Halsnead Masterplan
Supplementary Planning Document
Report of Consultation

June 2017

Turley

Contents

Executive Summary

1. In January 2016, Knowsley Metropolitan Borough Council (KMBC) adopted its Local Plan Core Strategy, setting the strategic framework for the growth and development of Knowsley up to 2028 and beyond. Land to the South of Whiston and Land South of the M62 were allocated in the Local Plan as Sustainable Urban Extensions (SUE) due to their physical assets and strategic location.

2. The SUEs are referred to collectively as Halsnead, as much of the land was formally the Halsnead Park Estate. The development of this land will create a sustainable Garden Village, offer major new employment opportunities, and help KMBC support existing services and facilities within the Whiston area.

3. A Halsnead Masterplan Supplementary Planning Document (SPD) has been produced to provide guidance for the comprehensive development of Halsnead.

4. During the production of the Halsnead Masterplan SPD, KMBC engaged with a number of key stakeholders and consulted with the public in accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012[1], and in accordance with the adopted Knowsley Statement of Community Involvement.

5. A six-week period of consultation was undertaken between Thursday 12 January 2017 and Thursday 23 February 2017. This provided the opportunity for local residents and businesses to view the draft Halsnead Masterplan SPD and submit comments. Information was shared through a number of methods including a consultation website, media releases, information letters and site notices.

6. Two public drop-in events were held on Thursday 26 January 2017, at the George Howard Centre, Lickers Lane, Whiston and Saturday 4 February 2017, at St. Edmund Arrowsmith Catholic Centre for Learning, Cumber Lane, Whiston. The events were well attended with c. 200 people visiting the events. At these events, members of the project team were available to answer questions and advise on how to submit comments.

[1] http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf

7. Copies of the Halsnead Masterplan SPD and supporting documents were made available for inspection at KMBC's One Stop Shop receptions and Libraries and were available to view online on a dedicated website. The consultation website received 1,057 page views during the consultation period.

8. Overall, a total of 256 pieces of feedback were received, including responses from Statutory Consultees, non-statuary organisations / bodies, landowners and local residents. A number of comments within the feedback supported the principles set out in the draft SPD. A number of comments and suggested changes were also received regarding specific themes on the SPD.

9. All comments have been considered and a response is provided in Chapter 5 of this report. A number of changes have been made to the final SPD as a response to comments received during the consultation. These changes are identified in Chapter 5 of this report.

10. This Report of Consultation demonstrates that consultation carried out with the local community and stakeholders has been timely, meaningful, effective and compliant with local and national planning policy and legislation.

1. Introduction

1.1 This Report of Consultation has been produced by Turley Engagement on behalf of Knowsley Metropolitan Borough Council (KMBC) following a statutory period of public consultation on the draft Halsnead Masterplan Supplementary Planning Document (SPD). This summary includes a breakdown of the responses received during the consultation period and the Council's response to these comments.

1.2 The draft Halsnead Masterplan SPD has been prepared in accordance with a number of legislative and regulatory requirements, including those within the Town and Country Planning (Local Planning) (England) Regulations (2012) and the Planning and Compulsory Purchase Act 2004 (as amended). KMBC also provides guidance on consultation within the planning process in its adopted Statement of Community Involvement (2007).

1.3 The draft Halsnead Masterplan SPD was subject to appropriate stakeholder engagement during its production and was subsequently published for a six-week public consultation period between 12 January and 23 February 2017.

Structure of this document

1.4 This document sets out details of the stakeholder engagement and public consultation undertaken by KMBC in the process of preparing the Halsnead Masterplan SPD. It also sets out how KMBC has responded to the consultation responses received.

1.5 It is structured as follows:

- Policy and Regulatory Requirements – A summary of the legislation, policy requirements and guidance relating to consultation on SPDs;
- Consultation Activities – A summary of consultation and engagement activities undertaken during evidence gathering and masterplan development;
- Consultation Feedback Analysis – A summary of the feedback received; and

- KMBC Response - The response to the feedback received, including where feedback has resulted in a change to the SPD.

1.6 A summary of the consultation and engagement activities undertaken during evidence gathering and masterplan development stages is included in the Pre-production Statement of Consultation at **Appendix 1**. NB this document was also published in advance of the period of public consultation.

Purpose of the Draft Halsnead Masterplan SPD

1.7 KMBC adopted the Knowsley Local Plan: Core Strategy on 6 January 2016 when a new set of planning policies became part of the Statutory Development Plan for Knowsley. The Core Strategy allocated a number of former Green Belt sites as “Sustainable Urban Extensions” (SUEs), including two sites referred to as South Whiston and Land South of the M62. These sites are now collectively referred to as Halsnead. In January 2017, the Halsnead site was designated as one of 14 locally-led Garden Villages nationally.

1.8 The site and its immediate context is identified in **Figure 1.1** below:

Figure 1.1: The site and its immediate context

Not to scale. Crown Copyright Knowsley MBC 100017655, 2017

1.9 The draft Halsnead Masterplan SPD has been produced to supplement policies in the Local Plan Core Strategy for these sites, specifically Policy SUE2 and Policy SUE2c[2]. The Local Plan requires that a SPD and a detailed masterplan be prepared for each of the largest SUE sites, and agreed by the Council. The Halsnead Masterplan SPD fulfils both of these requirements.

1.10 The Halsnead Masterplan SPD:

- Sets out the Council's vision and strategic objectives of a Garden Village shaped by public consultation and stakeholder collaboration;

[2] https://localplanmaps.knowsley.gov.uk/documents/knowsley-local-plan-adopted-core-strategy.pdf

- Facilitates a coordinated and comprehensive masterplanning approach, to be implemented consistently across multiple planning applications;

- Provides an overarching spatial masterplan to communicate development and design parameters, including land use, access, movement and green infrastructure;

- Establishes key development requirements that all planning applications within Halsnead are expected to adhere to;

- Provides masterplanning and design principles and guidance, to inform the more detailed design considerations and approaches needed to deliver the Garden Village vision;

- Describes the proposed approach towards delivery of physical infrastructure; and

- Provides a framework for agreements and conditions to be established through the planning process.

2. Policy and Regulatory Requirements

2.1 A Supplementary Planning Document ("SPD") is a planning document, designed to work alongside a Local Planning Authority's ("LPAs") Local Plan. The purpose of a SPD is to provide detailed guidance for development proposals. Although a SPD does not form part of the Local Plan itself, once in place, a SPD will become material consideration in the determination of planning applications.

2.2 The Government sets out guidance for SPDs in a number of statutory documents, including national planning policy and legislation. Those referenced are the National Planning Policy Framework (2012), The Town and Country Planning (Local Planning) (England) Regulations (2012) and the Planning and Compulsory Purchase Act (2004) (as amended). KMBC provides additional guidance on consultation within the planning process in its adopted Statement of Community Involvement (2007).

National Policy Requirements

National Planning Policy Framework

2.3 The National Planning Policy Framework ("NPPF") sets out the Government's planning polices for England and how they are to be applied

2.4 The NPPF sets out its expectations for Local Plans to be prepared with the objective of contributing to the delivery of sustainable development. SPDs should be used where they can help applicants to make successful applications or aid infrastructure delivery.[3]

2.5 SPDs are defined in the NPPF as:

"Documents which add further detail to the policies in the Local Plan *[in this case the Knowsley Local Plan Core Strategy].* They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan."[4]

[3] https://www.gov.uk/guidance/national-planning-policy-framework/plan-making#para153
[4] https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary

The Town and Country Planning (Local Planning) (England) Regulations 2012

2.6 The Town and Country Planning (Local Planning) (England) Regulations published in 2012 (referred to as the 2012 Regulations), stipulate that before adopting an SPD, the local planning authority must prepare a statement setting out:

(i) The persons the local planning authority consulted when preparing the supplementary planning document;

(ii) A summary of the main issues raised by those persons; and

(iii) How those issues have been addressed in the SPD.[5] [Regulation 12a]

2.7 The activities summarised in this Report of Consultation fulfils the requirements of Regulation 12(a). It lists those consulted in the preparation of the draft Halsnead Masterplan SPD and sets out how the issues raised have been addressed by KMBC in the consultation draft SPD.

2.8 In addition, Regulation 12(b) requires that copies of the Consultation Statement and SPD are made available for review and comment; together with the following information:

(i) the date by which representations must be made (being not less than 4 weeks from the date the local planning authority complies with this paragraph), and

(ii) the address to which they must be sent[6]. [Regulation 35]

Habitats Regulation Assessment (HRA) and Strategic Environmental Assessment (SEA)

2.9 The 2012 Regulations do not require a Sustainability Appraisal to be carried out of SPDs. However, under separate Regulations, the Council must formally consider in a screening document whether SPDs require a Habitat Regulation Assessment (HRA) and/or a Strategic Environmental Assessment (SEA).

[5] http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf

[6] http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf

2.10 Formal screening documents have been prepared to accompany the SPD. This process concluded that while a full HRA is not needed, the Halsnead Masterplan SPD should be subject to a full SEA. A consultation on the scope of the SEA was undertaken with statutory agencies in autumn 2016. The draft SEA report was published alongside the consultation draft Masterplan SPD during the formal consultation period.

2.11 Comments on the SEA screening and scoping reports were sought from the statutory nature conservation bodies, including Natural England, Natural Resources Wales, Historic England and the Environment Agency in advance of the SPD preparation. Comments on the HRA screening document and the draft SEA report were invited from the same bodies during the public consultation period on the main SPD. Their comments are reported in Chapter 4 and reproduced in full at **Appendix 2**.

Local Policy and Guidance

Statement of Community Involvement

2.12 The Planning and Compulsory Purchase Act (2004) requires Councils to produce a Statement of Community Involvement (SCI). This SCI sets out the Council's approach to community consultation as part of the development plan making process and gives guidance to appropriate consultation methods.

2.13 KMBC adopted its SCI in 2007[7]. In the SCI, the Council defines the process of preparing and consulting on a SPD in accordance with the requirements of the Town and County Planning (Local Planning) (England) Regulations 2012.

