knowsley Lane. Properties side onto the Recreation Ground to the south and south east. Properties along Knowsley Lane front onto the road and the Recreation Ground, however mature vegetation reduces visibility. This is typically undesirable due to the lack of natural surveillance which can lead to antisocial behaviour and affect perceptions of safety. This space can be accessed by pedestrians via Shop Road past the Community Centre.

Green Spaces

There are a handful of informal incidental open spaces throughout the Village, including the Parklands/Sugar Lane junction and large grass verges along highways. These spaces provide visual amenity.

Syders Grove, Pinfold Wood and The Sanctuary provide formal open spaces at the outer edges of the Village.

The land behind Longborough Road and Riding Hill Road is accessible from both. The land is not overlooked and the rear of properties backs onto the land from all sides. This is undesirable due to the lack of natural surveillance which can lead to antisocial behaviour and affect perceptions of safety.



Parklands/Sugar Lane Junction



Fountain Road



Syders Grove



Land behind Longborough Road/Riding Hill Road



Knowsley Recreation Ground



Knowsley Road-Derby Arms

1. Knowsley Road

2. Knowsley Road-Sugar Lane junction

3. Knowsley Road

4. Derby Arms and Knowsley Recreation Ground



Main road with double sided footways with bus shelter. 2-3 m of vegetation enclose street edge. No formal cycleways.

Wide double sided footways with tree planting and verges separating the footway from road. Space for cycling to local amenities and facilities.

Double sided footways defined by private hedges and fencing separating them from residential driveways.

Main road with public amenities and green space either side of footway. Space for cycling on footways and road.

Home Farm-Sugar Lane

1. Home Farm (Site entrance)
2. Loughborough Road
3. Sugar Ln-Loughborough Rd junction
4. Road to Knowlsey Medical Centre
5. Sugar Lane shops



One sided footway off carriageway (tree planted verge defines clear separation). Quiet cycle environment on footway or carriageway.



Double sided footway off carriageway with private hedges, verges, formal parking and fences defining clear separation from homes and street edge.



Junction of local roads with wide verges and trees providing setback between footway and road on one side and wide footway on the other.



Doubled sided footway wide enough to provide comfortable cycling environment, with tree planting and wide verges and street parking.



Highway with parking for retail customers and deliveries. Double sided footway with active frontage on one side and access into shops.

Home Farm-Shop Road

1. Home Farm (Site entrance)
2. Ross Close Playing Fields
3. Frederick Lunt Avenue
4. Saint John Fisher Catholic Primary School
5. Shop Road - Bob Whitley Community Centre



Gated access to footway through green space lined with 5-6 m trees running alongside the course of the footway.



Public open space and playing fields with pedestrian access to residential areas bordering the park.



Tree-lined residential boulevard with wide footways providing access to homes. Adequate space for cycling on footways. Quiet residential street.



Double-sided footway with verges creating defined buffer between the road and footway running alongside the primary school.



Single carriageway without formal footways. Street parking for users/customers of nearby amenities.

3.5 Landscape Visual Impact Assessment

The application is accompanied by a Landscape and Visual Impact Assessment (LVIA). The LVIA addresses the potential landscape and visual impacts of the proposed development.

A clear distinction has been drawn between landscape and visual effects as described below:

- Landscape effects relate to the effects of the proposals on the physical and other characteristics of the landscape as a resource in its own right and its resulting character and quality; and
- Visual effects relate to the effects on specific views experienced by visual receptors and on visual amenity more generally.

Following preliminary desktop research and field work, a reduced 1.5km study area was considered to be more appropriate to reflect actual visibility, as shown in the adjacent plan. The principal views of the Site were determined in the field, with particular emphasis on checking potentially sensitive visual receptors such as public footpaths and long distance recreational routes, roads, important open spaces, and residential areas.

Summary of LVIA

Effects have been assessed during the construction phase, and at Years 1 and 15 of the operational phase.

Significant landscape and visual effects during the construction phase would be limited to those areas within the Site itself or directly adjacent to the Site and include the following:

- Land use within the Site;
- Landscape character of the Site and immediate surroundings;
- Visual amenity experienced by residential occupiers along Home Farm Road, Whitestone Close, Berry Hill Avenue, Ross Close, Sugar Lane and Parklands;
- Visual amenity experienced by workers from Stanley Grange Business Village;
- Visual amenity experienced by recreational users of PROW / Bridleway KN/5/1 along Fluker's Brook Lane and users of Ross Close Playing Fields; and
- Visual amenity experienced by road users of Knowsley Lane (B5194).

Of the receptors which would undergo significant effects during the construction phase, these effects would generally remain significant during the operational phase at Year 1. However, with the benefit of the embedded mitigation measures only the following significant landscape and visual effects would remain in Year 15:

- Landscape character of the Site and immediate surroundings;
- Visual amenity experienced by residential occupiers along Parklands; and
- Visual amenity experienced by recreational users of the informal open space between Home Farm Road and Ross Close.

It is predicted that there would be no direct cumulative effects on any landscape features, landscape character, and visual amenity as a result of the proposed development.

Conclusion

Landscape and visual mitigation measures have been integrated into the design of the Proposed development through an iterative design process. Potential landscape and visual effects were identified early on in the design process, allowing landscape and visual mitigation measures to be embedded into the overall design for the proposed development.

In conclusion, whilst the proposed development would result in some longer-term significant adverse landscape and visual effects, they would be limited to within the Site itself and its immediate environs. Such effects are not an indicator of poor design or an unsuitable Site, but are an inevitable consequence of development on greenfield land.



3.6 Heritage

Prehistoric or Romano-British

There is no prehistoric or Romano-British activity recorded within the Site, with a limited degree of activity recorded within the wider study area. For the prehistoric period, this activity comprises several isolated findspots, which are located at some distance from the Site. A single Roman coin was also found within a garden c.200m to the west of the Site, with no other activity from this period recorded. Overall, the Site is deemed to have a low potential for archaeological remains from these periods.

Medieval

There is no medieval activity recorded within the Site, though there is activity recorded within the wider study area. Knowsley was established as a settlement in the early medieval period, with its historic core located within the northern extent of the study area. Knowsley Park and Croxteth Hall Park also have origins in the medieval period as deer parks. However, cartographic sources show that these were located at some distance from the Site, and were only extended closer to the boundaries of the Site in the later post medieval period. A range of medieval findspots were also recorded within the study area, though these were again located at some distance from the Site.

Overall, the Site is deemed to have a low potential for significant archaeological remains from the medieval period.

Post-medieval

There is no post-medieval activity recorded within the Site, with historic cartographic sources evidencing that the Site formed agricultural land, as well as several parcels of post-medieval woodland, from this period onwards. The Site formed part of the wider agricultural hinterland owned by the Earl of Derby of Knowsley Hall. The parkland of the Hall was extended up to the southern and eastern boundaries of the Site in the early-mid 19th century, though the Site had never formed part of the parkland.

A range of buildings and structures associated with Knowsley Park bound the Site. The parkland perimeter wall and historic belts of trees bound the southern and eastern sides of the Site; the mid-19th century model farm known as Home Farm is located to the east of the Site; and a former entrance lodge to the park known as Home Farm Lodge bounds the eastern side of the Site. A former section of Home Farm Road also extends through the north-eastern extent of the Site up to this entrance lodge. However, this is no longer in use within the Site, and forms part of a modern residential street further westward outside the Site boundary.

The rural settlement of Knowsley had also seen extensive expansion in the 18th and 19th centuries, with the construction of a range of houses, farmhouses, and barns. Several of these are located within proximity to the Site off Knowsley Lane and Sugar Lane; however, the majority are concentrated to the settlement of Knowsley, further to the north-west and north of the Site.

Overall, the Site is deemed to have a low potential for significant archaeological remains from the postmedieval and modern periods.

The Site contains no designated heritage assets and is not located within a Conservation Area. Within a 1km study area of the Site, there are two Grade II* Listed Building, three Grade II Listed Buildings, two Grade II Registered Parks and Gardens, and a single Conservation Area.

The environmental statement includes the baseline assessment for heritage assets identified as having the potential to be sensitive to the development proposals.

The following heritage assets were assessed as part of the Heritage Technical Baseline:

- Knowsley Hall – Grade II* Listed Building
- Knowsley Park – Grade II Listed Registered Park and Garden (including Parkland Wall – curtilage to Knowsley Hall)
- Ormskirk Lodge – curtilage to Knowsley Hall
- Croxteth Lodge – curtilage to Knowsley Hall
- Home Farm Lodge – curtilage to Knowsley Hall

- Home Farm – curtilage to Knowsley Hall
- Croxteth Hall Park & Little Wood Lodge – Grade II Listed Registered Park and Garden, and Listed Building
- Knowsley Village Conservation Area.

The assessment has determined that the Site makes a minor contribution to the significance of Knowsley Hall, Knowsley Park, Home Farm Lodge, Home Farm, and the Knowsley Village Conservation Area, through their setting.

The Site is deemed to make no contribution to the significance of Ormskirk Lodge, Croxteth Lodge, and Croxteth Hall Park & Little Wood Lodge, through setting.



3.7 Arboriculture

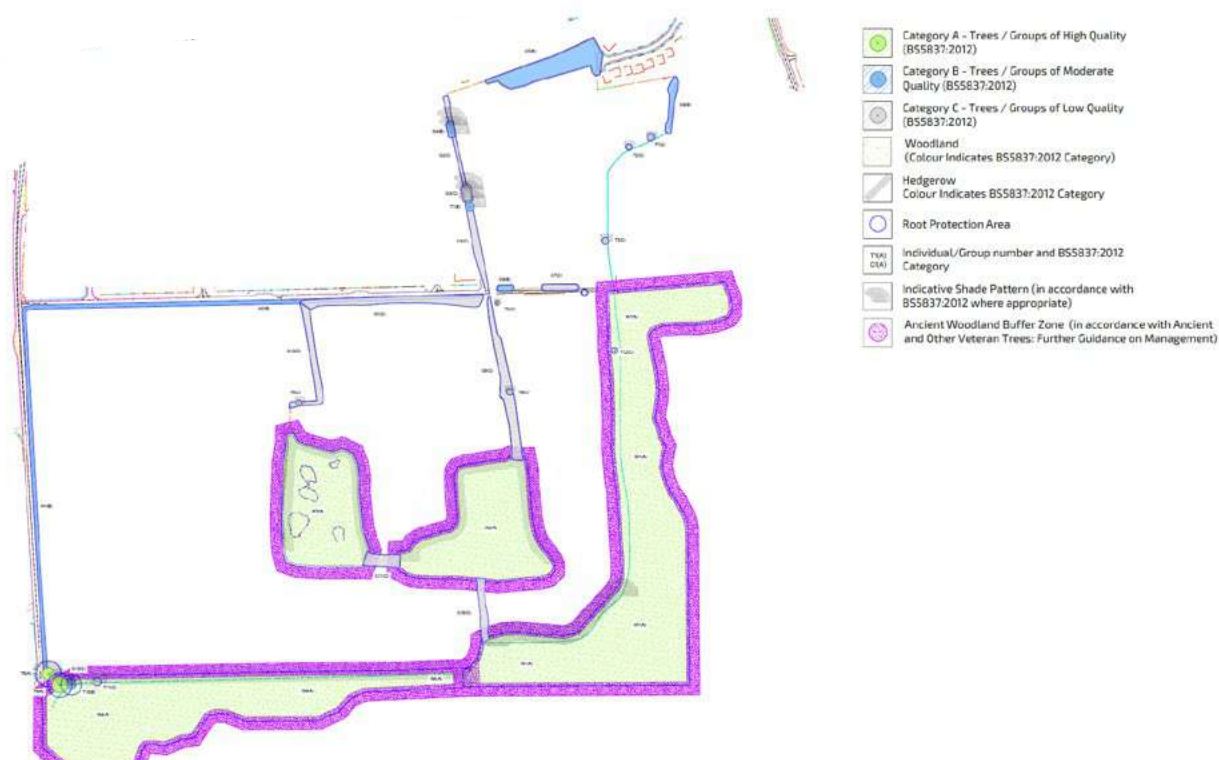
A total of 12 individual trees, 13 groups of trees, four woodlands and two hedgerows were surveyed as part of the Arboricultural Assessment. Trees were surveyed as individual trees, groups, hedgerows and woodland as per the survey methodology.

