

Reserved Matters 3: Heritage Addendum

October 2024

1. Introduction

This note is based upon the Heritage Impact Assessment dated March 2024 and provides commentary on the additional views and visualisations taken from within the grounds of Old Halsnead (Grade II listed) and an updated assessment of impact and justification according to local and national policy.

2. Views

The setting of Old Halsnead is highlighted in the existing Views 24 – 27. In the view north to the west side of its grounds (View 24) the west range of the house is just visible in filtered views through the trees. At Year 1 the massing of Unit 3 would be readily visible, albeit with the proposed fencing and planting already providing screening between the two which will develop to Year 15 to completely obscure any interrelationship between the two. In views from Old Halsnead, although there are gaps between, the historic pocket of woodland which surrounds the garden curtails its extended setting with only limited filtered views through which focuses the experience of its setting to the immediate garden. Notwithstanding, at Year 1, Unit 3 would be visible in the gaps between the trees. In View 25 the massing would be present in oblique views – with the framed view aligning with the driveway unimpeded. It would have greatest impact at Year 1 in direct views westward (View 26), albeit here from a secondary elevation and with outbuildings and structures within the garden also visible. There is a similar impact in View 27, albeit to a lesser extent, with the view taken from further back in the grounds and with the massing nestled within the existing tree coverage and outbuildings. In all views the impact has significantly reduced through the maturing of the planted screening at Year 5 and is totally obscured by Year 15. The resultant long-term impact on the setting of Old Halsnead being the loss of filtered views through into the wider landscape and the further enclosure of the garden as its primary setting.

The additional views produced do not alter the findings of the Heritage Impact Assessment submitted as part of the application. Which are summarised below.

Given its position obliquely to the west of Old Halsnead and proposed interstitial planting – but taking into account its large scale and proximity – the harm caused would be a moderate degree of ‘less than substantial’. Furthermore, a number of these impacts have already been accepted in principle through the allocation of the site for employment use and must be considered in context of the sites former use as a colliery and as part of the outline application (with the height of the unit now reduced).

The present rural character of the listed building’s wider setting will change considerably under these proposals and views westwards from the property would be considerably reduced in extent and be replaced by a dense screen of woodland planting. However, the view south from the boundary of Old Halsnead would be retained and would provide a visual connection with the new Country Park, and new framed views to open ‘fields’, which would be positive. Furthermore, it is important to put this proposal within the context of the Halsnead Garden Village allocation, as this change in character and reduction in open rural views would be brought about under the SPD’s indicative masterplan. Whilst there are differences between the proposed masterplan and the SPD masterplan, the proposed development would offer an improvement through delivering a more generous Country Park and by avoiding openings within the locally-listed estate boundary wall for access.

Overall it is considered that the development would cause ‘less than substantial harm’ to the significance of Old Halsnead as a Grade II-listed building through the adverse impacts on its setting; this would be a low-moderate degree given that views westwards are currently heavily filtered by

existing intervening trees and woodland vegetation within and beyond the site. This harm would be further mitigated by proposals to screen with additional woodland planting and to augment the existing landscaping and framed views down into the Country Park as part of the wider scheme.

3. Justification of the Proposals

The impact on the setting of Old Halsnead, other listed buildings and the locally-listed boundary walls has been analysed and a detailed assessment against the relevant national and local planning policies is provided in the Heritage Impact Assessment. It is the conclusion of that report (unchanged by the additional views now assessed) that the proposals would engage the presumption against the grant of planning permission, as imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990. The level of harm has been assessed as being low-moderate 'less than substantial' overall and it is considered that the following major, meaningful and lasting public benefits brought about by the scheme have the potential to outweigh the harm identified.

Economic, Social and Environmental Objectives

Delivery of very substantial **environmental benefits** in the form of:

- Bringing back into use a vacant and unused brownfield site (part of the former Colliery site), at a key gateway location, providing a positive long-term future for the site;
- A development constructed to net zero carbon in construction in line with the UK Green Building Council's (UKGBC) Net Zero Carbon Buildings Framework;
- Provision of a large amount of PV panels on the Unit – which will contribute to the site's environmental performance, positively addressing the climate emergency;
- Through the development agreement between the Applicant and The Land Trust, the proposal directly funds the delivery of the adjacent Country Park which will be delivered by The Land Trust. The proposal includes an earthworks strategy, which will form the levels of the Country Park;
- A new pedestrian and cycle route facilitating safe access for all and connecting the towns and villages to the north and south of the M62 to the new Country Park.

Delivery of very substantial **economic benefits** in the form of:

- Generating £62.3m in construction spend for the scheme in full, providing significant socio-economic benefits for Knowsley and the Liverpool City Region;
- Generating £52.5m gross of GVA for the Liverpool City Region during the construction phase of the scheme in full;
- Generating net additional impacts of approximately £51m of net additional GVA annually once operational;
- Regional and local employment both during construction and operational phases: creating approximately 1,035 gross direct temporary jobs during construction; approximately 1,000 net additional jobs within the Liverpool City Region once operational;
- Generating a tax yield to the Council from fully developed/occupied site of approximately £3.28m per annum;
- Capitalising on the latent supply of labour, either unemployed or inactive, but seeking job opportunities – new development in Huyton can tap into this supply;
- Overall meeting the needs of the labour market and the demand for jobs in the Knowsley and the region will have a significant positive regenerative impact, both economically and socially.

Delivery of substantial **social benefits** in the form of:

- Providing 62 new trainee/apprenticeships during the construction period of development of the

scheme in full;

- Social, health and wellbeing benefits brought about through the creation of the Country Park.

Using the 'weighting' mechanism offered by the NPPF and other policies this means that, on balance, the proposals would be acceptable in terms of national planning policy insofar as they relate to the historic environment.