2.14 The 2007 SCI consultation requirements for SPDs is summarised out below:

Stage One. Pre-production

Evidence Gathering:

"As the purpose of Supplementary Planning Documents is to expand or provide further detail on policy already in existence some evidence

[7] It should be noted that the Council has prepared a new draft SCI, which was adopted in April 2017. However, the 2007 SCI remained current at the time that the draft Halsnead Masterplan SPD was published for consultation. The assessment in this section has been made against the 2007 version.

should be available. It may be necessary to gain more detailed local information, which will mean consulting local groups and communities. Theme based documents will require wider consultation and evidence gathering. Interest groups like environmental or parks' friends groups could contribute specific specialised information. At this stage a sustainability report, called a scoping report, will be published. It will set the scope or range of issues that should be considered in the full sustainability report."[8]

Stage Two – Production

Producing the draft:

"Once produced the draft document will be subject to a formal consultation period where the document will be publicly available for 4 – 6 weeks. Comments received during this period are taken into account when producing the final document. As there is no examination process this stage represents the main opportunity for formal comments to be submitted. It will also include the publication of a sustainability report."[9]

Stage Three - Adoption

Adoption:

"Once the comments from the consultation period have been taken into account, the final document will then be prepared for adoption. Under the principle of continual involvement, feedback will be provided to participants showing how their comments have been taken into account. Once adopted, the document will be made publicly available, on our website and where applicable at libraries and Council offices."[10]

Monitoring and review:

"Supplementary Planning Documents will be monitored for their effectiveness and this will be reported on in the Annual Monitoring Report. The extent of monitoring will depend on the nature and scope of the document. When monitoring indicates it is necessary documents will be reviewed.[11] *"*

[8] Para 8.2 - http://www.knowsley.gov.uk/pdf/statement_community_involvement.pdf
[9] Para 8.3 - http://www.knowsley.gov.uk/pdf/statement_community_involvement.pdf
[10] Para 8.4 - http://www.knowsley.gov.uk/pdf/statement_community_involvement.pdf
[11] Para 8.4 http://www.knowsley.gov.uk/pdf/statement_community_involvement.pdf

KMBC's SPD Consultation Guidance

2.15 In addition to the guidance for SPD production, KMBC's 2007 SCI also sets out the minimum requirements for consultation. These requirements include the following consultation methods:

- Website updates;
- Emails and/or letters;
- Stakeholder meetings;
- Sending documents to Statutory Consultees;
- Statutory notices in the press; and Documents at relevant Council Offices and libraries;

And one or more of the following methods:

- Media Release;
- Exhibition/ road shows;
- Knowsley News; and
- Local Public Forums.

2.16 A summary of the consultation activity undertaken by KMBC with respect to the Halsnead Masterplan SPD is provided within Chapter 3 of this report - Consultation Activities.

3. Consultation Activities

3.1 As outlined in Chapter 2 of this report, Local Authorities are required to undertake a period of public consultation on draft SPDs. As the draft Halsnead Masterplan SPD was likely to generate a significant amount of interest from various stakeholders, the draft SPD was subject to a six-week period of public consultation (between Thursday 12 January and Thursday 23 February 2017).

3.2 In accordance with the relevant policy requirements, the consultation documents were made available both on the Council's website (http://www.knowsley.gov.uk/consultations and https://halsnead.knowsley.gov.uk).

3.3 Consultation documents were also made available in paper form at the Council's One Stop Shops and Libraries throughout the consultation period.

3.4 A summary of consultation and engagement activities undertaken during the six-week consultation period is set out below:

- Publicising the Consultation
- Consultation Events
- Feedback Channels

Publicising the Consultation

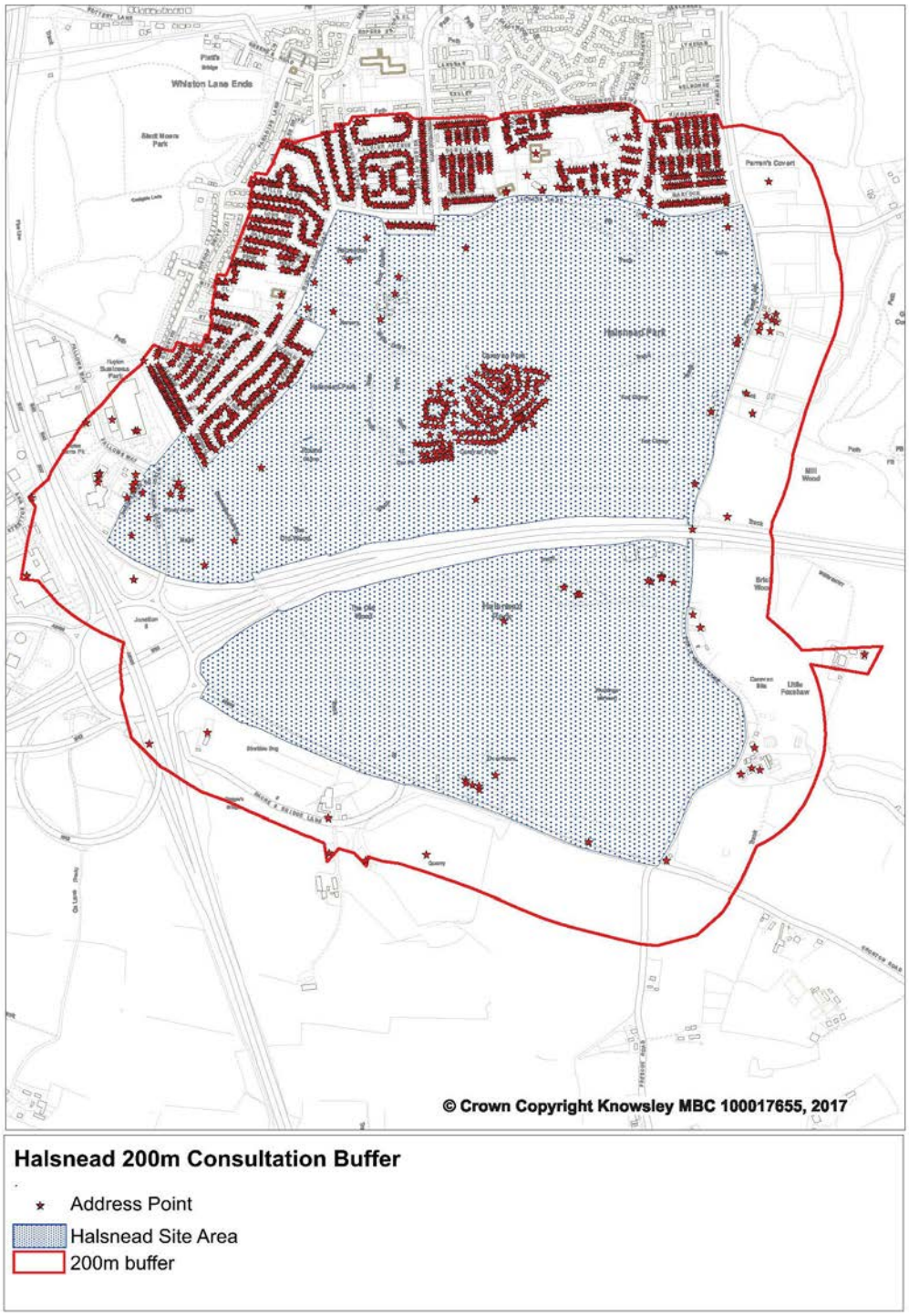
3.5 A number of methods were undertaken to publicise the consultation. These were:

Letter Notification

3.6 On 12 January 2017, KMBC issued a notification letter to all addresses within the Halsnead site, and within a defined 200-metre buffer of the Halsnead site**.** The distribution area is identified at **Figure 3.1**. In addition letters / email notification were sent to persons and organisations on the

Council's Local Plan database[12], landowners in the site and their agents. A copy of this letter is available at **Appendix 3**.

Figure 3.1: Resident distribution area



[12] The database comprises those persons and organisations that have previously expressed on interest in the Knowsley Local Plan.

3.7 Also on 12 January 2017, an email was sent to Statutory Consultees and "Duty to Co-operate" partner agencies, including neighbouring planning and highways authorities and Town and Parish Councils. This email provided a link to the draft Halsnead Masterplan SPD documents on the Council's website. A copy of this email is included in **Appendix 4**. A full list of recipients is set out in **Table 3.1**.

Table 3.1: Recipients of statutory notification letter

Organisation	Organisation
AMEC for National Grid	Merseyside Fire and Rescue Service
Canal & River Trust	Merseyside Police
Cheshire West and Chester Council	Merseytravel
Civil Aviation Authority	Natural England
Cronton Parish Council	Natural Resources Wales
Environment Agency	Network Rail
Forestry Commission	NHS Knowsley
George Howarth MP	NW Ambulance Service
Halewood Town Council	Office of Rail Regulation
Halton Borough Council	Prescot Town Council
Health and Safety Executive	Rainhill Parish Council
Highways England	Scottish Power
Historic England	Sefton Metropolitan Borough Council

Home Builders Federation	Sport England
Homes and Communities Agency	St Helens Borough Council
Knowsley Clinical Commissioning Group	The Canal & River Trust
Knowsley Town Council	The Coal Authority
Lancashire County Council	The Environment Agency
Liverpool City Council	Theatres Trust
Liverpool City Region Local Enterprise Partnership	United Utilities
Local Nature Partnership	United Utilities Water Limited
Maghull Town Council	Warrington Borough Council
Marie Rimmer MP	West Lancashire Borough Council
Marine Management Organisation	Whiston Town Council
MEAS	Wirral Metropolitan Borough Council
Melling Parish Council	

3.8 Further to this correspondence, briefing sessions were also offered to Whiston Town Council, Cronton Parish Council and other key stakeholder groups. KMBC subsequently met with Whiston Town Council on 17 February and Cronton Parish Council on 23 January 2017.

Site Notices

3.9 A number of site notices were placed in public areas near to the boundary of the site from 12 January 2017. This included 10 locations along Windy Arbor Road, Cronton Road, Fox's Bank Lane, and Lickers Lane. A copy of the site notice is included in **Appendix 5.**

Advertisements

3.10 On 12 January 2017, KMBC placed a statutory notice within the printed edition of the Liverpool Echo. The notice provided full details of the consultation, how the Draft Halsnead Masterplan SPD could be viewed and how comments could be provided. A copy of the statutory notice is available in **Appendix 6.** The anticipated commencement of the consultation was also advertised in the December 2016 edition of the Knowsley News, which is a free paper circulated to all households in the Borough. A copy of the advert is included in **Appendix 7.**

Media and Media Coverage

3.11 On 2 January 2017, the Government confirmed that Halsnead is one of fourteen "Garden Villages" designated in England. This announcement resulted in wide national and regional media press coverage. A summary of the media coverage is included in **Appendix 8.**

3.12 In addition, on commencement of the consultation on the draft Halsnead Masterplan SPD, KMBC prepared a media release, which was sent to trade press and local media. This was subsequently picked up in a number of publications, including The Challenge, Knowsley News online, Place North West, Move Commercial, Your Move and Construction News. A selection of media articles is included in **Appendix 8.**

Knowsley Community Messaging and Social Media

3.13 A number of notification updates were issued via the Knowsley Community Messaging platform, and online portal, which enables registered members to receive updates from the Council. KMBC's social media channels, including Facebook and Twitter, as well as the Knowsley News website, were also used to promote the consultation and the drop-in events.

Posters

3.14 A number of posters advertising the consultation were placed in public buildings, including local shops, community centre, health centre, early education centre and Whiston Town Council building. A copy of the poster is included at **Appendix 9**.

One Stop Shop Adverts

3.15 Notices placed on plasma screens in the Council's One Stop Shops throughout Knowsley.

Consultation Events

3.16 Three consultation events took place during the consultation period, which enabled interested parties to view and provide comments on the draft Halsnead masterplan SPD. Details of the events are set out below:

Public Drop in Events

3.17 KMBC held two general public drop-in events; during these events, materials from the draft Masterplan SPD were on display, and Council officers and members of the project team were available to answer questions. These events were as follows:

- Thursday 26 January 2017, between 3pm – 8pm, at the George Howard Centre, Lickers Lane, Whiston

- Saturday 4 February 2017, between 10am – 3pm, at St. Edmund Arrowsmith Catholic Centre for Learning, Cumber Lane, Whiston

3.18 Response forms were available for attendees to complete. A copy of the blank forms is included at **Appendix 10**.

3.19 In total, circa. 205 people attended the drop-in sessions including local residents and stakeholders. Images from the events are included in **Figure 3.2** below.