The Site included two areas of woodland with a further two woodlands recorded just beyond the Site boundary within the grounds of Knowsley Hall. Further tree cover on the Site was largely restricted to the Site boundaries and included both maintained and unmaintained hedgerows, boundary tree groups and occasional individual trees.

In respect of the arboriculture, the proposals are considered to meet the aims and objectives of both local and national policy through careful consideration of the design and retention of a high proportion of the existing trees, woodland and hedgerow vegetation.

Proposals for the Site provide appropriate hedgerow planting to mitigate for the necessary hedgerow loss along with other soft landscaping and installation of habitat features for the benefit of biodiversity; and should any tree removal be necessary as part of a subsequent Reserved Matters application adequate replacement provision of new trees should be provided in line with Policy CS21.

As part of a subsequent Reserved Matters application the final layout of the scheme should be informed by this assessment. Hard surfacing and dwellings should respect the 15m buffer provided to ancient woodland and the routing of below ground services should also consider retained trees and should not encroach within their Root Protection Areas.



3.8 Ecology

An Ecological Impact Assessment has been undertaken by FPCR Environment and Design Ltd. To inform the assessment, a suite of ecological surveys were carried out, including detailed habitat surveys as well as species-specific surveys for great crested newts, foraging/commuting bats, water vole breeding and wintering birds and red squirrel. Biodiversity Net Gain calculations were also undertaken, in order to assess changes in the biodiversity value of the site as a result of proposals.

Existing habitats on site comprise arable fields, priority habitat Lowland deciduous woodland and non-priority deciduous woodland, modified grassland, scrub and a number of permanent and temporary waterbodies.

Proposals for the site have taken careful consideration of existing habitats of value. Developed areas will be located within habitats of lower ecological value, such as arable field and modified grassland.

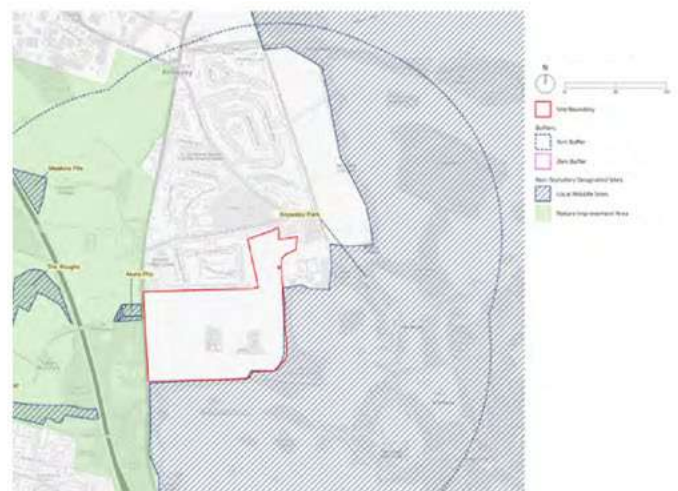
Habitats of higher ecological value, including areas of Lowland and other broadleaved woodland, scrub, ponds and the majority of hedgerows will be retained and/or enhanced and buffered from impacts. The Illustrative design has sought to maintain connectivity for wildlife

along the boundaries and also from the central woodlands towards offsite habitats to the east and south. The detailed design of the Sites green infrastructure, secured and delivered by the Biodiversity Net Gain Condition attached to any planning permission will focus on strengthening these existing corridors, through the creation of additional woodland and scrub.

Any habitat losses will be accounted for within the BNG strategy for the Site. As part of the Biodiversity Net Gain Condition, the habitats lost to proposals require compensation on a like-for-like or like-for-better basis.

Within the illustrative Masterplan, around 40% of the site is proposed greenspace, which will provide a large area for biodiversity enhancements including additional native species rich grassland, native mixed scrub and woodland planting. This will benefit species using the site including bats and birds.

Detailed mitigation has been included to minimise impacts to bats, breeding and wintering birds, red squirrel, and notable habitats and sites within the zone of influence.



3.9 Flood Risk and Drainage

The Site is located in flood zone 1.

An assessment of flood risk from all identified potential sources of flooding has been undertaken. The risk of flooding to the proposed development will be mitigated through the implementation of the following measures, which have been incorporated within the design of the concept masterplan:

- Finished Floor Levels to be set at least 0.15 m above adjacent ground levels following any reprofiling of the site, with ground levels sloping down from the dwellings.
- Localised low spots within the Site topography where ponding of pluvial surface water is indicated to be retained within proposed landscaped areas. Where this is not feasible the Site is to be reprofiled accordingly to remove such depressions, thus eliminating any significant risk of surface water flooding in these areas.
- Existing surface water overland flow paths originating off-site to be managed through the design of the Site.

The proposals would not be expected to have an adverse impact on flood risk elsewhere.

Recognising that there is a localised risk of flooding from surface water, groundwater and reservoirs at the Site, planning policy requires that the flood risk sequential test is applied. This is addressed in full in the Planning Statement accompanying the application.

It is concluded that there are no sequentially preferable Sites at a lower risk of flooding, that are available and suitable. The Site is therefore considered to be compliant with the sequential approach to Site selection as set out in the NPPF.

United Utilities has advised that there is existing capacity in the local foul sewerage network to receive and treat domestic foul water from the proposed development and that foul water can discharge without restriction into the 900 mm diameter combined sewer Knowsley Lane North.

The assessment presents a preliminary scheme for the management of surface water from the proposed development. A summary of the principal findings is as follows:

- The use of attenuation basins would provide water quality treatment measures. The potential for additional SuDS features, should be investigated further at the detailed design stage.
- The pipe network and attenuation basin, designed in accordance with Design and Construction Guidance, may be offered for adoption by United Utilities.

In conclusion, the Flood Risk and Drainage report demonstrates that the proposed development may be completed in accordance with the requirements of planning policy.

3.10 Access and Air Quality

Access

The proposals are for outline planning approval for up to 700 dwellings with all matters reserved except for vehicular access from Knowsley Lane. The Site is to be served by two single vehicular accesses from Knowsley Lane. Additional active travel linkages to Home Farm Road, and an active travel linkage / emergency access to Parklands are also proposed with detail of these to be reserved until a later planning application.

The site is to be served by two single-vehicle ghost-island priority-controlled junctions on Knowsley Lane as well as active travel linkages to Home Farm Road and Parklands. The design aims to minimise impact on the existing hedgerow along the eastern side of Knowsley Lane.

The Transport Assessment includes the following principal findings:

- In accordance with planning policy guidance, which promotes sustainable development, the Site has been demonstrated to be accessible on foot, by bicycle and by public transport.
- Junction capacity assessments have been undertaken at key locations, including an allowance for committed developments and background traffic growth in the local area. The results of these assessment have indicated that there are some capacity pressures on the local road network but the impact of the proposed development can be suitably mitigated.
- Based upon the results of the junction capacity assessments it was also concluded that the proposed development would not result in any reduction in the safe operation of the surrounding highway network.
- It was therefore concluded that the residual cumulative impact of the development on the local highway network could not be considered severe.

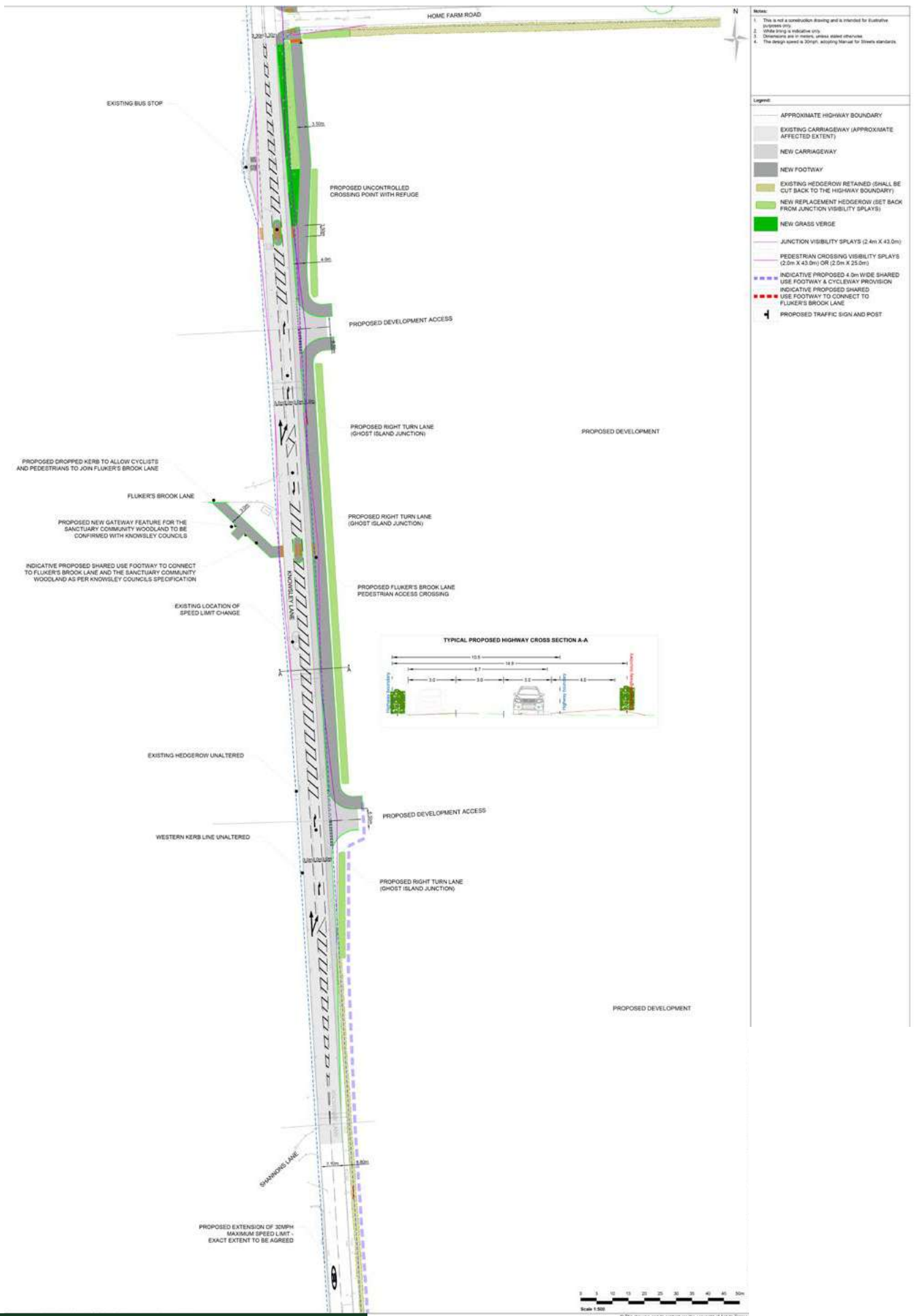
Air Quality

The assessment has considered the impacts of the proposed development on local air quality in terms of dust and particulate matter emissions during construction, and emissions from road traffic generated by the completed and occupied development. It has also identified the air quality conditions that future residents will experience. The assessment has been based on measurements made during 2023.