Figure 3.2: Images from the drop-in sessions

3.20 An additional event was held specifically for residents of the Halsnead Park mobile home site, and promoted through a direct mail-out to these residents. This was held at the George Howard Centre, Lickers Lane, at 6pm -8pm on 15 February 2017. The format for this event was a short presentation from KMBC officers, followed by an extensive question and answer session with mobile home park residents. Approximately 70 residents attended the event.

Consultation Website

3.21 A dedicated consultation website was created to enable interested parties to review details of the Draft Halsnead Masterplan SPD and to make comments. The Discover Halsnead website (https://halsnead.knowsley.gov.uk) went live on Thursday 12 January 2017 and closed on Thursday 23 February 2017. This was linked to the Council's main consultation pages (http://www.knowsley.gov.uk/consultations) and intranet system. The website included the following information:

- Downloadable PDF documents of the draft SPD material including: the main consultation documents, community involvement

documents, environmental assessments, background reports and evidence base reports;

- A video explaining the vision for the site presented in the draft Masterplan SPD;

- Details of the feedback channels, including an online consultation portal; and

- Details of the public drop in events.

3.22 The website also included an online consultation portal. The portal enabled website users to make comments on the main masterplan diagrams, by selecting the following themes, Development, Landscape and Movement.

3.23 A copy of the website is included at **Appendix 11**.

Feedback Channels

3.24 In order to ensure stakeholders could provide feedback on the draft Halsnead masterplan SPD during the consultation period, a number of feedback channels were provided. These included:

- A postal address: Halsnead Consultation, Knowsley Council, Ground Floor, Yorkon Building, Huyton, Merseyside, L36 9FB (postage required);

- A dedicated email address: discover.halsnead@knowsley.gov.uk; and

- Dedicated portal on the consultation website: https://halsnead.knowsley.gov.uk/Whiston/Index

Response Form

3.25 In addition to the dedicated feedback channels a response form was made available during the consultation period. This form was available in hard copy at the consultation events, and at One Stop Shops and libraries and to download from the consultation website. The response form can be viewed at **Appendix 10**.

4. Consultation Feedback Analysis

4.1 This Chapter sets out analysis of the feedback received during the consultation period (12 January 2017 until Thursday 23 February 2017).

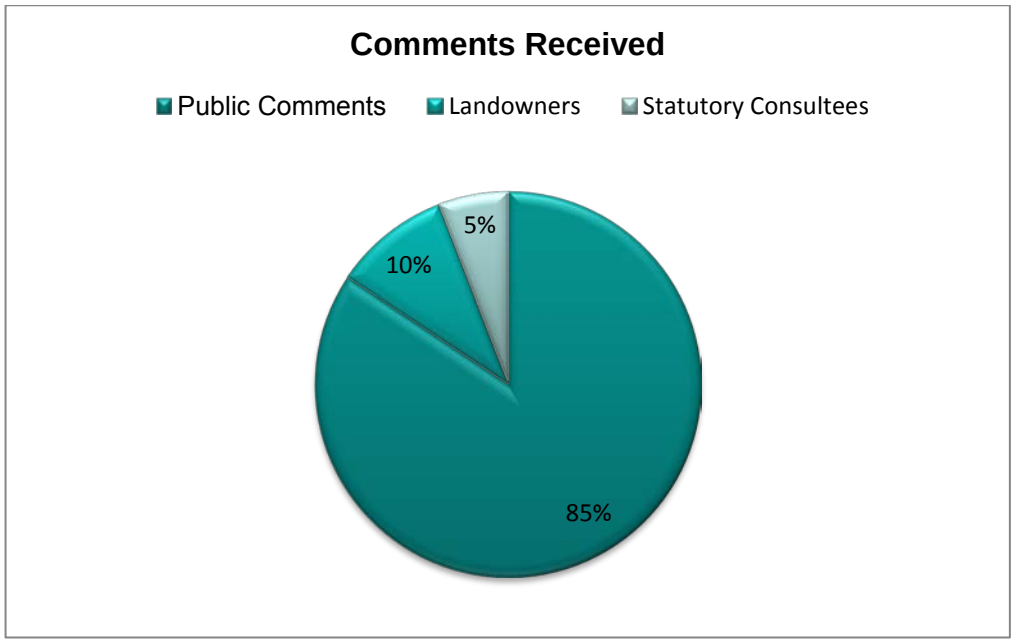
Feedback received from the public consultation

4.2 A total of 256 items of feedback were received from the public (which in this instance includes local residents, non-statutory organisations / bodies), landowners and statutory consultees. The number of comments received per consultee is summarised in **Table 4.1** and illustrated in a chart at **Figure 4.1**.

Table 4.1: Comments received per consultee

Consultee	Comments Received
Public Comments	218 (85%)
Landowners	25 (10%)
Statutory Consultees	13 (5%)
Total	**256**

Figure 4.1: Comments received per consultee

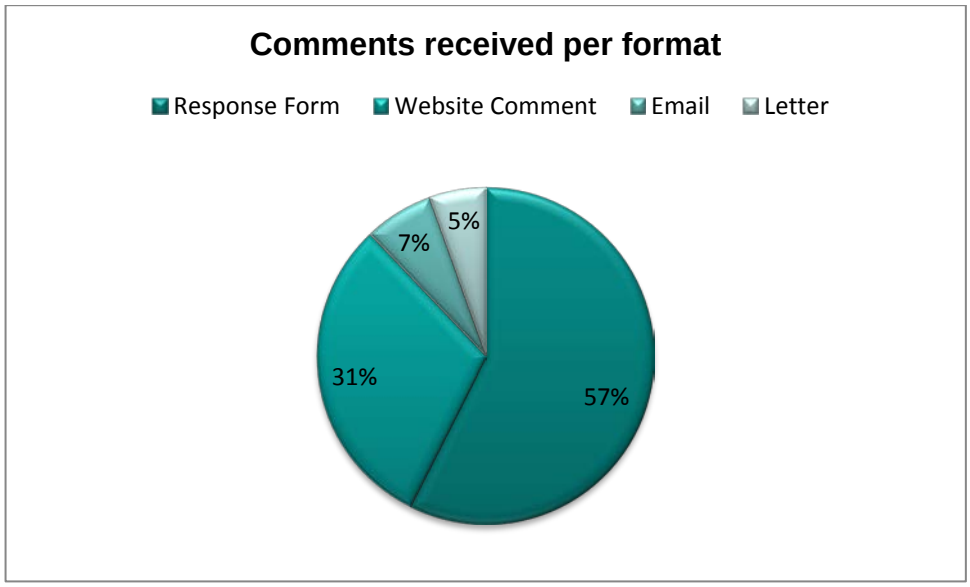


4.3 Feedback received ranged from brief emails and comment forms through the website, to more detailed letters and reports. For ease of analysis, reports have been included within the category of letters in this report. The number of comments received per format is summarised in **Table 4.2** and illustrated in a chart at **Figure 4.2**.

Table 4.2: Number of comments received per format

Format	Number of responses
Response Form	147 (57%)
Website Comment	78 (31%)
Email	17 (7%)
Letter	14(5%)
Total	**256**

Figure 4.2: Comments received per format



4.4 The remainder of this chapter provides analysis of the feedback received from each group of consultee. For ease of analysis, under each heading a brief summary is provided. A detailed summary of the responses received from each group of consultee, along with KMBC's response to these comments, is provided in tables in Chapter 5 of this report.

4.5 As set out in paragraph 4.2, the consultee groups are split as follows:

- A. Public Comments

- B. Landowner Comments
- C. Statutory Consultees Comments

A. Public Comments

4.6 A total of 216 public comments were received during the consultation period. These include comments from local residents, stakeholders and organisations.

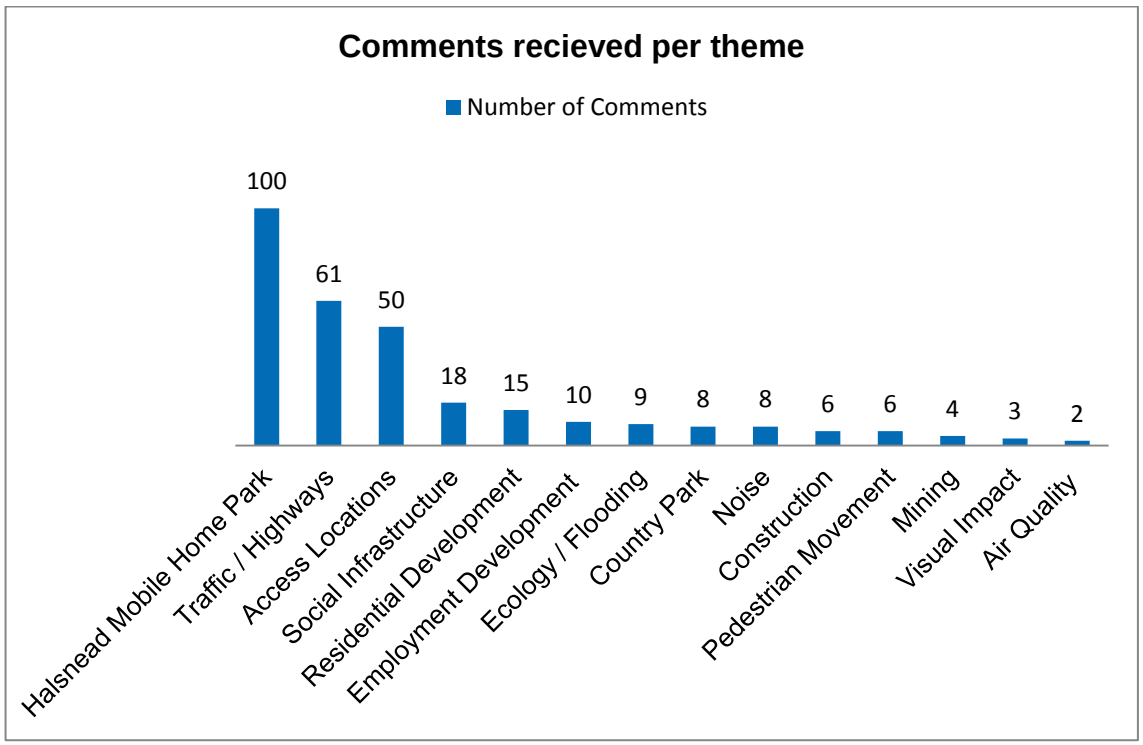
4.7 For ease of analysis and reporting, feedback has been grouped into themes. The number of comments received per theme is summarised in **Table 4.3** and illustrated in a chart at **Figure 4.3**. It should be noted that a number of responses received included comments relating to more than one theme.

Table 4.3: Comments received per theme

Theme	Number of Comments
Halsnead Mobile Home Park	100
Traffic / Highways	61
Access Locations	50
Social Infrastructure	18
Residential Development	15
Employment Development	10
Ecology / Flooding	9
Country Park	8
Noise	8

Construction	6
Pedestrian Movement	6
Mining	4
Visual Impact	3
Air Quality	2

Figure 4.3: Comments received per theme



4.8 A number of different comments were received per theme. For ease of analysis and reporting, representative comments and KMBC's response to these comments are included in **Table 5.1**.