The assessment has concluded that the proposed development will be associated with non-significant air quality effects during operation. Additional mitigation is thus not required. Nevertheless, the proposed development seeks to include enhancements to pedestrian and cycle access, which will encourage sustainable travel and reduce road traffic pollution generated by the proposed development. The provision of bus routes serving the Site will also help to support this sustainable shift in transportation. Overall, road traffic emissions do not provide any constraints to the proposed development.

The overall operational air quality effects of the proposed development are judged to be not significant.

Taking into account these conclusions, it is judged that the proposed development is consistent with Paragraph 198 of the NPPF, being appropriate for its location both in terms of its effects on the local air quality environment and the air quality conditions for future residents. It is also consistent with Paragraph 199, as it will not affect compliance with relevant limit values or national objectives. The proposed development is also consistent with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy (KMBC, 2016), as it has minimised negative impacts on air quality and has been designed to include measures which improve air quality, and Policy ENV1 of the Knowsley Replacement Unitary Development Plan (KMBC, 2006), as the proposed development will not significantly harm air quality.

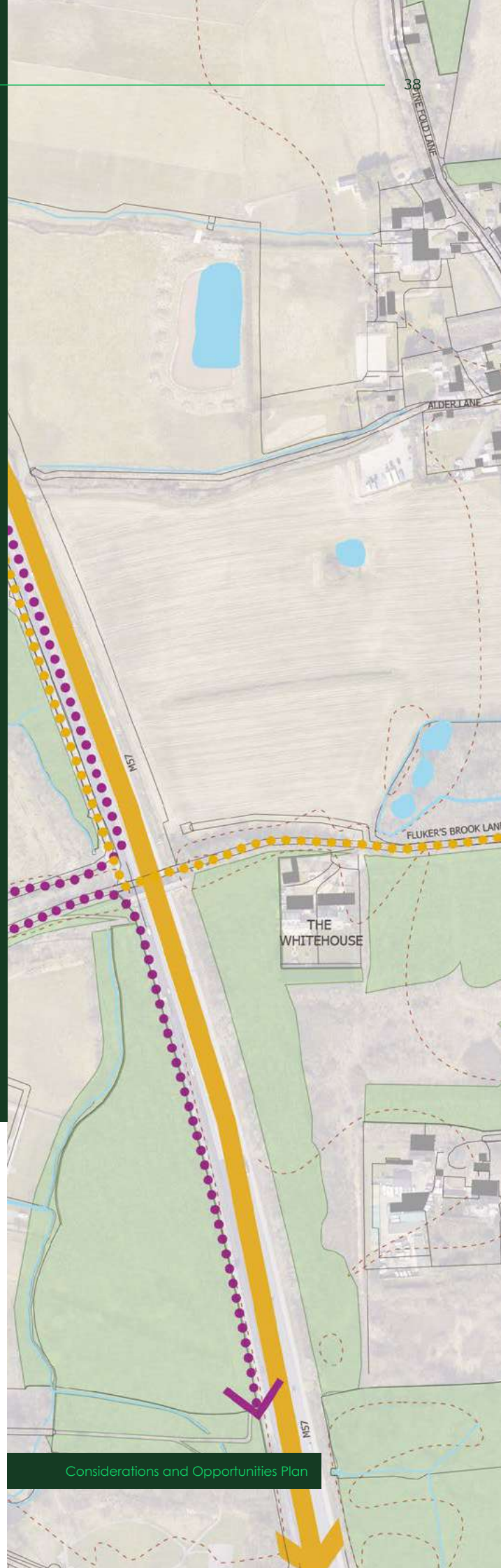


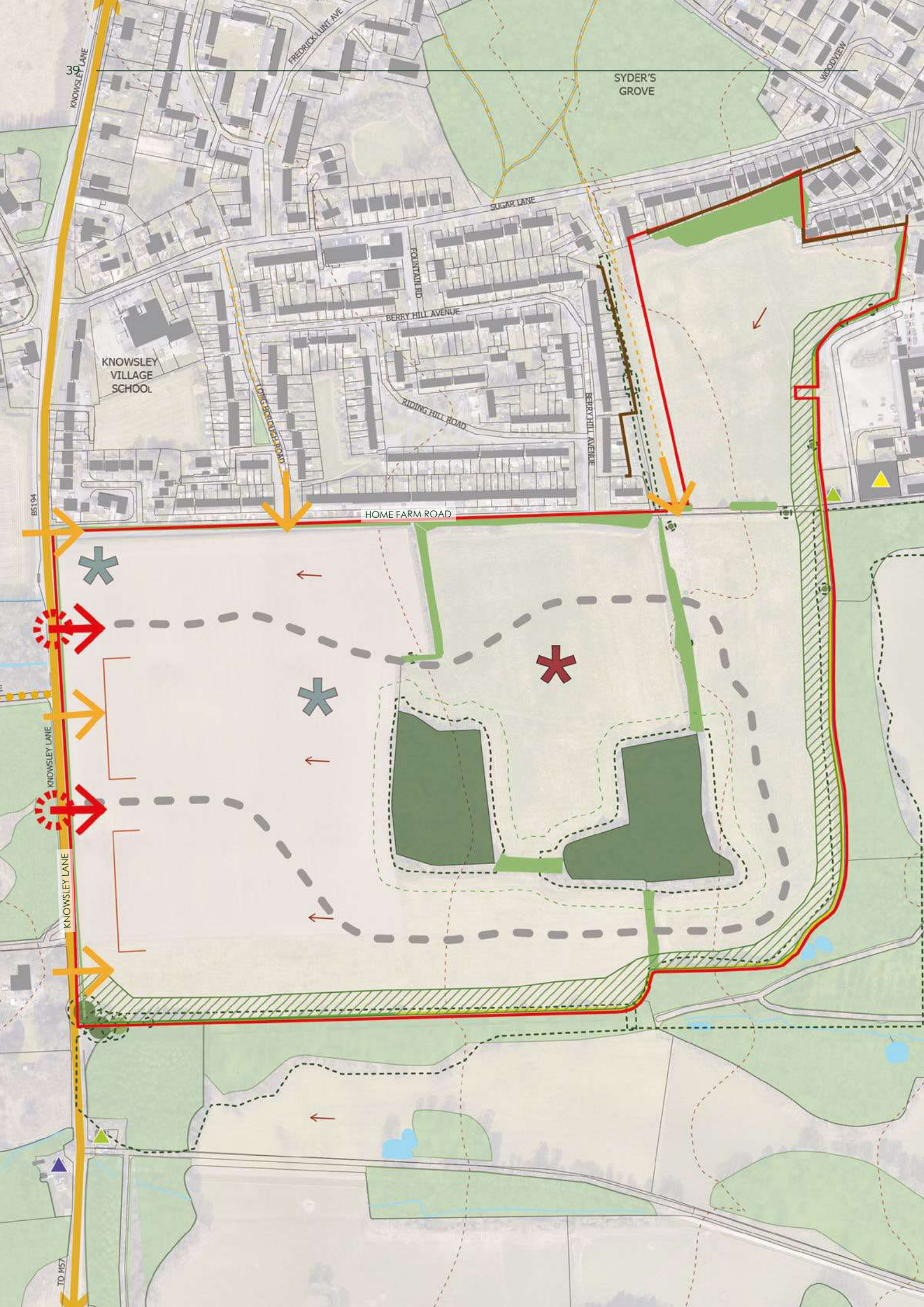
3.11 Considerations and Opportunities

The previous pages summarise the main points arising from technical assessments of the Site which have been carried out by a team of specialists. In summary, the consultant team have identified the below features and opportunities within the Site and immediate context (as illustrated in the plan opposite) which have been carefully considered and will be incorporated into the design of the proposed scheme. These include:

- Proposed highways improvements / access along Knowsley Lane to create a well defined central street corridors for wider connectivity and permeability;
- Existing vegetation is very strong - opportunity for enhancing existing vegetation by connecting the central woodland to corner vegetation;
- Consider utilising offsets required to the ancient woodland and heritage boundaries (southern and eastern) as opportunities for enhanced landscaping and biodiversity;
- Gently sloping site providing opportunity for SUDs features;
- Opportunity to offer formal and informal play in a parkland setting; and
- Opportunity for key frontages along Knowsley Lane, creating a new gateway feature into the south of the Village.

	Site Boundary		Rear of Existing Development
	Proposed Active Travel Access		Potential Attenuation Basin Locations at Site Low Points
	Public Rights of Way		Potential Focal Point - Central Parkland
	National Cycle Route 862		Offset from Ancient Woodland
	Potential Vehicle Access		Root protection area
	Existing Trees/Vegetation		Offset from boundary wall
	Existing Hedgerows		Curtilage Listed Building (Home Farm)
	Direction of Topography		Non-designated Heritage Asset
	Contour Lines		Potential strategic movement loop
	Key Frontage along Knowsley Lane		





39

KNOWSLEY LANE

FREDRICK LINT AVE

SYDER'S GROVE

WOODVIEW

SUGAR LANE

FOUNTAIN RD

BERRY HILL AVENUE

RIDING HILL ROAD

BERRY HILL AVENUE

KNOWSLEY VILLAGE SCHOOL

LONG BRIDGE ROAD

HOME FARM ROAD

B5194

KNOWSLEY LANE

KNOWSLEY LANE

TO M57

4. Involvement

4.1 Community and Stakeholder Involvement

A full summary of community engagement and key points of feedback are set out in the supporting Planning Statement and Statement of Community Involvement.

Hallam Land developed a strategy in consultation with Knowsley Council to engage with the community on the emerging proposals. Comments fed back were considered by the applicant team prior to finalising the masterplan. The engagement strategy included the preparation of a consultation flyer which publicised a dedicated consultation website containing the development proposals.

The leaflet was posted to 1,170 addresses via Royal Mail 1st class on Friday 13th June, with the website going live the same day, and with the official consultation period running for 3 weeks from Monday 16th June – Monday 7th July 2025.

The website provided a range of detailed information on the application Site, a copy of the indicative development framework plan, a general overview of the emerging development proposals, and next steps.

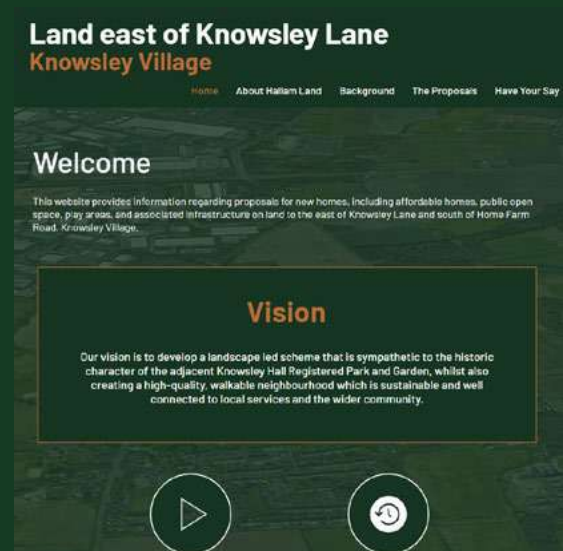
The website provided several ways through which to share feedback, including via an online questionnaire form, a dedicated email address, and for those without means of internet, a postal address.

Summary of Feedback:

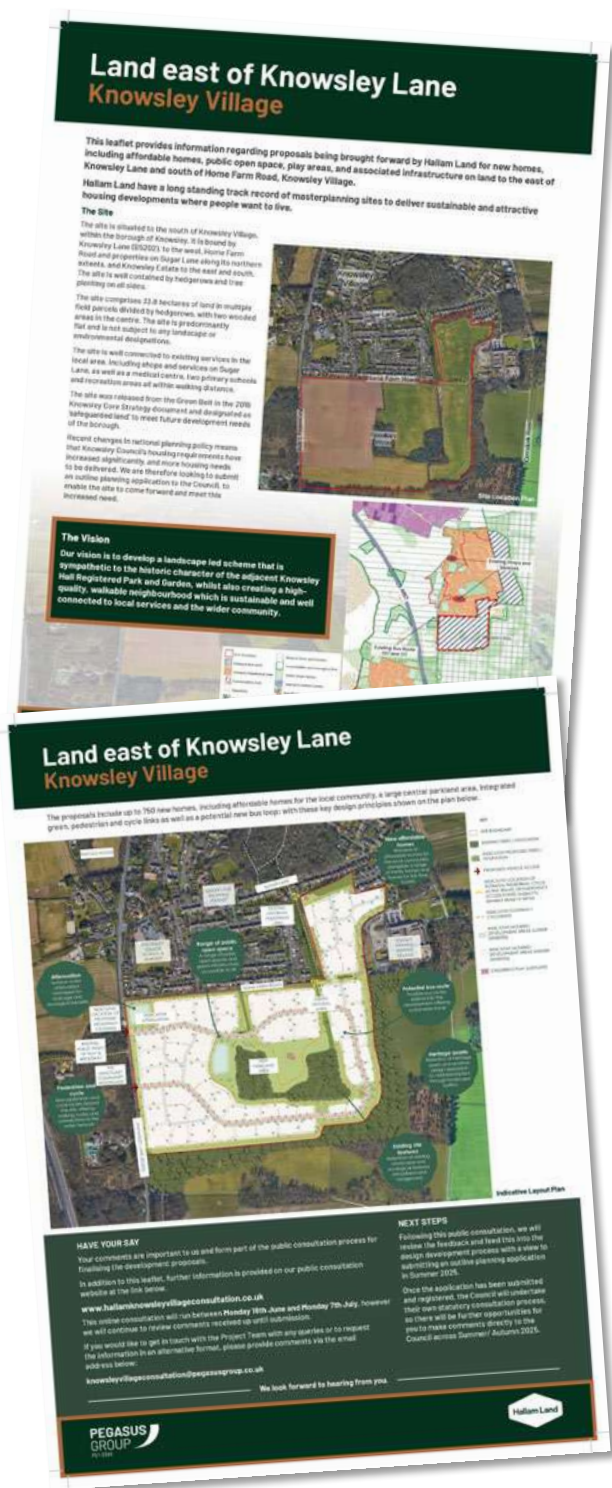
- Lack of Public Information: Concerns about the accessibility of the website;
- Pressure on Local Schools: Concerns about primary and secondary school places;
- Too Many Houses for a Village: Concerns about the changing character of the area;
- Traffic and Congestion: Concerns about Knowsley Lane during rush hour and increased car trips;

- Local Services Already Struggling: Concerns about GP's, Dentists, shops and car parking and public transport;
- Recreation and Green Space: Concerns about quality and amount of open space and recreation spaces in Knowsley Village and the proposals;
- Flooding Issues: Concerns about existing flooding and surface water run-off;
- Wildlife Impact: Concerns about environmental and biodiversity impacts;
- Concerns Over Crime: Increased housing will lead to increased crime, damage to property value;
- Opposition to 'social housing' and;
- Heritage impacts on conservation area.

Overall, there are no substantive comments on the scheme specifics (in terms of the masterplan presented and summaries of the various technical issues), with the comments focused on principle of development and sustainability of the wider settlement.



Sample consultation website



4.2 Stakeholder Engagement

As stated, a full summary of pre-application activity, stakeholder engagement and key points of feedback are set out in the Planning Statement and Statement of Community Involvement. A summary of responses that have directly informed the design proposed are provided below:

Highways

- Transport Assessment required with junction capacity and Active Travel toolkit
- Spine road must be widened for buses; shared foot/cycle paths needed
- Parking pressure expected at Sugar Lane- options to be explored
- Additional data needed: traffic flows, collision stats, TRICS, routing, committed developments, and SRN junction assessment

Landscape

- Strong wildlife corridor needed
- Prefer one large play area over two small ones
- Ancient woodland buffer (15m) required
- Street trees, permeable surfaces, and naturalised SuDS recommended
- Any loss to Ross Close Playing Fields must be compensated

Conservation & Design

- Preserve historic separation between Knowsley Village and Park
- Recommend buffer from park boundary
- Layout should reflect estate Village character

5. Design Evolution

5.1 Design Opportunities

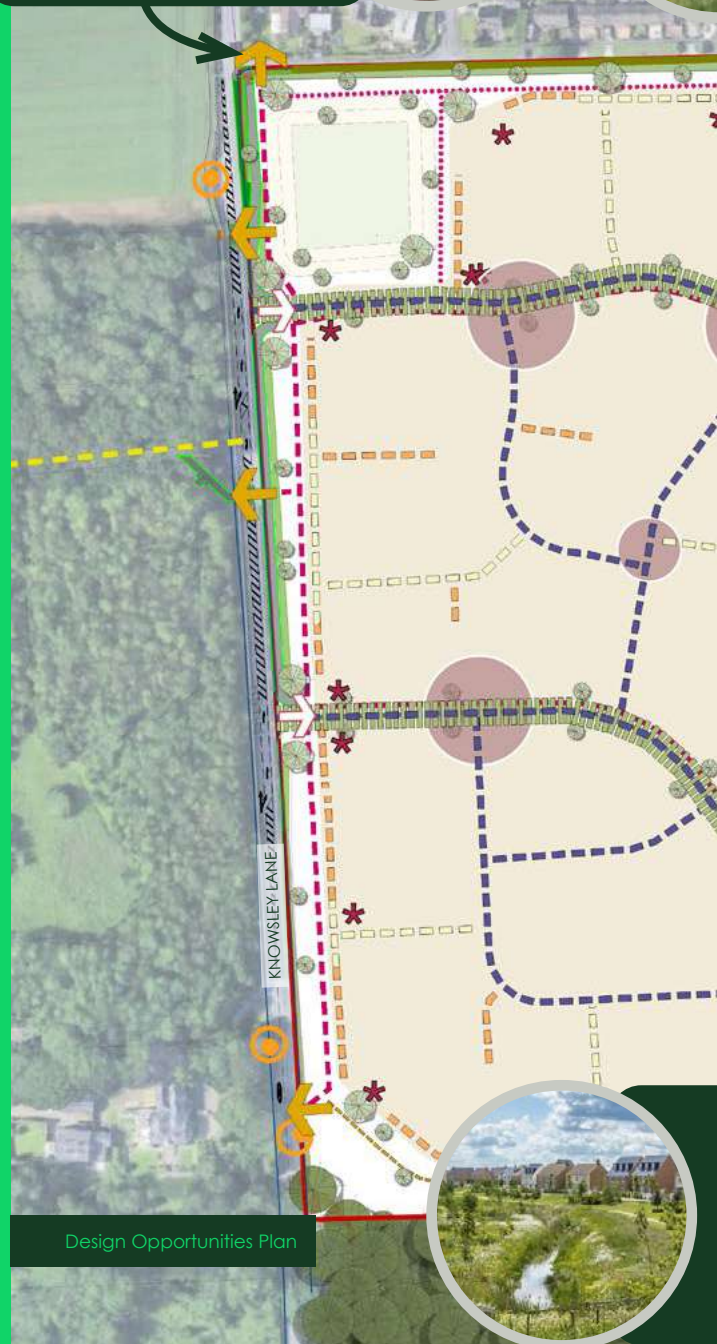
By layering existing Site features and natural assets, we have identified a series of design opportunities to create a responsive and sustainable development that respects and enhances the local context and setting. This landscape-led strategy guides the development of the emerging masterplan.

Design opportunities include:

- Keeping a rural, landscape edge along the southern and eastern boundaries of the Site to define the edge of the built development whilst creating a buffer to the boundary wall and a softening with the wider landscape and surroundings;
- Protecting and enhancing existing trees and hedgerows along and within the boundaries of the Site, through the creation of ecological corridors;
- Offering an attractive green focal parkland space, providing opportunities for people to meet and socialise;
- Creating a network of pedestrian connections to facilitate active travel within the Site and to the wider area;
- Creating active travel links through to the immediate neighbourhood to the north and west to provide access to the local bus services via Knowsley Lane and Home Farm Road; and
- Maximising views out from dwellings fronting the landscape edge to provide an attractive setting.



Provide an active travel connection to the facilities in Knowsley Village



Design Opportunities Plan

- Shared Pedestrian and Cycle Routes
- Proposed Key Node
- Proposed Green Focal Space
- Proposed Attenuation Basin

Facilitate local active travel through increased permeability



Create green links to connect open spaces and play areas, and encourage active travel



HOME FARM ROAD

PARKLANDS

Create an ecologically-rich band of landscape to provide habitat space for local wildlife



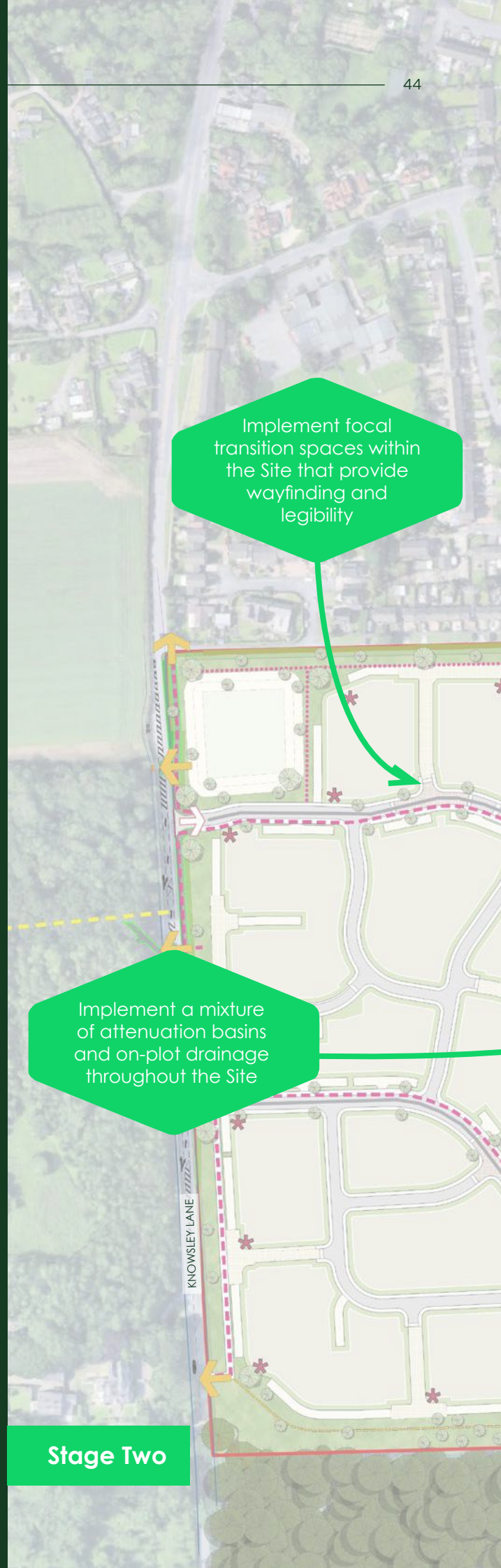
Provide an attenuation feature as part of a Site-wide sustainable drainage strategy to reduce storm water runoff leaving the Site

5.2 Influence on Design through Engagement

Through collaboration with the community and stakeholders, the design proposal has changed to incorporate some key features.

How has engagement influenced the proposal?