B. Landowners

4.9 A number of comments were received from landowners within the Halsnead Masterplan area. Landowner assets range in size, from larger

areas of land to individual homeowners. A landowner plan is included in **Appendix 12**, which provides further detail.

4.10 For ease of analysis, landowners have been separated into two groups: Developer Landowners and Resident Landowners. Comments received from landowners in each group are summarised below.

Developer Landowners

4.11 During the consultation period, a number of more detailed representations were made by or on behalf of 'developer landowners'; those with larger land interests in the Halsnead Masterplan area.

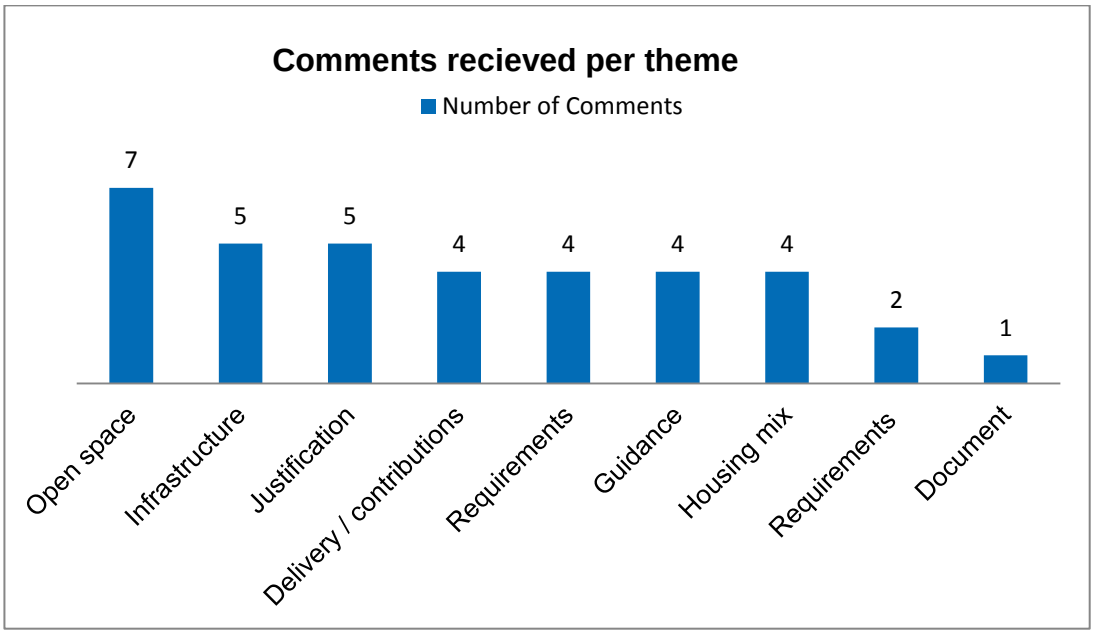
4.12 The feedback received represents a number of themes. **Table 4.4** below provides a summary of mentions per theme. A more detailed summary of key themes and KMBC's response to the comments receive is set out in **Table 5.2**.

Table 4.4: Comments received per theme from 'developer landowners'

Theme	Number of Comments
Rationale for open space / green infrastructure provision	7
Clarity on infrastructure requirements / strategy	5
Justification / evidence base	5
Clarity on delivery approach and developer contributions	4
Clarity on planning application requirements	4
Clarity on what is a fixed requirement and what is guidance	4
Clarity on housing mix	4

Clarity on status of requirements and / or framework plans	2
Overall length and structure of document	1

Figure 4.4: Comments received per theme from landowner developers



Resident landowners

4.13 During the consultation period, a number of representations were made by or on behalf of 'resident landowners'; those in ownership of smaller parcels of land and/or individual homes.

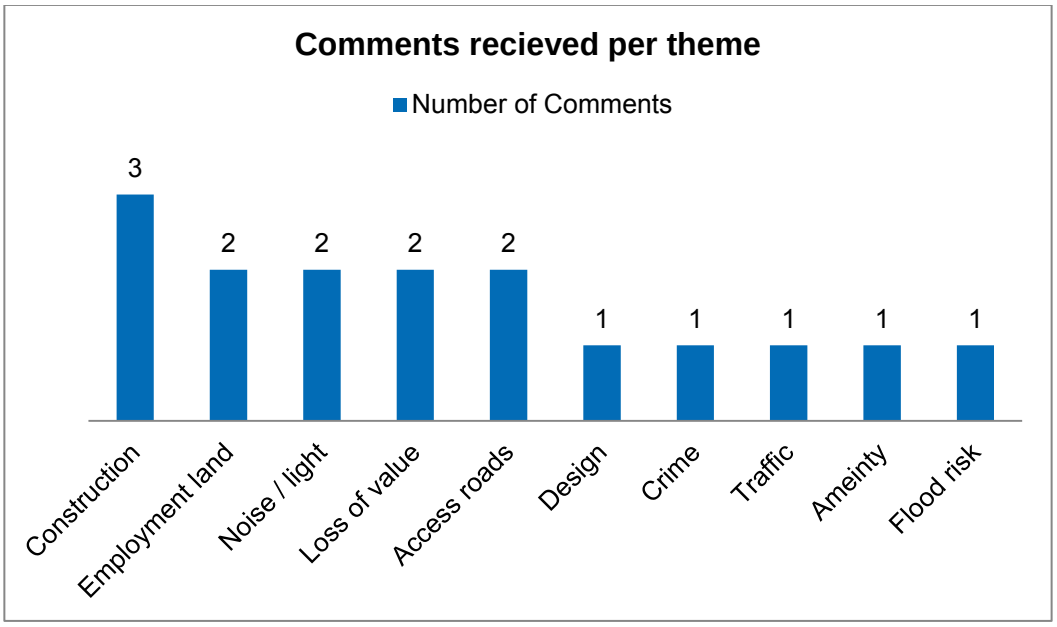
4.14 For ease of reporting, feedback received from resident landowners has been grouped into themes. These themes are included in **Table 4.5,** along with the number of times the theme was mentioned.

4.15 A summary of key themes from these representations are set out in **Table 4.5**. A more detailed summary of key themes and KMBC's response to the comments received is set out in **Table 5.3**.

Table 4.5: Summary of responses received from 'resident landowners'

Theme	Number of Comments
Construction	3
Employment land	2
Noise / light	2
Loss of value	2
Access roads	2
Design	1
Crime	1
Traffic	1
Amenity	1
Flood risk	1

Figure 4.5: Comments received per theme from landowner developers



C. Statutory Consultees

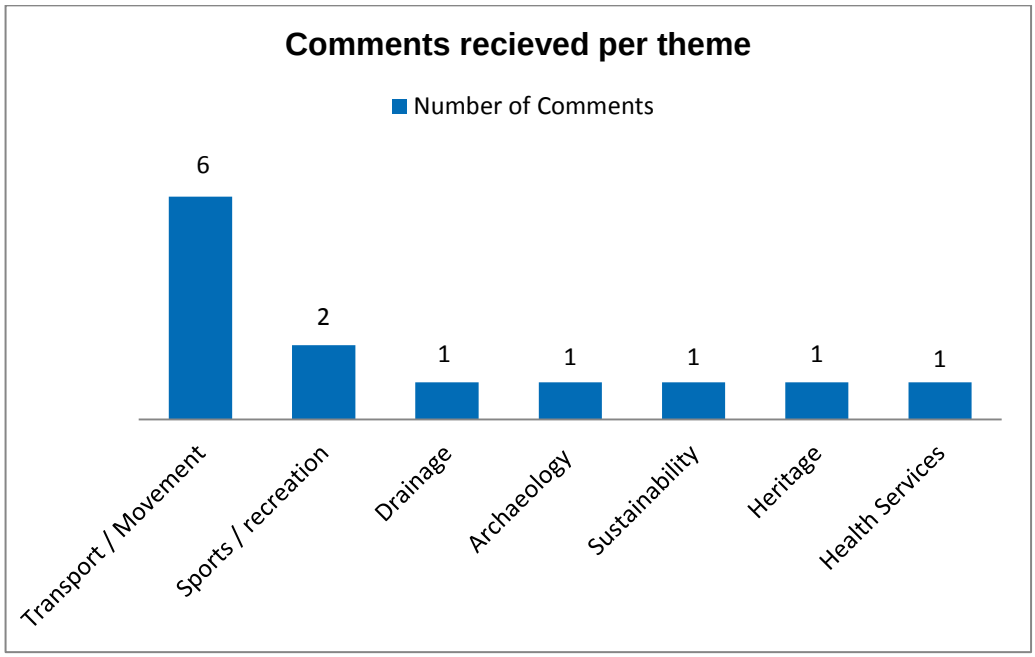
4.16 A total of 13 responses were received from statutory consultees. These are briefly summarised in **Table 4.6**. A full summary of the comments and KMBC's response are included at **Table 5.4**.

Table 4.6: Summary of comments per Statutory Consultee

Theme	Number of Comments
Transport / Movement	6
Sports / recreation	2
Drainage	1
Archaeology	1
Sustainability	1
Heritage	1

Health Services	1

Figure 4.6: Comments received per theme from Statutory Consultee



5. KMBC's Response

5.1 This chapter sets out KMBC's response to the feedback received during the consultation period and how the feedback has been reflected in the final Halsnead Masterplan SPD.

5.2 For ease of reference, a table is provided for each group of consultees which provides a response from KMBC:

A. Public Comments –**Table 5.1**

B. Landowner Comments / representations – **Tables 5.2 and 5.3**

C. Statutory Consultees – **Table 5.4**

A. Public Comments

5.3 Further to the analysis provided in Chapter 4 of this report, **Table 5.1** below provides a more detailed summary of the feedback received during the public consultation specifically from local residents and non-statutory consultees.

5.4 The table includes the key themes from Section A of Chapter 4. Under each theme is a representative comment, which provides a summary of the responses received under each theme. KMBC then provide a response to each representative comment and provide an indication of any changes made in the final SPD. It should be noted that the representative comments are not actual comments received; instead, they provide a more detailed summary of the types of issues raised under each theme.