- The access strategy has been refined with the dedicated principal vehicular access points via Knowsley Lane and active travel access via Knowsley Lane, Home Farm Road and Parklands;
- A Flood Risk Assessment has been undertaken to consider risk of flooding and develop an appropriate drainage strategy designed to incorporate Sustainable Drainage Systems (SuDS) and a mitigation strategy;
- Sensitivity to landscape and heritage in particular have been refined to create an appropriate design response to this mature setting, whilst still ensuring land efficiency is delivered; and
- In the adjacent plan within 'Stage 2' are the key moves made to the design intent following community engagement and pre-application discussions with Knowsley Council.





SUGAR LANE

PARKLANDS

Promote community cohesion and interaction through a central play space for all

HOME FARM ROAD

Bus route fully extended into and around the Site to provide increased sustainability

Ancient Woodland protected and enhanced - minimum 15m offset defined

Existing ecological assets and routes maintained and areas for enrichment created

Minimum 20m offset before any built form implemented adjacent to Knowsley Park wall

6. Design Proposals

6.1 Use and Amount

The Parameters Plan defines the key elements of the proposal and is the plan for which planning permission is being sought as part of this application. The Parameters Plan includes:

Residential (Use Class C3)

The proposals provide a residential development area that can accommodate a range of types, sizes and tenures that reflect local need. The built development area includes roads, footpaths, private drives, incidental open space and other associated infrastructure.

Open Space

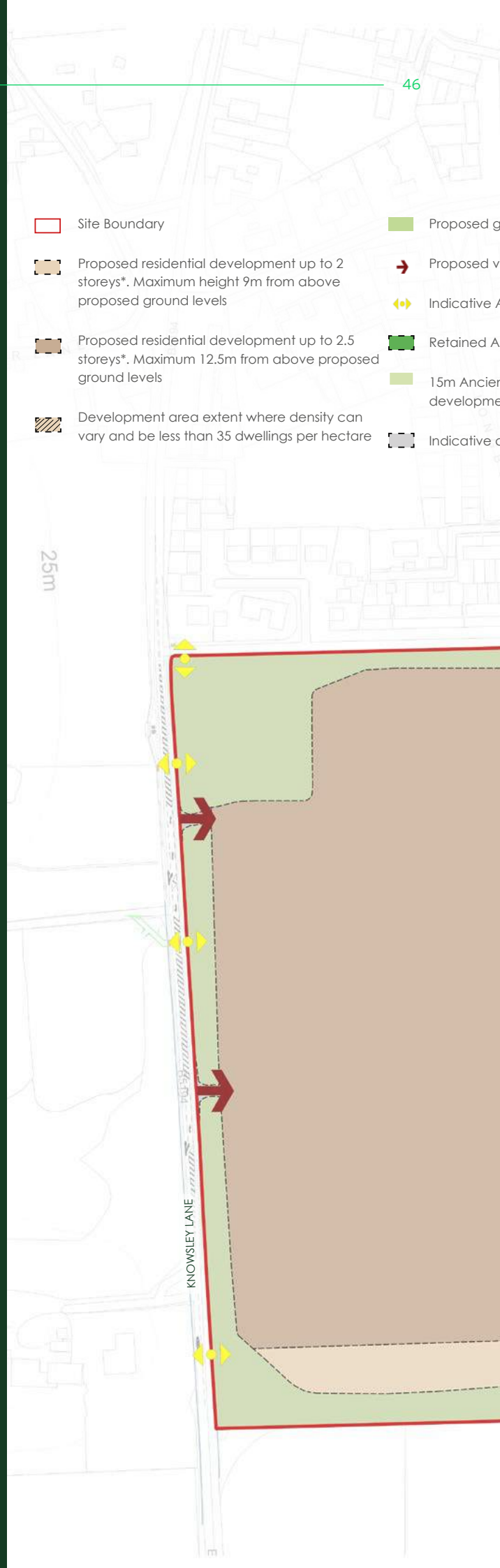
The open space is in excess of the overall onsite requirement based on the standards outlined within the Knowsley Local Plan Core Strategy (Policy CS21) which requires circa. 4.1ha (cumulative POS typologies). The Site proposes to deliver circa 7.6ha (excluding blue infrastructure (drainage)).

The open space framework includes land for a range of typologies including: amenity green space, children's play, landscaping, footpaths, community orchard, drainage and other associated infrastructure.

Access and Movement

Two points of vehicle access will be taken from Knowsley Lane. Additional pedestrian/cycle access (active travel) will be taken from Knowsley Lane and Home Farm Road.

- | | | | |
|---|--|---|-------------------------|
|  | Site Boundary |  | Proposed g |
|  | Proposed residential development up to 2 storeys*. Maximum height 9m from above proposed ground levels |  | Proposed v |
|  | Proposed residential development up to 2.5 storeys*. Maximum 12.5m from above proposed ground levels |  | Indicative A |
|  | Development area extent where density can vary and be less than 35 dwellings per hectare |  | Retained A |
| | |  | 15m Ancien
developme |
| | |  | Indicative o |



Green and blue infrastructure

Vehicle access points

Active Travel Access Points

Ancient Woodland

Ancient Woodland Buffer Zone (No
Development)

Alignment of internal roads



Uses

"Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand."

(National Design Guide, Paragraph 109)

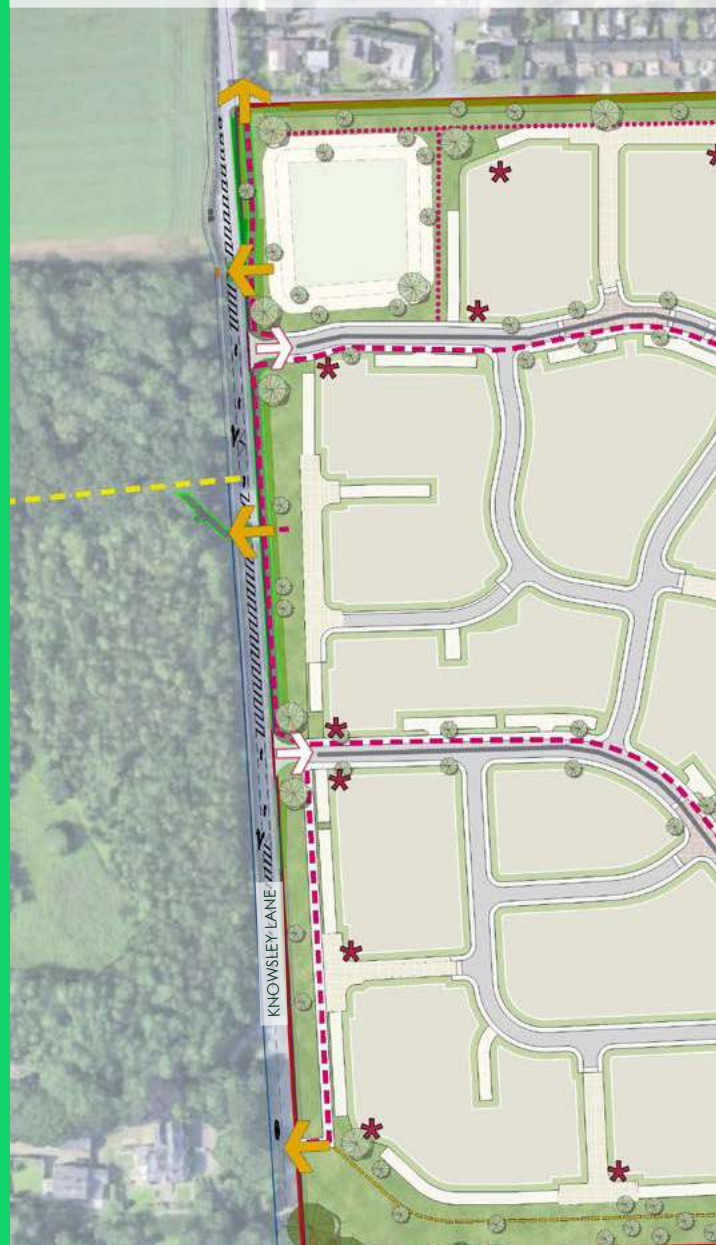
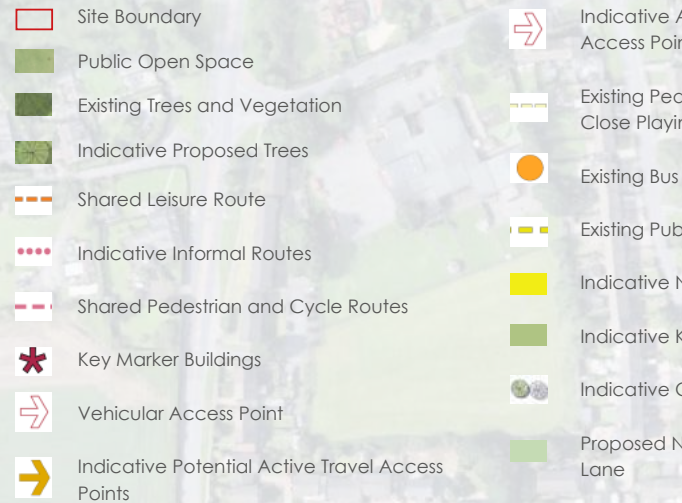
6.2 Development Framework

The Illustrative Framework Plan is consistent with the key elements illustrated in the Parameters Plan but provides an additional layer of information that amplifies the structure and form of development within the Site.

The plan illustrates the existing green infrastructure assets, including trees, hedgerows and ponds and how they are retained and integrated into the proposed network. Proposed attenuation basins are located within this framework, together with a circular recreational path that links the development area with the points of connection to the wider movement network. Within the residential development area the framework articulates the street and perimeter block structure to provide a permeable and coherent network in accordance with best practice. A central green space provides a natural arrival space and focal space, with opportunities to meet, gather and play.

Key Development Features

-  Up to **700 dwellings** comprising a mix of dwellings types;
-  **25% provision of affordable housing** (up to 175 dwellings);
-  **Vehicular Access** via Knowsley Lane to the west links to an indicative bus loop with shared pedestrian and cycle path;
-  **Active travel access** onto Knowsley Lane, Home Farm Road and Parklands to connect to existing / proposed movement corridors;
-  Retention of **existing trees, woodland and hedgerows**; proposed **new tree planting, hedges**;
-  **Sustainable drainage systems**;
-  An **encompassing open space network** provides a variety of different types of open space including amenity space, natural and semi-natural green space and opportunities for play; and
-  **Locally distinctive**, high quality design and **street hierarchy**.



Illustrative Framework Plan



SUGAR LANE

PARKLANDS

HOME FARM ROAD

- Active Travel / Emergency
- Footpath
- Footpath through Ross
- Footpath
- Stops
- Public Right of Way
- NEAP
- Kickabout Space
- Community Orchard
- New Hedge along Knowsey

6.3 Proposed Illustrative Masterplan

Informed by the analysis of the Site and context, the proposed Illustrative Masterplan demonstrates one way in which the development can come forward within the parameters set out. It does not prevent alternative layouts as part of subsequent reserved matters applications provided these accord with the Parameters Plan and the principles established in this Design and Access Statement and Strategic Design Code.