Table 5.1: Detailed summary of feedback from the public consultation and KMBC's response

Theme	Representative comment	KMBC's response	Changes made to the SPD?
Halsnead Mobile Home Park	During the consultation period, 100 responses referred to the Halsnead Mobile Home Park. The comments include: The proposed buffer zone around the homes should be larger (including suggestions of particular distances).	The SPD does not propose a specific stand of distance of any specific extent in metres, as the masterplan is indicative in terms of measurements. It is considered that the green corridor shown around the mobile home park is a reasonable and positive proposal in response to what is a unique constraint and feature of the site. The corridor will be subject to detailed design at the planning application stage, with the protection of the amenity and safety of existing residents being primary concerns.	No change required
	Strict fire safety rules should be adhered to.	The current fire safety restrictions at the mobile home park are noted. All future planning applications will need to adhere to building regulations requirements.	No change required

	There has been inadequate consultation with residents of Halsnead Mobile Home Park.	All residents were consulted by letter on commencement of the consultation period. A dedicated consultation event was held specifically for residents of the Halsnead Mobile Home Park on 15 February 2017.	No change required
	The safety and wellbeing of the residents currently living within the mobile home park should be considered.	The SPD already seeks to ensure that a sensitive response to the existing mobile home park is required as part of the design of the Halsnead development.	No change required
	Will there be a fence erected around the perimeter of the mobile home park to protect the security of residents?	The SPD highlights the need for a green corridor around the perimeter of the mobile home park. The detailed design of this (including boundary / fencing features) will be agreed at future planning application stage.	No change required
	Could bungalows / allotments be built adjacent to the perimeter of the mobile home park?	Although allotments may potentially form part of the green corridor (subject to future detailed proposals), it is currently anticipated that allotments will	No change required

		be located elsewhere. The design and types of new homes will be decided at future planning application stage.	
Traffic / Highways	In total, 59 respondents referred to traffic / highways. These comments include: The existing roads are already gridlocked on a regular basis, especially on roads such as Windy Arbour Road and Lickers Lane. Building and additional 1,600 homes would lead to additional traffic problems. This in turn could cause problems for emergency vehicles.	The Council recognises that the new development will bring increased vehicle movements to the area, and modelling of the impact has been undertaken. The SPD already outlines the highways improvements which would need to be delivered to support the development of Halsnead.	No change required
	What traffic management measures will be put in place to mitigate against the proposed development?	The SPD already outlines the highways improvements which would need to be delivered to support the development of Halsnead, including various junction improvements in the Whiston area.	No change required

	Can you reopen Fallows Way as a Bus route for access between Huyton and Whiston?	The potential reuse of Fallows Way remains an option for the Council in the future but it does not form part of the necessary highways improvements associated with the Halsnead development.	No change required
	Additional Zebra/ Pelican crossings and traffic calming measures are required due to fast traffic, especially in areas near St Nicholas Church.	The proposed highways improvements that are outlined in the SPD relating to Windy Arbor Road would act to reduce vehicle speeds and improve pedestrian crossing facilities.	No change required
	Main roads need to be designed with the visually impaired into account.	KMBC agree. This will be dealt with at the detailed design stage through the planning process but the SPD is founded on the principle of inclusive design in the public realm.	No change required
	Could additional car parking be provided close to the church?	The proposed highways improvements that are outlined in the SPD relating to Windy Arbor Road outside the church would provide some parking facilities, securing an improvement on existing arrangements. Opportunities for	No change required

		maximising car parking at this location will be considered as part of the detailed design of the proposed new junction.	
	There should be a detailed Traffic Management Plan to address roads that are particularly vulnerable to high numbers of traffic, such as Windy Arbour Lane.	The SPD already outlines the highways improvements, which would need to be delivered to support the development of Halsnead based upon detailed technical analysis.	No change required
Access Locations	A number of responses (50 in total) referred to the proposed access locations. Comments included: The proposed access to the Halsnead development from Simons Close is inappropriate.	KMBC note the concerns of residents and propose that no access is shown through Simons Close.	**Yes** Access through Simons Close removed within masterplan
	The proposed junction opposite St Nicholas's Church is near the brow of a blind hill, which could lead to accidents.	The proposed outline site access arrangement has been designed in full accordance with current prevailing standards, and will be subject to further formal road safety audits as the designs	No change required

		advance.	
	Can the dis-used railway be reopened for access?	Development to both sides of the M62 will integrate the reuse of the existing former mineral railway line bridge (crossing the M62) as a strategic pedestrian, equestrian and cycle link.	No change required
	Could access be improved to St Nicholas's Church?	The proposed highways improvements that are outlined in the SPD relating to Windy Arbor Road outside the church would provide some parking facilities, securing an improvement on existing access arrangements.	No change required
Social Infrastructure	A number of respondents (18 in total) provided comments on social infrastructure. These include: What provisions will be put in place in terms of health services and doctors? It is hard enough to get a doctor's appointment as it is	The SPD already outlines that appropriate developer contributions will be secured to invest on off-site infrastructure including healthcare facilities. There is no evidence that the scale of development will have a significant impact on Whiston hospital to justify the expansion of this facility.	No change required

	Will there be a new high school provided to cater for the additional spaces that are likely to be generated by the new residential development?	KMBC has assessed the need for education provision arising from the development of Halsnead. While a new primary school is identified as being required, it is currently considered that demand for secondary school places can be accommodated in existing schools.	No change required
	There are already spaces available at the existing primary schools so why is a new one needed?	There is some existing capacity within local primary schools and early years' provision. However, a new primary school will be required on-site to meet the needs of the development and those arising in the local area that cannot be met by existing facilities in the medium to long term.	No change required
	New shops, public houses and leisure facilities should be provided.	Development within Halsnead will provide an opportunity to support and potentially expand the existing local services. The scale of the development means that new shops are not needed, and could detract from existing local services, but there is scope for some	No change required

		small scale commercial provision in the northern portion of the site. The SPD identifies the requirements for extensive open spaces, outdoor sports facilities and a new country park, providing leisure opportunities for new and existing residents.	
	Where will the allotments be provided and how will access be provided?	There is a potential for allotments to be integrated into the proposed primary school and at the south-eastern corner in the northern portion of the site, and also within the Country Park to the south. Allotment provision and design would be subject to detailed proposals.	No change required
	There should be a development centre for young adults.	It is not within the scope of the SPD to consider such detailed proposals; however, the Council keeps community infrastructure provision under constant review.	No change required
	What will happen with the public open space that is currently used by	The public open space, also known as Lickers Lane Playing Fields, will be	No change required

	Whiston Juniors Football Club?	retained.	
	Will there be improved internet provision, as broadband speeds are slow as it is?	Details of infrastructure provision will come forward with future planning applications.	No change required
	Will there be additional rubbish / recycling collections to service the new homes?	Future planning applications will consider appropriate provisions for waste management.	No change required
Residential development	A number of responses were received (15 in total) with regards to residential development. These include: What types of housing will be delivered on site?	The SPD provides a framework for a mixture of different homes, helping to meet the demand for housing in the area. Up to 25% of residential development will be affordable housing.	No change required
	Can more bungalows or smaller homes be provided?	The SPD does not specify a particular housing mix but provides the basis for and encourages provision of a range of types, formats and markets.	No change required
	How would new development affect	The proposals for Halsnead will provide many benefits for the local area,	No change required

	property prices?	including new open spaces and a new primary school. However, it is impossible for the Council to predict impacts on house prices in the area.	
	Could a retirement village / provisions for the elderly be included within the masterplan?	As stated above, the SPD does not specify a particular housing mix but provides the basis for and encourages provision of a range of types, formats and markets.	No change required
	Please can the existing football playing fields not be used for development	The SPD intends to retain and if possible enhance Lickers Lane Playing Fields. This is recognised as an important local community asset and will have a role in helping to integrate new residents into the existing community.	No change required
Employment development	Some respondents (10 in total) made reference to the proposed employment development allocation. These included: The proposed employment	The SPD sets a framework within which an appropriate and beneficial employment development can come forward. The framework has been formulated with an aim to balance strategic economic development	No change required

	development conflicts with the green infrastructure objectives	objectives with local site conditions and the need to complement and facilitate delivery of the adjacent Country Park.	
	Will there be an adequate boundary between the proposed employment development and existing residential properties?	The SPD sets specific requirements for developers to demonstrate that appropriate and adequate boundary treatments will be delivered. The SPD also identifies landscaping zones adjacent to the proposed employment development and these zones will be subject to further detailed design as part of planning applications.	No change required
	Should employment development be provided before the residential development?	KMBC has assumed that employment development on land south of the M62 will be delivered in response to private sector demand. There is no requirement for specific phasing or for the employment development to be tied to the delivery of housing development.	No change required
Ecology / flooding	A number of respondents (9 in total) made comments with regards to	All development should normally be avoided on areas, which are susceptible to surface water and fluvial flooding.	No change required

	flooding. These include: The parcel of land directly behind Windy Arbor Lane can flood easily and is not suitable for new housing. This should be made a green space in the master plan due to this.	Land north of the M62 does not contain any designated flood zones in relation to the flooding of rivers and the majority of the site lies within Flood Zone 1 (i.e. the lowest flood risk).	
	How would development in the area impact on wildlife and ecology in the area, in particular bats, buzzards and owls?	The SPD includes measures for ecological mitigation and opportunities to increase biodiversity. The areas of most biodiversity value, including Local Wildlife Sites and protected woodland, are proposed to be retained. Future planning applications will be accompanied by ecological impact assessments, which will detail the mitigation and management proposals for the associated application sites.	No change required
	Please can the eventual developers plant more trees than they remove.	The SPD already refers to the Council's existing tree replacement policy, which requires that two trees are planted for every tree removed.	No change required

	Infilling the pond at Cherry Tree Farm will lead to an increased risk of flooding.	Any infilling of the pond will only be agreed as part of future planning applications, if it can be demonstrated within the applications that impacts on flood risks and any other related matters are acceptable.	No change required
	The areas behind Windy Arbor Lane regularly floods, due to the dip in the land. This should be addressed within the SPD.	All development should normally be avoided on areas, which are susceptible to surface water and fluvial flooding. Land north of the M62 does not contain any designated flood zones in relation to the flooding of rivers and the majority of the site lies within Flood Zone 1 (i.e. the lowest flood risk). All future planning applications will be accompanied by flood risks / drainage assessments. Any mitigation measures required will be agreed at that time.	No change required
Country Park	A number of responses were received with regards to the proposed Country Park. These include:	Employment land has been identified in the SPD south of the M62. To achieve the Local Plan Core Strategy requirement of a minimum of 22.5 hectares of employment land, areas	No change required

	Why is employment land proposed adjacent to the Country Park?	within the Land Trust's ownership have been identified as potential employment land. The aim of the SPD is to strike a balance between strategic economic development needs and facilitating delivery of a new Country Park. The precise arrangement / extent of the employment land will be subject to further detailed design as part of future applications.	No change required
	Is the proposed vehicular entrance to the proposed Country Park safe alongside the cycle paths / footpaths?	The SPD outlines 3 potential access points to the employment and Country Park land. The selection of preferred access points and their relationship to cycler paths / footpaths will be subject to further detailed design as part of future applications.	No change required
	What noise mitigations will be in place to protect residents living within close proximity of the old colliery?	The SPD does set specific requirements for developers to demonstrate that appropriate and adequate boundary treatments will be delivered.	No change required

Noise	A number of comments were received with regards to potential noise pollution. These include: What mitigation measures will be put in place to protect proposed residential development from noise traffic levels from the M62?	The SPD sets out a strategy for noise mitigation that will help minimise disturbances from the M62, including the proposal for a green corridor adjacent to the motorway, containing a noise bund. The SPD accepts that the width of the green corridor to be created will need to be designed and assessed at more detailed planning application stages. The SPD makes reasonable and consistent assumptions at this stage.	No change required
Construction	A number of responses were received with regards to construction. These included: How will the construction be managed on site?	Development in Halsnead is likely to be delivered in phases, which will ensure construction is staggered. Each individual application would require a Construction Management Plan to be agreed with KMBC.	**Yes** Conclusion to the SPD to make clear that a Construction Management Plan to be submitted with planning applications.
	Please can the sandstone wall be replaced if it is destroyed during construction?	The SPD seeks to retain and integrate the historic sandstone boundary wall where possible.	No change required

	Who will compensate for any damage caused by builders?	All future planning applications will be accompanied by a Construction Management Plan. These plans will set out requirements for construction and liability for any damage would be determined based on the particular circumstances of any such incident.	No change required
	Can construction traffic enter the site to the right of Windy Arbour Lane?	All future planning applications will be accompanied by a Construction Management Plan, which will consider matters such as haul and delivery routes.	No change required
	What can be done to prevent dust, noise and mud during the construction period?	All future planning applications will be accompanied by a Construction Management Plan, which would seek to manage such matters.	No change required
Pedestrian movement	A number of responses were received with regards to pedestrian movement. These include: How will the pedestrian infrastructure proposed meet the demand for 1,600	The residential street hierarchy and illustrative design parameters set out within the SPD have been designed with pedestrians and cyclists in mind. Pedestrian links have been deigned to	No change required

	homes?	promote pedestrian and cyclist permeability and movement.	
	What precautions can be put in place for the visually impaired in terms of pedestrian movement?	The SPD requires developers to design and implement fully inclusive development in accordance with local and national design standards.	No change required
Mining	Some respondents (4 in total) made comments with regards to mine shafts. These included: What considerations have been given to the proposed development adjacent to existing mineshafts?	Some parts of the site and indeed parts of the wider built up area of Whiston are affected by former mining activity defined as Development High Risk Areas by the Coal Authority. The SPD already requires that planning applications be accompanied by set of comprehensive risk assessments with respect to various ground conditions issues, along with appropriate mitigations.	No change required
Visual impact	Some respondents commented on the visual impact of the proposed development, These comments included:	The Council does not own the land near to Windy Arbor Close / Foxshaw Close; this is in private ownership, and therefore any negotiation regarding purchase of land and extension of	

	To protect our views, residents of Windy Arbor Close are requesting that KMBC gift the shrub land that runs parallel against our back garden.	gardens would need to be had with the landowner. The amenity of existing residents, including those backing directly onto the Halsnead site, will be carefully considered at the planning application stage, once the exact location of proposed new homes is known.	
	What can be done to keep the area tidy? (dog muck / vandalism, etc)	KMBC and the Police have existing procedures in place to take appropriate action to address any issues of environmental vandalism and crime. The SPD sets out that the Council will encourage and support proposals for a coordinated approach to management and maintenance of open spaces within Halsnead in the long term.	No change required
Air Quality	A comment was received with regards to air quality: What impact will the proposed development have on air quality?	The SPD includes guidance for air quality mitigation. The significant green infrastructure proposed adjacent to the M62 will provide an air quality attenuation buffer which will help minimise impacts on air	No change required

	quality arising from the motorway.

B. Landowner Comments

5.5 This section provides a more detailed summary of the responses received from landowners. For ease of reporting and response, feedback received from landowners has been separated in to two sections; 'developer landowners' and 'resident landowners'.

Developer Landowners

5.6 During the consultation period, a number of more detailed representations were made by or on behalf of 'developer landowners'; those with larger land interests in the Halsnead Masterplan area.

5.7 For ease of analysis, reporting and responding, all feedback received from developer landowners have been separated into themes. The themes are analysed in Chapter 4 of this report. **Table 5.2** below provides a summary of the responses received under these themes. KMBC then provide a response to each representative comment and provide an indication of any changes made in the final SPD.

5.8 In most cases, the themes and points raised within developer landowners have been addressed through revision of text throughout the SPD to enhance articulation and aid understanding.

Table 5.2: Detailed summary of feedback from developer landowners and KMBC's response

Theme	Summary of responses	KMBC's response	Changes made to the SPD?
Open space / green infrastructure provision	• Proposed provision excessive and unjustified • Areas identified as open space should be deleted (and brought into developable area instead) • Open space provision for development appears to be is reliant on the woodland corridor around Big Water, which is in private ownership • It is not necessary to have a green corridor around Halsnead Park	• Quantum of open space illustrated in the SPD is a response to the existing landscape character and constraints of the site, balanced with objectives to create a high quality setting for a unique Garden Village. • Approximately 2/3rds of proposed open space falls under Tier 1 and Tier 2 category spaces which by definition are 'dictated' by the existing site characteristics and features including woodlands, Local Wildlife Sites and Lickers Lane Playing Fields. • Open space proposals around Big Water falling in Tier 1 and Tier 2 have multiple objectives including enhancing landscape character, landscape heritage, ecology, arboriculture, visibility/ setting of	**Yes** • The SPD retains a commitment to delivering a significant volume of open space, including about 36.3ha of green space north of the M62. However the articulation of approach, key principles and requirements has been enhanced to aid appreciation of rationale and how this is formed. • Open space tiers have been reviewed.

	mobile home park • It is not necessary to have a green corridor to the northern edge of the M62	the mature woodlands. The space shown around Big Water and adjacent woodlands is not required in quantitative terms to create policy compliant development but it is the Council's aspiration to make this land publicly accessible to further enhance the Garden Village experience. • The green corridor around the mobile home park is a reasonable and positive proposal in response to what is a unique constraint and feature of the site. • The green corridor proposed to the northern edge of the M62 is included as a holistic response to the clear constraints and opportunities in this location. The green corridor would help provide necessary noise and air quality mitigation associated with the M62, working in combination with objectives around landscape character, pedestrian/cycle	The green corridor proposed around Halsnead Park has been changed from a Tier 2 to a Tier 3 space to increase flexibility. The green corridors shown around the proposed employment areas to the south of the M62 have also been changed to Tier 3

		connectivity and strategic surface water drainage include SuDS. The SPD accepts that the width of the green corridor to be created will need to be designed and assessed at more detailed planning application stages. The SPD makes reasonable and consistent assumptions at this stage.	
Infrastructure requirements / strategy	• The infrastructure approach in the SPD is not justified • The SPD sets onerous requirements • The proposals are unviable	• The consultation draft SPD aimed to establish a clear and concise summary of the approach to infrastructure delivery. This is a complex topic area. The SPD aims to provide an overarching strategy aimed at facilitating comprehensive development of the site, whilst acknowledging that the Council will need to take a flexible approach through the planning process as circumstances and context change over time. This is an entirely reasonable and justifiable approach.	**Partial** • The final SPD includes a fully edited section dealing with infrastructure strategy and requirements, with an aim to enhance clarity of the approach and rationale. • This is based on work that has continued since the consultation draft on understanding

	• The SPD sets a flexible framework based on the evidence and information available to the Council at the time of writing. The SPD is based on a costed Infrastructure Delivery Plan prepared by Mott MacDonald and an overarching viability appraisal and development delivery strategy. These have been developed in partnership with and subjected to scrutiny by the Council and ATLAS. • Site-specific / scheme-specific infrastructure proposals and viability evidence will be required to be submitted by applicants, and that this will be considered against the evidence that has been available at the time of writing the SPD. • The SPD seeks to ensure that applicants / developers will not prejudice delivery of any other site or infrastructure component of the	infrastructure and delivery challenges / opportunities. • The final SPD confirms that it aims to provide a framework within which site-specific solutions to be developed and agreed in due course. .	

		wider Halsnead SPD. • The SPD (including costed infrastructure) has been tested at high level and this demonstrated that the SPD can be made viable.	
Justification / evidence base	• The evidence base reports do not provide a sufficiently robust or reliable basis for demonstrating that the SPD can be delivered	• The masterplan SPD is a culmination of many years of work undertaken by the Council to understand and justify the allocation of the site as a feasible development site. This has included successfully demonstrating justification for its release from the Green Belt through a sound and transparent Local Plan process. • In preparing the SPD this has been enhanced through preparation of further baseline studies to further understand site-specific issues and opportunities. This has covered a wide range of technical and non-	**Partial** • The Infrastructure Delivery Plan published alongside with the consultation draft SPD has been refreshed. • The outline viability appraisal and development delivery strategy has been refreshed. • The final SPD has been edited to reflect these updates and to ensure that

		technical topics, which has in turn informed preparation of a costed Infrastructure Delivery Plan, outline viability appraisal and development delivery strategy. This forms a sufficiently robust and appropriate basis on which to prepare a framework masterplan. • The Council acknowledges that this baseline will need to be further enhanced by planning applicants and developers when preparing their planning applications for specific parts of the site.	information and influences from the baseline are effectively integrated and articulated. • The conclusion to the SPD to make clear what additional evidence will need to be submitted with planning applications.
Delivery approach and developer contributions	• The SPD is wrong to impose a phasing sequence • The SPD should include more specific detail e.g. funding	• The SPD does not impose a phasing sequence. However, it does acknowledge that if development in the west and east of the site came forward in advance of development in the north of the site then this has potential to enhance deliverability	**Yes** • The final SPD includes refreshed communication of principles and guidance relating to delivery, including

	• Approach to school delivery should be clearer	and values of development in the north. • The SPD sets a flexible framework based on the evidence and information available to the Council at the time of writing. • The SPD is based on a costed Infrastructure Delivery Plan prepared by Mott MacDonald and an overarching viability appraisal and development delivery strategy. These have been developed in partnership with and subjected to scrutiny by the Council and ATLAS. • Site-specific / scheme-specific infrastructure proposals and viability evidence will be required to be submitted by applicants, and that this will be considered against the evidence and appreciation that has been	phasing, infrastructure and approach to the proposed primary school. • The SPD confirms that there is no prescribed phasing sequence or fixed parcels. It does encourage landowners and developers to consolidate land to enhance opportunities for holistic and coordinated delivery. • The final SPD confirms that the Council invites applicants / developers to include in their planning applications s106 Heads of Terms that refer back to the SPD principles and related

		available at the time of writing the SPD. It is not appropriate therefore for the SPD to fix delivery detail and/or approach to funding as the delivery period will be significant. • The SPD sets a clear objective to deliver a new primary school during the early development phases.	•	pre-application discussions / agreements. The final SPD confirms that contributions considered and agreed at the time of application will need to be assessed against the requirements of CIL regulations.
Planning application requirements	• More clarity is required in relation to specific planning application requirements within the SPD area	• The SPD itself sets planning principles and requirements. This sits alongside pre-existing national and local guidance on planning application submission requirements. It is acknowledged that clear section on planning application requirements would be beneficial within the final SPD.	**Yes**	• The conclusion to the SPD to make clear what documents will need to be submitted with planning applications.