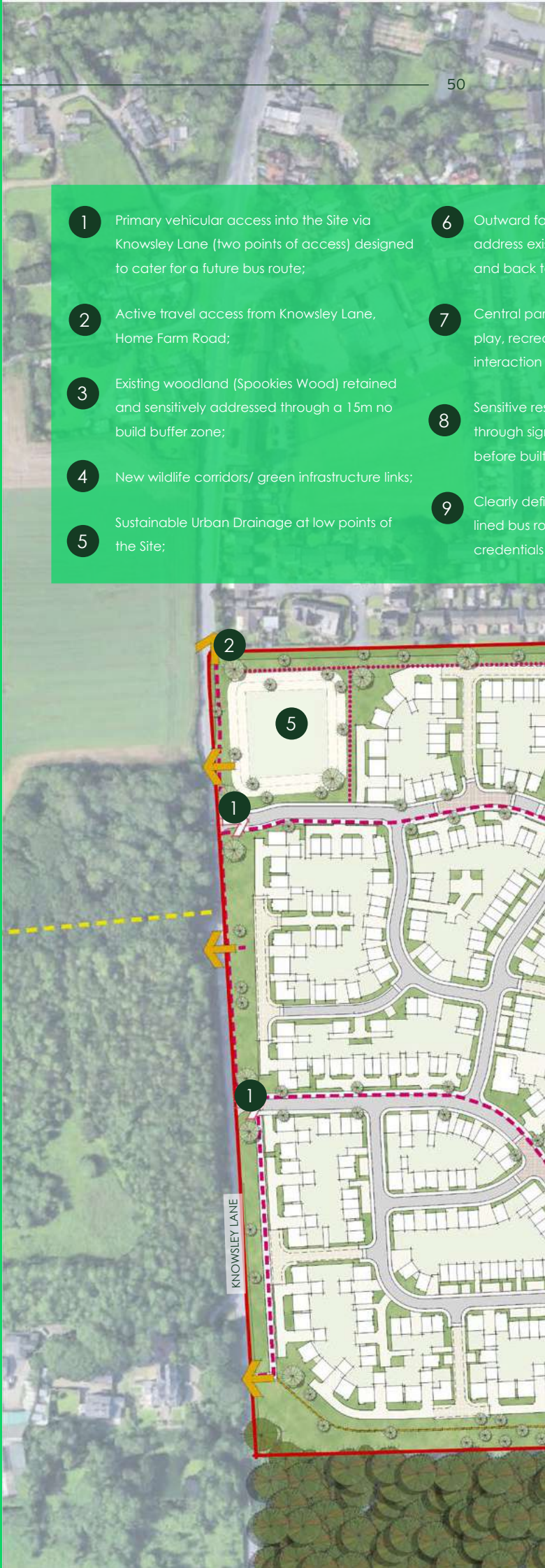
The Illustrative Masterplan showcases how a development at Land east of Knowsley Lane, KnowsleyVillage could deliver up to 700 dwellings in accordance with best practice to create a high quality place for the future. It embraces both the 10 characteristics of well designed places from the National Design Guide, and the 12 considerations that underpin successful places from Building for a Healthy Life.

The following sections of this DAS reference the National Design Guide, showing how the proposals integrate the characteristics of well designed places. This Statement also includes a Building for a Healthy Life Assessment to help understand how the proposals perform against the 12 qualities of well designed environments. Building for a Healthy Life qualities are also illustrated throughout this Statement.

Design Strategies

The Illustrative Masterplan is underpinned by five design strategies and are covered over the following pages. These strategies articulate key principles that contribute towards the creation of a high quality and well designed place consistent with the Illustrative Masterplan. The design strategies comprise:

- Placemaking Strategy;
- Building Heights and Density;
- Appearance Strategy;
- Landscape;
- Access and Movement; and
- Sustainability.

- 
- 1 Primary vehicular access into the Site via Knowsley Lane (two points of access) designed to cater for a future bus route;
 - 2 Active travel access from Knowsley Lane, Home Farm Road;
 - 3 Existing woodland (Spookies Wood) retained and sensitively addressed through a 15m no build buffer zone;
 - 4 New wildlife corridors/ green infrastructure links;
 - 5 Sustainable Urban Drainage at low points of the Site;
 - 6 Outward facing address existing and back to back;
 - 7 Central park play, recreation and interaction;
 - 8 Sensitive residential through sightlines before built;
 - 9 Clearly defined lined bus route with credentials.



acing development to appropriately
isting development (front to fronts
o back where applicable);

kland space defined through
ation, community growing and
space;

response to existing heritage assets,
nificant landscape offsets (min 20m
development); and

ned street hierarchy with a tree
ute bringing high sustainability
to the Site.





KNOWSLEY VILLAGE

SUAGR LANE

HOME FARM ROAD

KNOWSLEY LANE

STANLEY GRANGE
BUSINESS VILLAGE

KNOWSLEY PARK



6.4 Building Heights and Density

Building Heights

The building heights strategy responds to the immediate and wider context of Knowsley Village. The majority of the site is expected to deliver 2 storey dwellings and 2.5 storey used at strategic locations. 3 storey can be explored along the primary bus loop only and sporadic in its placement to ensure these are located centrally and along key vista lines.

Where buildings are of a consistent height, variation in eaves lines and ridge lines of differing housetypes will introduce variety and interest to streets and spaces, accentuating the natural characteristics of the Site.

Density

The density strategy seeks to make efficient use of land in accordance with national policy and best practice guidance. It takes into account the need to deliver different types of housing, the prevailing character and setting, and the importance of securing well-designed, attractive and healthy places.

Based on up to 700 dwellings coming forward within the development area, the net density would average approximately 35-37 dwellings per hectare across the Site. Pockets of development within the centre of the Site should be higher density, especially along the primary street and lower densities will occur to the edges where development interfaces with the wider rural landscape and heritage assets.

The lowest density will be located within the north east parcel where density will be less than 35dph.

Built Form

"Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context."

(National Design Guide, Paragraph 65)



25m

KNOWSLEY LANE





Site Boundary

Proposed residential development. Maximum height 9m from above proposed ground levels

Proposed residential development. Maximum height 12.5m from above proposed ground levels

Proposed residential development where density is less than 35 dwellings per hectare

Opportunity for higher density

6.5 Placemaking Strategy

Structure of Development

The structure of development responds to the characteristics and qualities of the Site and immediate context to create a development that is contextually responsive and well designed. Within the development area, the proposal is based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of residents.

The design solution for the Site reflects the variety of townscape form evident in Knowsley Village. Enclosure of the street will typically be achieved through a combination of buildings and soft landscaping, including boundary treatments and trees. Streets will typically have discontinuous frontages with continuity and enclosure varying within and between streets with different building typologies, set-backs, street widths, and occasional variation in heights associated with key buildings responding to the limited variety found within the immediate and wider context.

Key / Marker Buildings

Opportunities exist within the Site to integrate a number of key buildings. This will aid in the creation of a legible, coherent and locally distinct development. Key buildings will be identifiable by virtue of their position in the streetscene by one or more of the following: positioning; form; height; and/or materials. Where increased height (up to 2.5/3 storeys) is proposed, consideration will be given to the location within the Site, landform and influence on immediate and wider views within and beyond the Site.

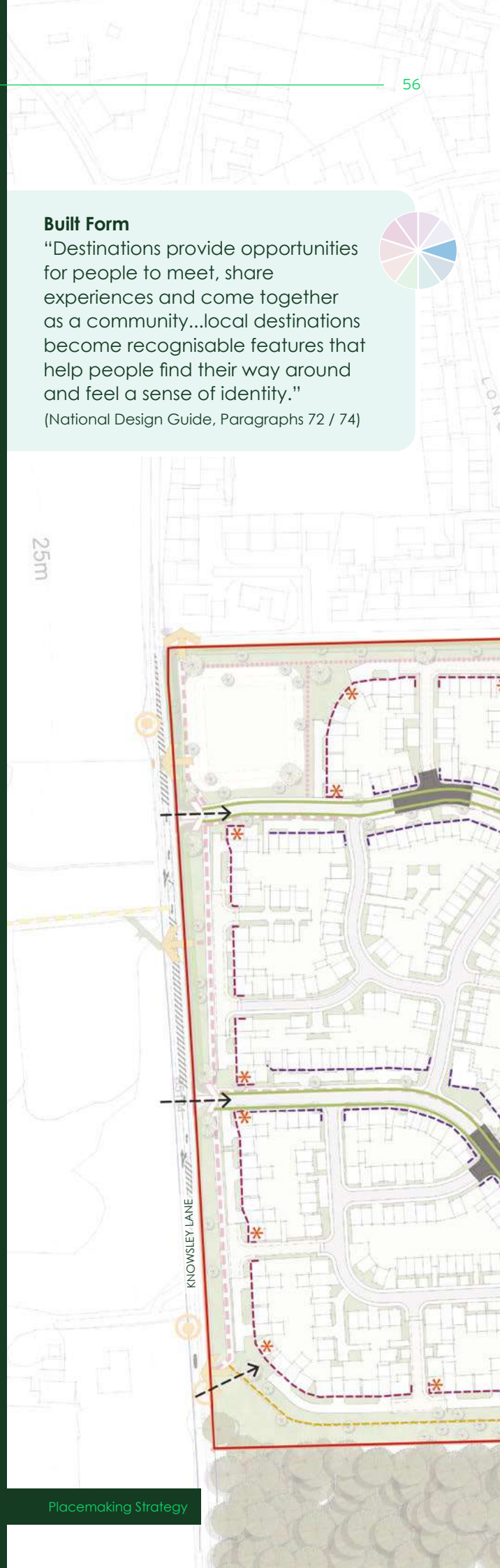
Focal Space - Central Parkland

Green spaces will provide natural focal points for the development. The central parkland space with retained Spookies Wood will provide visual amenity and legibility. Moving along the spine road, spaces will open up into natural arrival spaces, and make a significant contribution to legibility and placemaking. The focal green space will be positively fronted by surrounding residential dwellings to provide clear definition and enclosure.

Built Form

"Destinations provide opportunities for people to meet, share experiences and come together as a community...local destinations become recognisable features that help people find their way around and feel a sense of identity."

(National Design Guide, Paragraphs 72 / 74)





- Site Boundary
- Green Edge Frontage
- Central Primary Street Frontage
- Focal Transition Spaces
- * Proposed Key Buildings / Accent Forms
- ← Vistas (Internal and External)
- Tree Lined Street
- Focal Space- Central Parkland

6.6 Appearance Strategy

Following a detailed assessment of Knowsley Village earlier in this Statement, the key characteristics that make the settlement and immediate context distinct have been identified. These have been used to inform the appearance strategy in this section of the Statement as part of creating a locally distinct, well design and high quality development for the future.

The appearance strategy responds to these relationships, and identifies three character areas:

- **Village View**- Areas of the Site directly interface with existing development at Parklands and Home Farm Road, however largely screened by existing mature vegetation along Home Farm Road;
- **Knowsley Lane Core**- The central area of the Site and along the spine road have opportunities to be higher density; and
- **Knowsley Park and Heritage View**- The southern and eastern areas of the Site interface with heritage assets.

The appearance principles governing each of these character areas are set out on the following pages.

Building for a Healthy Life

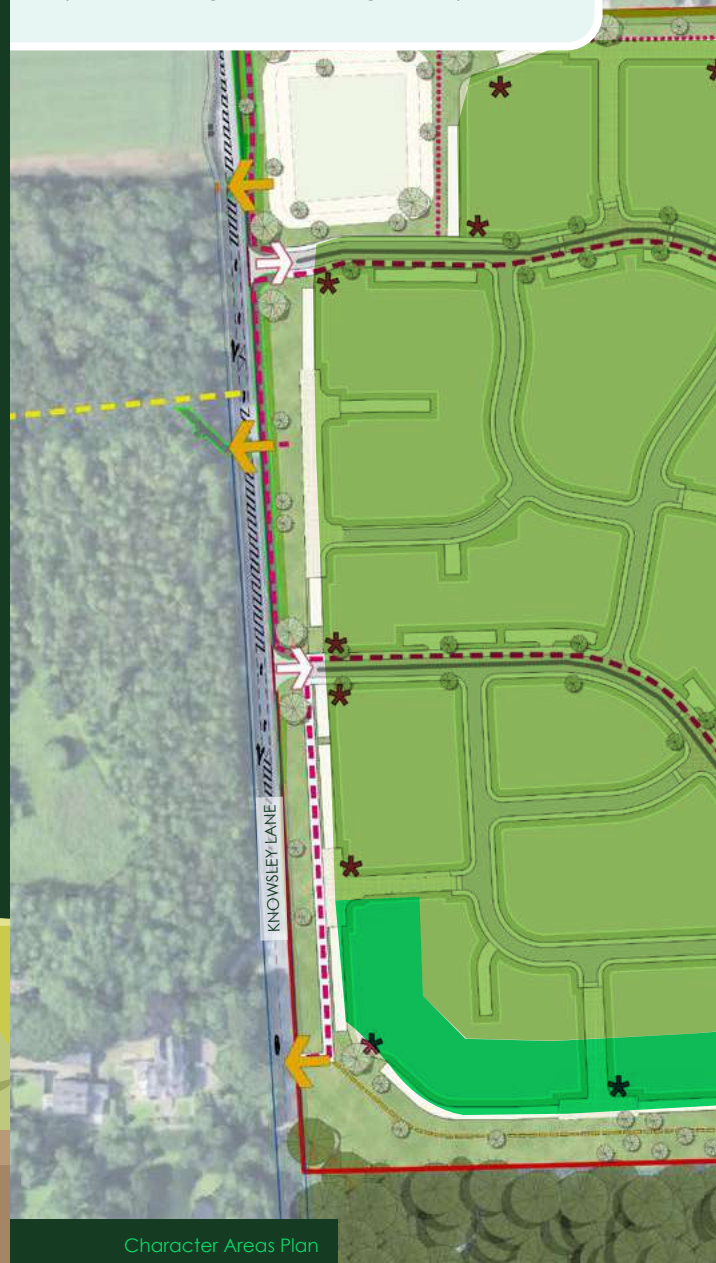
A locally inspired, distinctive character has been considered. In addition, the physical conditions for activity to happen and bring places to life have been created.



Identity

"Destinations provide opportunities for people to meet, share experiences and come together as a community... local destinations become recognisable features that help people find their way around and feel a sense of identity."

(National Design Guide, Paragraph 51)



Character Areas Plan



6.7 Access and Movement

A clear movement strategy that promotes travel by sustainable modes is key to creating well designed and successful places. The design response embraces this approach to create a permeable and legible network of attractive and convenient routes that are easy to navigate, safe and secure. The existing pattern of development, land uses, key destinations and movement network within Knowsley Village have been identified earlier in this Statement. The movement strategy recognises these opportunities and provides connections to the existing movement network to maximise integration and the sustainability of the settlement.

Active Travel Access

The proposals provide for various active travel connections via Parklands, Home Farm Road and Knowsley Lane. These linkages will provide a choice of direct and convenient routes for people to access key facilities within the Village and the wider movement network.

Vehicular Access and Street Hierarchy

The two vehicular access points into the Site from Knowsley Lane will be via a 6.5m carriageway with a 2m footpath to one side and a 3m shared cycle/footway to the other side. A simple network of residential lanes and private drives will radiate from the primary bus street to create a permeable and legible hierarchy of streets in accordance with best practice. Private drives serving up to 5 dwellings will typically feature to the edges of the development.

Movement

"Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy."

(National Design Guide, Paragraph 75)



Movement Strategy Plan





6.8 Landscape Strategy

The landscape and visual mitigation measures have been integrated into the design of the proposals through an iterative design process. Embedded mitigation measures comprise:

- Retention of the two central woodlands within the Site, including appropriate offsets guided by ecological and arboricultural constraints and provision of new scrub planting around the borders;
- Retention of the majority of the existing field boundary vegetation within and on the periphery of the Site;
- Retention and enhancement of select areas of existing scrub around the periphery of the Site for wildlife benefits and to enhance visual enclosure;
- Creation of a green corridor to the south and east of the Site, to respect the setting of Knowsley Park boundary wall, provide additional visual enclosure, incorporate new tree and scrub planting for wildlife benefit;
- Creation of green corridors along Knowsley Lane and Home Farm Road, to enhance visual enclosure and assist with integration of the Proposed development;
- Provision of a new central green space, including new tree, hedgerow and shrub planting, as well as formal play provision and creation of a community orchard;
- Street tree planting, including the creation of a tree-lined primary street through the proposed development;
- Creation of new areas of scrub in between existing woodlands, incorporating open glades and informal footpaths;
- Ongoing management of the southern boundary perimeter by the Knowsley Estate has resulted in selective felling in an isolated section, allowing intermittent views into the Site. Landscape mitigation has been proposed along the perimeter edge to filter views from Knowsley Hall. This mitigation consists of a mixture of semi-mature broad tree planting for instant impact and large areas of woodland scrub mix as a supplement to offer further mitigation long term; and
- The long-term management of existing and proposed vegetation.





6.9 Sustainability

The design approach has been underpinned by a number of influences that help to deliver sustainable development and address the climate emergency. This acknowledges that consideration of these issues at the earliest stage of development have potentially significant positive impacts.

Reflecting that this application is in outline, these considerations focus on strategic spatial interventions associated with the masterplan design approach. Subsequent reserved matters provide opportunities to further enhance the sustainability credentials of the Site through matters relating to building design, drainage with both passive and active solutions.

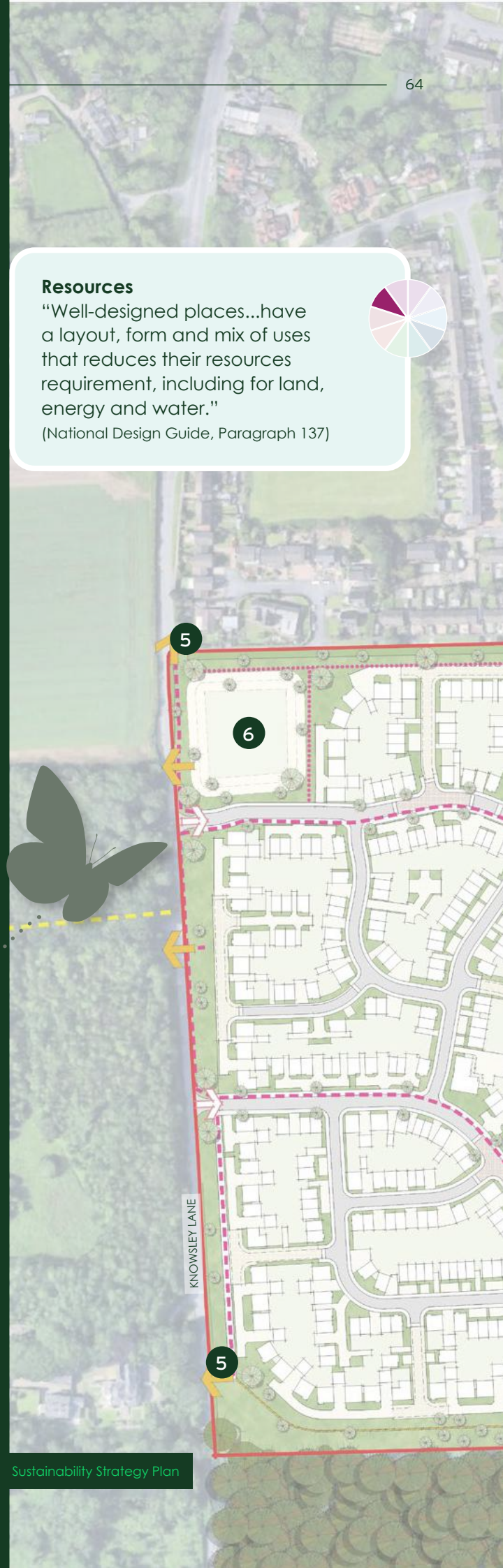
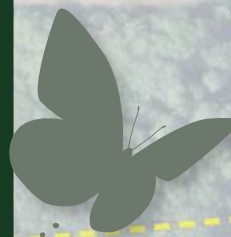
The key design principles that underpin the masterplan approach to promote a sustainable development are as follows:

- 1 Creating opportunities for biodiversity on the Site;
- 2 Embracing net zero targets, with the orientation of dwellings providing opportunities for passive solar design and landscaping providing natural shading in the summer months;
- 3 Entertain the initiative of self-growing through a community orchard;
- 4 Use tree planting within streets and open spaces to mitigate heat island effects;
- 5 Providing attractive, direct and convenient connections to the existing movement routes and destinations within the surrounding context; and
- 6 Integrating sustainable drainage systems within landscaped areas to restrict surface water run-off rates and manage water quality.

Resources

"Well-designed places...have a layout, form and mix of uses that reduces their resources requirement, including for land, energy and water."

(National Design Guide, Paragraph 137)





7. Building for a Healthy Life

7.1 Assessment

This section sets out the proposal's assessment against the 12 considerations set out in the Building for a Healthy Life (BfHL) guidance document.



*Integrated
Neighbourhoods*



*Distinctive
Places*



*Streets
For All*

Integrated Neighbourhoods



Natural Connections:

Create places that are well integrated into the Site and their wider natural and built surroundings.

The proposals have been informed by a thorough analysis of the context, understanding the key destinations within Knowsley Village and the existing network of routes connecting them. The proposals have created multiple points of connection to existing streets such as; Home Farm Road, Knowsley Lane and Parklands to maximise connectivity and integration with the Village as shown on the Parameters Plan and in the Access and Movement Strategy.



Homes for Everyone:

A range of homes that meet local community needs.

A mix of housing types and tenures - that suit the needs of the community and have regard to the advice of the Council's housing officer.



Walking cycling and Public Transport:

Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

Providing a comprehensive network of streets and paths that connect people to places and public transport services within Knowsley Village are promoted by the proposals as evidenced in the context analysis and Access and Movement Strategy.



Facilities and Services:

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

Significant open space provision, well above the minimum requirements, provides a variety of public spaces where people can meet, relax, play and promote physical activity. This makes a meaningful contribution to increasing the provision of publicly accessible open space within Knowsley Village as a whole.

Distinctive Places



Making the most of what's there: *Understand and respond.*

Retaining and enhancing the existing landscape structure and assets, enhancing existing connectivity and desire lines with Ash Plantation and Knowsley Village, enhancing existing habitats, and integrating sustainable drainage allows the proposals to make the most of the Site's assets.



A memorable character

Create places that are memorable.

Drawing inspiration from local character, landscape character and the qualities of the Site, the approach creates memorable spaces and building groupings as shown on the Illustrative Masterplan.



Well defined streets and spaces

Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

A network of street and perimeter blocks, with clearly defined public fronts and private backs, active frontages and carefully considered corners embrace the BfHL considerations as part of the overall approach to placemaking.



Easy to find your way around

Use legible features to help people find their way around a place.

A permeable and connected network of streets and spaces is shown in the Illustrative Masterplan and within the Access and Movement Strategy. Key building frontages, streets and spaces within provide a high degree of legibility.

Streets For All



Healthy Streets

Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

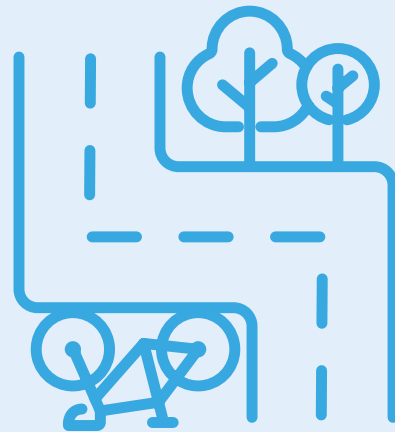
Streets that are well overlooked, integrate street trees, encourage a low speed environment, and provide opportunities for social interaction whilst also accommodating vehicular movement functions. This is enhanced by the identification of numerous points of active travel connections with the surrounding context on anticipated desire lines and is evidenced in the masterplan and Access and Movement Strategy.