Clarity on what is a fixed requirement and what is guidance	• The SPD needs to be clearer on the purpose, and status of its content.	• The SPD has a clear role and purpose within the planning policy framework. • The SPD intends to set out a mix of information, guidance and requirements (but not formal 'policies'). It is acknowledged that the clarity of the consultation draft could be further enhanced, in terms of which aspects represent requirements and which are guidance.	**Yes** • The final SPD has been edited, with some restructuring to ensure clarity on the status and interpretation of SPD content.
Housing mix	• The SPD places unrealistic expectations that the site will deliver large dwellings. • Requirements on height and density are unclear.	• Some representations are based on the misapprehension that the SPD requires only 4-5 bed properties to be delivered. • The SPD is clear that Halsnead will comprise a broad mix of housing type, size and density, catering for a wide market. This can be delivered through a coherent series of character areas where density reflects	**Partial** The final SPD has been edited, with some restructuring to ensure clarity of guidance.

		locally-specific characteristics and opportunities. For example, higher density towards the north making the most efficient use of land capitalising on very good connectivity and sustainable location. • The Core Strategy specifically identifies the need to rebalance the housing stock and Halsnead clearly provides a strong opportunity to provide a significant number of larger family homes in a high quality setting. • The SPD does not restrict building height, other than by providing density and layout guidance for particular character areas. It anticipates the majority of new residential buildings will be 2-stories, rising above this in locations where increased height would have urban design

		benefits e.g. feature building terminating a view and/or framing open space.	
Status of plans	• The SPD should state that all plans are indicative. • It is not clear if there is a difference on status between the different plans.	• Significant weight is afforded to the masterplan SPD through the Local Plan Core Strategy policy. The SPD includes both requirements and guidance. • Some plans are intended to establish outline development parameters (requirements) whilst some are more for guidance. All plans will form the basis of pre-applications discussions and it will be for applicants / developers to demonstrate how their proposals align and interpret the plans. • The consultation draft SPD was clear that different plans have different status.	**Partial** The final SPD has been edited, with some restructuring to ensure clarity.

Resident Landowners

5.9 During the consultation period, a number of representations were made by or on behalf of ‘resident landowners’; those in ownership of smaller parcels or land or homes.

5.10 For ease of analysis, reporting and responding, all feedback received from resident landowners have been separated into themes. The themes are analysed in **Chapter 4** of this report. **Table 5.3** below provides a summary of the responses received under these themes.

5.11 Under each theme is a representative comment, which provides a summary of the responses received under each theme. KMBC then provide a response to each representative comment and provide an indication of any changes made in the final SPD.

Table 5.3: Detailed summary of feedback from the resident landowners consultation and KMBC's response

Theme	Representative Comment	KMBC's response	Changes made to the SPD?
Construction	Concerns were raised by several resident landowners with regards to the construction of Halsnead. Reassurance was sought that any disturbances caused during construction would be kept to a minimum.	Development in Halsnead is likely to be delivered in phases, which will ensure construction is staggered. Each individual application would require a Construction Management Plan to be agreed with KMBC.	**Yes** Conclusion to the SPD to make clear that a Construction Management Plan to be submitted with planning applications.
Employment land	Several landowners questioned the provision of employment land on the southern portion of Halsnead, south of the motorway. Specifically, how the provision of employment land would affect adjacent landowners.	Employment land has been identified in the SPD south of the M62. To achieve the Local Plan Core Strategy requirement of a minimum of 22.5 hectares employment land, areas within the Land Trust's ownership has been identified as potential employment land. The aim of the SPD is to strike a balance between strategic economic development needs, and	**Partial** The final SPD has been edited to ensure clarity.

		facilitating delivery of a new Country Park. The SPD acknowledges the need for on-going, collaborative dialogue between respective landowners, promoters and developers of the employment land and Country Park. KMBC will continue to facilitate this through the application of SPD principles.	
Noise / light	Some questions were raised with regards to the effects of noise and light from the new development, in particular what mitigating measures have been put in place to restrict this.	The SPD sets out a strategy for noise mitigation that will help minimise disturbances from the M62, including the proposal for a green corridor adjacent to the motorway, containing a noise bund. The SPD accepts that the width of the green corridor to be created will need to be designed and assessed at more detailed planning application stages. The SPD makes reasonable and consistent assumptions at this stage. In respect of light, each individual	No changes required

		application will need to address such issues as appropriate to the particular circumstances / issues involved.	
Loss of value	Several resident landowners questioned if the proposed development would have a negative impact on the value of their home.	The proposals for Halsnead will provide many benefits for the local area, including new open spaces and a new primary school. However, it is impossible for the Council to predict impacts on house prices in the area.	No changes required
Access roads	Clarity was sought regarding the position of some proposed access roads and the suitability of the locations.	The proposed outline site access arrangements have been designed in full accordance with current prevailing standards, and will be subject to further formal road safety audits as the designs advance.	No changes required
Design	Request that new homes to be sympathetically designed and should respond to the surrounding built environment.	The SPD includes a strategic design framework and more detailed design guidance, which will help ensure a sympathetic approach. In particular, the SPD	**Partial** The final SPD has been edited, with some restructuring to

		outlines that a sensitive response is required to existing assets of the site, such as those associated with the historic and natural environment.	ensure clarity and provide emphasis.
Crime	It was asked if the proposed development would lead to an increase in crime in the local area.	KMBC and the Police have existing procedures in place to take appropriate action to address any issues of environmental vandalism and crime. The SPD sets out that the Council will encourage and support proposals for a coordinated approach to management and maintenance of open spaces within Halsnead in the long term. The SPD sets out requirements for new development to be designed with safety in mind.	No changes required
Traffic	One resident landowner questioned the suitability of the existing highway infrastructure to support the proposed development.	The Council recognises that the new development will bring increased vehicle movements to the area, and modelling of the impact has been undertaken. The	

		SPD already outlines the highways improvements which would need to be delivered to support the development of Halsnead.	
Amenity	The impact on the local amenity was questioned by one resident landowner, specifically the loss of open space.	The SPD provides an opportunity to deliver a variety of open space including parks and gardens.	No changes required
Flood risk	One resident landowner questioned if the proposed development would lead to an increase in flood risk.	The majority of and north of the M62 does not contain any designated flood zones and lies within Flood Zone 1. Land to the south is more complex, with some land lying within Flood Zones 2 and 3. All development should normally be avoided on areas, which are susceptible to surface water and fluvial flooding. If individual planning applications do fall within flood risk zones, the applicant would be expected to provide mitigating measures relevant to the	No changes required

	site. The SPD also prescribes that new development include Sustainable Drainage Systems (SuDs) to ensure that new development delivers water run off rates equivalent to greenfield levels.

Statutory Consultees

5.12 During the consultation period, a number of responses were received from Statutory Consultees. A list of statutory consultees is provided at **Table 3.1**

5.13 A summary of themes from the comments received is included in Chapter 4 of this report. However, due to the nature of statutory consultees it is deemed more appropriate to summarise the comments received by each individual consultee, as these largely relate to an induvial specialisms.

5.14 A summary of the comments provided by each statutory consultee is provided at **Table 5.4** below, along with KMBC's response and a summary of the changes made a result of the comments.

Table 5.4: Detailed summary of feedback from each statutory consultee and KMBC's response

Statutory Consultee	Summary of comments	KMBC's Response	Changes made to the SPD?
United Utilities	United Utilities encourage the availability of alternatives to public sewerage system for surface water discharge. Changes may be required to the 'Foul Drainage' section of the SPD. Reassurance sought that more is done to encourage developers to work together to ensure integrated delivery. United Utilities also sought clarity regarding the need for easements, pumping stations, building on the main drainage easement and comments relating to the Infrastructure Delivery Plan (IDP),	Amendments have been made in the SPD to reflect this latest advice, whilst recognising the need for further specific dialogue as individual development proposals emerge. Integrated and comprehensive delivery of strategic infrastructure is also a key requirement within the SPD and IDP.	**Yes** Relevant changes have been incorporated into the SPD

Merseyside Environmental Advisory Service (MEAS)	MEAS referred to a number of sections of the SPD. Comments included the need for further archaeology work to be carried out as part of planning applications, the need for recording the changes to historic buildings, the need for priority habitats to be referenced and some changes to wording. MEAS also welcomed a number of points in the SPD, including Merseyside and Halton Joint Waste Local Plan and implementations of sustainable energy and waste initiatives.	Amendments have been made in the SPD to reflect these comments.	**Yes** Relevant changes have been incorporated into the SPD, including revised description of issues and opportunities.

MerseyTravel	MerseyTravel made number of comments regarding the proposed SPD document and the future development of the Halsnead Garden Village. In particular MerseyTravel: • Welcomed the transport policies outline with the SPD, but noted that it might be useful to additionally make reference to other related transport strategies. • Stated that there is a need to design communities with integrated sustainable transport solutions and not just housing estates; and • Called for faster delivery of development to address the housing crisis and for the greater recognition and action to address air quality issues.	These points have been noted.	No changes required
Highways England	Highways England noted that the SPD should include improvements to Tarbock Island within its requirements, ensuring the required	Tarbock Island has been included in the SPD and IDP as an off-site highway improvement.	**Yes** Reference to Tarbock Island

	capacity can be delivered. Additionally Highways England suggested that offsite highways works should be phased and a mechanism devised for proportionate contributions to infrastructure requirements funding.	Off-site highway improvements are currently subject to a SIF funding application, but the issue of phasing of junctions is acknowledged and is the subject of ongoing dialogue with Highways England and its agents.	now included in Table 6.2. Related narrative around delivery included in Section 8 of the SPD.
Historic England	Historic England stated that the SPD area includes a number of designated heritage assets and confirmed the importance of safeguarding these assets. Historic England also set out their support for the SPD and its objective to see surviving features from Halsnead Park retained within the Garden Village	The historic features and heritage assets of the site are an important driver and influence over the strategic masterplanning approach expressed through the SPD and will continue to be so as more detailed site-specific design proposals come forward. The vision and objectives expressed by the SPD are clearly focussed on maximising the history of the site as the former Halsnead Estate. The relationship between heritage assets and new development will be closely monitored through the planning and development process in terms of design, avoidance of harm, enhancement and	**Partial** The commitment to maximising heritage assets has been reasserted through editing and restructuring the SPD. This has not changed the fundamental vision, objectives and principles already expressed through the consultation

		maintenance	draft.
Network Rail	Network Rail identified that the proposed development is likely to increase the level of pedestrian, cycling and or vehicle usage at Whiston Railway Station; noting that planning applications should be supported by full transport assessments.	These points have been noted. No changes to the SPD or IDP. The SPD already states that it is a requirement for planning applications to be supported by a transport assessment which would need to present a multi-modal assessment.	No changes required
Sport England	Sport England stated that given the areas allocated for housing and employment development the provision of allocated sports usage must be sufficient. Sport England also identified positive economic impact sports provision can have on an area.	These comments have been noted.	**Yes** Amended cost for sport facilities used in IDP and Viability work
Homes and Communities Agency	The HCA expressed support for the SPD and KMBC's ambition to deliver high quality, comprehensive developments in line with the	These comments have been noted.	**Yes** The final SPD has been edited,

	principles of a Garden Village.		with some restructuring to ensure clarity and provide emphasis.
NHS Property Services Ltd	The NHS Property Services team stated that it welcomes financial contributions towards health services as indicated in the SPD framework.	These comments have been noted.	**Yes** Amended cost for sport facilities used in IDP and Viability work
Whiston Town Council	Whiston Town Council noted that it currently has a long term lease on the public open space used by Whiston Juniors Football Club on Windy Arbor Road and would welcome discussions to improve the site.	These comments have been noted	**Yes** Amended cost for sport facilities used in IDP and Viability work
Rainhill Parish Council	Rainhill Parish Council stated that the SPD in its current form does not sufficiently address the needs of future residents, or the impact of the	These comments have been noted. The SPD already outlines the highways improvements, which would need to be	**Yes** The final SPD has been edited

	proposed development on Rainhill. The reasons for this were noted as lack of on-site provisions of facilities and potential traffic implications. The council state that it would object to adoption of the SPD in its current format.	delivered to support the development of Halsnead based upon detailed technical analysis. Planning applications for development (as it comes forward) would also be required to provide evidence that impacts on locations in the vicinity of the site have been considered. With regards to on-site provisions of facilities, the SPD already outlines the requirement for a new primary school and the approach to secondary education, health and other community facilities.	to ensure clarity in relation to highway mitigation considerations within Rainhill.
Cronton Parish Council	Cronton Parish Council stated that it supports the draft SPD and the provision of pedestrian and cycle paths. Notwithstanding, the parish council also stated that the impact on traffic must be duly considered.	Noted. The Council recognises that the new development will bring increased vehicle movements to the area, and modelling of the impact has been undertaken. The SPD already outlines the highways improvements which would need to be delivered to support the development of Halsnead.	No changes required

St. Helens Council	St Helens Council raised concerns with regards of the potential impact on the highways infrastructure within the boundary of St Helens. The response also raised concerns with regards to education provision, largely due to the number of Knowsley residents attending schools within the St Helens borough.	These comments have been noted. The SPD already outlines the highways improvements, which would need to be delivered to support the development of Halsnead based upon detailed technical analysis. Planning applications for development (as it comes forward) would also be required to provide evidence that impacts on locations in the vicinity of the site have been considered. With regards to on-site provisions of facilities, the SPD already outlines the requirement for a new primary school and the approach to secondary education.	**Yes** The final SPD has been edited to ensure clarity in relation to highway mitigation considerations within St Helens.