Cycle and Car Parking

Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

Car parking is integrated within the street, with a balanced range of typologies, and associated soft landscaping. Provision meets Council standards and is conveniently located and well overlooked. The Illustrative Masterplan shows one way in which this can be delivered.



Green and Blue Infrastructure

Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.

Delivery of a network of different types of open spaces, which integrate habitat creation, sustainable drainage, play and recreational opportunities. Public spaces are positively overlooked with high levels of natural surveillance. The Landscape Strategy and Place-making Strategy set out the principles that govern this approach.



Back of Pavement, Front of Home

The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

Clearly defined private spaces and defensible space through the provision of strong boundary treatments as evidenced in the Illustrative Masterplan.

8. Conclusions and Key Benefits

The proposals and strategies set out in this Design and Access Statement provide a framework to deliver a high quality, well-designed and sustainable place for the future.

The proposals are underpinned by a strong understanding of the Site and context to create a place that is locally distinct, well integrated with the Village and embraces the best of local character. Extensive provision of open space provides a new publicly accessible asset for Knowsley Village and promotes health and wellbeing through opportunities for social interaction, informal recreation and play.

The benefits of the proposal include:

Delivery of **up to 700 dwellings, with up to 175 affordable dwellings** integrated into the design approach



A well-designed, **locally distinct development in a sustainable location** informed by and responsive to place

A mix of **housing types and sizes** informed by local need



Encouraging healthy lifestyles through the creation of a direct, **attractive and safe network of pedestrian routes** that connect homes to key destinations to make walking feel like an instinctive choice for people making short journeys



The potential to deliver a **biodiversity net gain** through the creation of a variety of complementary habitats



Reinforcing the existing landscape character through retention and enhancement of the existing trees and hedgerows, and the delivery of a new landscaped edge to maintain a soft transition into the Village and sensitive response to heritage assets



Delivery of new substantial areas of **publicly accessible open space** for the Village, well connected with the existing movement network, and provision of a circular walk within the Site



Stimulating the local economy and enhancing the sustainability of the Village through an increase in population that can support existing facilities and services.



Appendix 1 - Design Evolution Post Submission Summary

Key moves post-submission

Provided within this page spread are direct comparisons of the principle drawings that support this application to show how the masterplanning approach has evolved post-submission.

Post-submission, the primary focus has been on having a collaborative dialogue with the council to ascertain the most logical balance between the competing constraints and opportunities presented by the site, to achieve well-considered solutions for the design of the scheme. Whilst the presentation of the scheme is largely in the same form, there are a number of changes that have been made to improve the quality of the development.

The forthcoming pages identify the primary changes individually. It should be noted these are the high-level design changes appropriate to the level of detail required at outline planning stage, and as such further technical detail will be forthcoming in subsequent reserved matters applications and through the discharge of conditions. This DAS Addendum should be read in conjunction with the updates to the planning application submission as a whole.



Original submission Illustrative Masterplan



Final amended post-submission Illustrative Masterplan

 Denotes key areas of change



Original submission Illustrative Development Framework

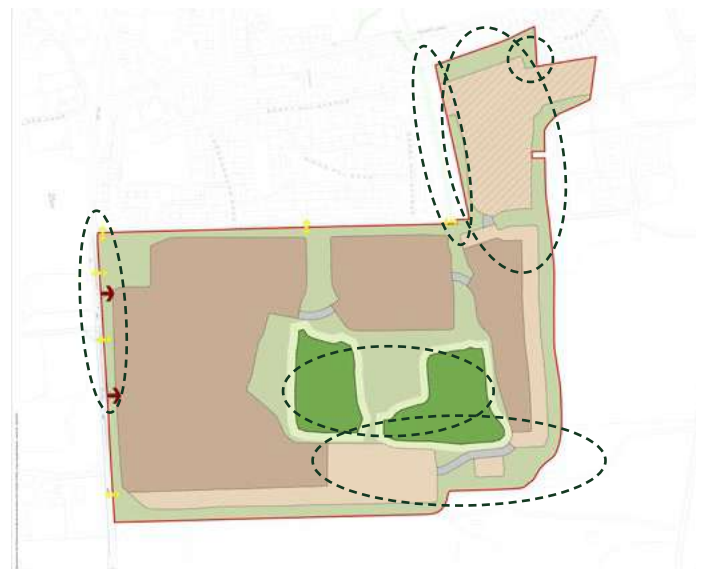


Final amended post-submission Illustrative Development Framework

○ Denotes key areas of change



Original submission Parameter Plan



Final amended post-submission Parameter Plan

○ Denotes key areas of change

Emergency Access Removed onto Parklands

The emergency access / active travel pedestrian and cycle connection indicated in the north-east corner of the site has been removed and there is no longer a direct connection through from the scheme to the existing housing development at Parklands.

On balance, following conversations with highways consultees at the Council, it was considered the route did not reflect a key desire line, and that emergency access in this location was not a requirement to make the development acceptable.



Original submission Illustrative Masterplan



Final amended post-submission Illustrative Masterplan

Lowered Building Storey Heights

Following discussions with heritage consultees and the Council, building storey heights have been lowered to a maximum of 2 storeys within a number of identified sensitive areas within the scheme, including:

- to the southern edge of the scheme the 2 storey parameter has been extended further into the scheme between the edge of the site and the internal woodland;
- the north-eastern section of the scheme falling within the Village View Character Area; and
- along the building fronting onto the line of a historic track leading from eastern end of Home Farm Road to the former Home Farm / Stanley Grange Business Village (note this path reflects a historic track, rather than an active connection).



Original submission Parameter Plan



Final amended post-submission Parameter Plan

Density Reduction

The north-eastern section of the development has been updated to reflect a lower density parameter, in response to the Council's desire to see a lower density character in this area of the site. This reflects the changes to reduce the building storey heights in this location, and reflects the Character Area in this

part of the scheme which is described in the Design Code as the Village View.

This area of the site is restricted to a density of less than 35dph and maximum 2 storey building heights.



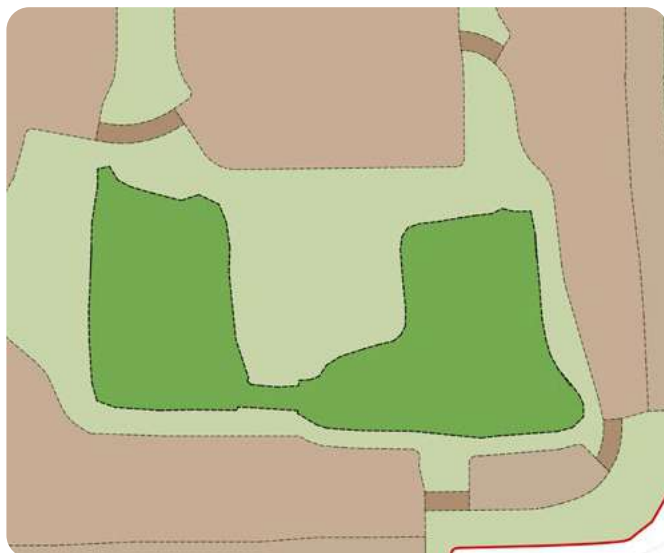
Original submission Illustrative Masterplan



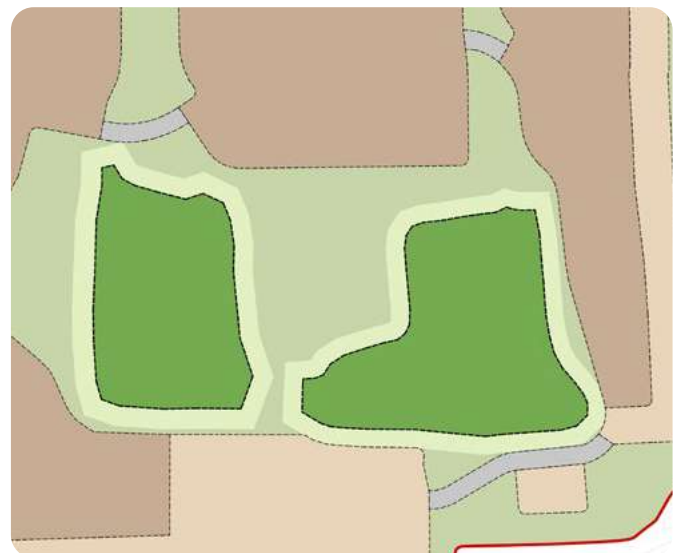
Final amended post-submission Illustrative Masterplan

Ancient Woodland Buffer

The key Parameter Plans and Illustrative Development Framework plan have a 15m buffer now shown offset from the Ancient Woodland in the centre of the site, referencing a 'no development zone'.



Original submission Parameter Plan



Final amended post-submission Parameter Plan

Development 'Flip' / Reduction

Following discussions with the landscape officer it was decided to 'flip' the built form fronting the ancient woodland to the southern side of the primary street, to enhance the relationship with the active travel routes and the open space around the woodlands to the north of the primary street,

allowing an informal path to traverse this area at the same time as removing the potential for surveillance issues to the rear of these properties backing onto the central woodland. This sensitive redesign will have the effect of improving the quality of open space connectivity in this corner of the site.



Original submission Illustrative Masterplan



Final amended post-submission Illustrative Masterplan

Facilitating off-site connection to Sugar Lane

Following discussions with the Council, there is a desire for the Council to bring forward their own proposals to formalise existing connections from the eastern end of Home Farm Road, through Ross Close Playing Fields, to Ross Close and the facilities on Sugar Lane.

This is part of a number of off-site active travel connections that the scheme will enable through providing the Council \$106 monies for upgrades, where necessary and appropriate to make the site sustainable in terms of pedestrian and cycle movements.



Original submission Illustrative Masterplan



Final amended post-submission Illustrative Masterplan

Ecological (Dark Corridor)

Utilising the existing hedgerow this corridor has been substantially increased. This now allows for a 20m dark corridor within a 57m (approx) wide ecological corridor in general. The reduction and

realignment of the building extent enables the creation of the dark corridor which will support bat movements between the established woodlands on and immediately off-site to the south.



Original submission Illustrative Masterplan



Final amended post-submission Illustrative Masterplan

Facilitating off-site connection to The Sanctuary Woodland and PRoW

An active travel connection has been added following discussions with the highways authority and Council's ESS team across Knowsley Lane to the west. This new strategic crossing over Knowsley Lane, links the scheme to Council-owned land, The

Sanctuary Community Woodland, a valued local community resource located on the western side of Knowsley Lane, as well as linking to the existing Public Right of Way, providing wider connectivity beyond.



Original submission Illustrative Masterplan



Final amended post-submission Illustrative Masterplan

Hedgerow Realignment

A section of the hedgerow has been realigned where a footpath has been relocated to run alongside the carriageway (rather than behind the hedgerow) running along Knowsley Lane.

The section impacted is primarily that between the two site access junctions, and then north to the Home Farm Road junction. This change is intended to provide a safe crossing point to access Flukers Brook and The Sanctuary Woodland.

This has required relocation/planting of hedgerow to the back of the footpath, with further changes to the hedgerow occurring to allow suitable visibility for drivers exiting the site and at the Home Farm Road junction to the north.

As well as the formal path running alongside the carriageway, a more informal route is also provided running behind the hedgerow within the scheme as an alternative more leisurely route.



Original submission Illustrative Masterplan



Final amended post-submission Illustrative Masterplan

PAGE LEFT INTENTIONALLY BLANK



PART OF HENRY BOOT

Issue Date	June 2026
Document Status	PLANNING
Revision	
Author	GG
Checked by	BB
Approved by	JB



Original application submission document prepared at Stantec