6. Conclusion

6.1 KMBC have produced the draft Halsnead Masterplan SPD to provide guidance for the comprehensive development of land to the south of Whiston and Land South of the M62 as a Sustainable Urban Extension, now known as Halsnead Garden Village.

6.2 This Report of Consultation sets out the activities undertaken by KMBC during consultation on the draft Halsnead Masterplan SPD, and how KMBC have responded to responses received.

6.3 This report demonstrates how KMBC have consulted in line with The Town and Country Planning Regulations (2012). In accordance with Regulation 12 this report outlines the organisations and individuals consulted, reports the main issues and sets out how the issues raised have been addressed.

6.4 This Report of Consultation demonstrates that consultation carried out with the local community and stakeholders has been timely, meaningful, effective and compliant with local and national planning policy and legislation.

6.5 All comments received have been analysed and a response has been provided by KMBC. A number of changes have been made to the SPD following comments received during the consultation.

Appendix 1: Pre-production Statement of Consultation

Knowsley Council

Halsnead Masterplan

Draft Supplementary Planning Document

Pre-Production Statement of Consultation

January 2017

Pre-production Statement of Consultation

1. Name of Supplementary Planning Document(s)

1.1 This document sets out the pre-production consultation for the draft Halsnead Masterplan Supplementary Planning Document (SPD).

2. Requirement for pre-production consultation statement

2.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 (referred to as the 2012 Regulations) stipulate in Regulation 12(a) that before adopting an SPD, the local planning authority must prepare a statement setting out:

i. The persons the local planning authority consulted when preparing the supplementary planning document;
ii. A summary of the main issues raised by those persons; and
iii. How those issues have been addressed in the supplementary planning document.

2.2 In accordance with Regulation 12(a), this statement lists the organisations consulted in preparing the draft Halsnead Masterplan SPD for formal public consultation (Appendix A) and sets out how the issues raised have been addressed in the consultation version of the document (Appendix B).

2.3 The draft SPD will be finalised and proposed for adoption by the Council following the conclusion of a formal public consultation period of 6 weeks duration. This statement will be updated to form a complete Regulation 12a Statement of Consultation; the final Statement of Consultation will be published alongside the adoption version of the SPD.

3. Purpose of the Supplementary Planning Document

3.1 Knowsley Council adopted the Knowsley Local Plan: Core Strategy on 6 January 2016 and a new set of planning policies became part of the Statutory Development Plan for Knowsley. The Core Strategy allocated a number of former Green Belt sites as “Sustainable Urban Extensions” (SUEs), including two sites referred to as South of Whiston and Land South of the M62. Together, these represent the largest SUE sites in Knowsley, allocated for residential and employment uses, and a country park. These sites are now being referred to as “Halsnead” reflecting that they were once part of the Halsnead Park Estate.

3.2 The draft Halsnead Masterplan SPD has been produced to supplement the policies in the Local Plan Core Strategy for these two SUE sites. The Local Plan requires that a SPD and a detailed masterplan be prepared for each of the largest SUEs sites, and be agreed by the Council. The draft Masterplan SPD fulfils both of these requirements.

3.3 The draft Halsnead Masterplan SPD:

- Sets a strategy for comprehensively developing the site as a sustainable and high quality "garden village";
- Identifies the main issues and opportunities of the site and its location;
- Sets a clear land use framework, including for new residential and commercial development, along with a new primary school and extensive green and open spaces;
- Establishes design principles for all parts of the site; and
- Provides information relating to implementation and delivery of new development, including infrastructure provision.

3.4 SPDs explain and help interpret policies in the Borough's Local Plan documents. Adopted SPDs are a material consideration when the Council is determining planning applications; once adopted, the Halsnead Masterplan SPD will be used to determine planning applications for the site.

4. Preparation and pre-consultation stages of the Supplementary Planning Document(s)

4.1 The draft Halsnead Masterplan SPD has been prepared by consultants Turley and Mott MacDonald forming a multi-disciplinary team. The consultancy team has worked closely alongside officers at Knowsley Council and staff from the Homes and Communities Agency's (HCA) ATLAS team.

4.2 The draft Masterplan SPD has been subject to appropriate stakeholder engagement in advance of public consultation. This includes landowners and other parties, as described below. A range of Council officers have been involved in the preparation of the Masterplan and/or consulted on its emerging content.

4.3 Given that the majority of the site is in private ownership, key stakeholders in the preparation of the Masterplan SPD have been the parties who own land within the site. This includes both "developer landowners" (i.e. those with strategic land holdings, whose wish it is to see development on the site) and "resident landowners" (i.e. those who own freehold residential properties within the site). This includes the Land Trust, owners of the former Cronton Colliery. Landowners were invited to several workshops during the SPD preparation process, most notably one in September 2016, within which the broad options for the development of the Masterplan were discussed; and another in November 2016, when the emerging preferred Masterplan was presented. Separate one-to-one meetings were also held with developer landowners prior to the publication of the consultation draft SPD, to give a "preview" of the Masterplan.

4.4 Selected statutory utility undertakers have been consulted as part of the preparation of the Halsnead Masterplan SPD. Highways England has also been involved in commissioning work relating to the Tarbock Island interchange. This process has yielded technical information to assist in the implementation of the Masterplan SPD.

4.5 As the area covered by the Halsnead Masterplan SPD is also within the area of Whiston Town Council, the Town Council were invited to nominate

representatives to be involved in the preparation of the Masterplan. These representatives met with Council officers and the consultant team to review the emerging Masterplan SPD.

4.6 The emerging Masterplan SPD was subject to a Design Review from Places Matter! in October 2016. This reviewed the challenges of the site and made recommendations to be considered as part of the preparation of the Masterplan, relating to urban design and the delivery of the site.

5. Habitats Regulation Assessment (HRA) and Strategic Environmental Assessment (SEA)

5.1 The 2012 Regulations do not require a Sustainability Appraisal to be carried out on SPDs. However, under separate regulations, the Council must formally consider (in a "screening document") whether each SPD requires a Habitat Regulation Assessment (HRA) and/or a Strategic Environmental Assessment (SEA).

5.2 In response, formal screening documents have been prepared to accompany the draft SPD. This process concluded that while a full HRA is not needed, the Halsnead Masterplan SPD should be subject to a full SEA. A consultation on the scope of the SEA was undertaken with statutory agencies in Autumn 2016. The draft SEA report will be published alongside the consultation draft Masterplan SPD.

5.3 Comments on the HRA screening document and the SEA report will be invited from the statutory nature conservation bodies, including Natural England and Natural Resources Wales during the consultation period on the draft SPD.

6. Availability of Documents (Where and When)

6.1 In accordance with Regulation 12(b), 13(c), 35 and 36 of 2012 Regulations, this pre-production consultation statement and the screening documents mentioned in section 5 will be made available for inspection during a 6 week period of consultation from 12 January 2017 until 5pm on 23 February 2017. Documents can be viewed:

- Online at www.knowsley.gov.uk/consultations
- In hard copy at Council One Stop Shop receptions and Libraries.

7. How to comment on the Draft SPD

7.1 The Council welcomes responses during the consultation period up to 5pm on 23 February 2017 by the following methods:

Post: Halsnead Consultation
Knowsley Council
Ground Floor
Yorkon Building
Huyton
Knowsley
L36 9FB

Email: discover.halsnead@knowsley.gov.uk

7.2 You may also use the online consultation portal provided on the Council's website. A response form (PDF and Word formats) has also been provided online, and hard copy forms are available at Council One Stop Shops and Libraries.

7.3 In accordance with Regulation 36 (3), the Council may make a reasonable charge if a request for hard copy of the Draft SPDs is made. No charge is made for downloading them from the Council's website or for inspecting them at any of the locations mentioned in 6.1 above.

8. Next Steps

8.1 Following the formal public consultation on the draft SPD, all comments received will be considered and reflected in the final SPD where appropriate. The final documents will then be subject to Council approval for adoption as an SPD. The SPD will then be used as part of the planning policy framework in the determination of planning applications. This Pre-Production Consultation Statement will be updated to form a Consultation Statement which will include a summary of responses received; this will be published alongside the adopted SPDs.

Appendix A: List of those consulted

In addition to the consultancy team, the Council and the HCA ATLAS team, the following were involved in the development of the Masterplan SPD and provided feedback on the development of the consultation version.

- Landowners
- The Land Trust
- Places Matter! Design Review Panel
- Whiston Town Council

Appendix B: Issues raised during development of draft Halsnead Masterplan SPD and responses to these

Respondent	Summary of issues raised	Responses
Landowners (See Options/Approaches document, section review of Landowner Workshop September 2016)	Concerns over: - Potential duplication of facilities along Lickers Lane - security of the fishing lake facilities at Big Water - residential amenity of existing residents of the site - lack of funding for country park facilities - existing traffic levels including Tarbock Island - limitations of Fox's Bank Lane - land remediation costs - whether a spine road is needed or deliverable - layout of employment parcels	The draft Halsnead Masterplan SPD reflects the concerns of landowners including: - ensuring community facilities are complementary to existing facilities on Licker's Lane - seeking to protect residential amenity through appropriate buffers and other mitigation - not proposing the use of Fox's Bank Lane for commercial traffic - considering potential scope of remediation works through collection of evidence and commitment to further work - clarifying the extent of the main spine roads - reconsidering employment land layout and access While the country park is identified as a key part of the masterplan, the delivery mechanisms for the country park are yet to be finalised; this is outside the scope of the SPD. The Masterplan SPD does propose that there are publically accessible routes through the land around Big Water as a key community asset; however the concerns of the landowner of the lake are noted.
Landowners (See Options/Approaches document, section review of Landowner	Priority to: - retain Whiston Juniors / Lickers Lane playing fields, make accessible for all - include pedestrian and cycle links, maximise accessibility of the station - improve local community facilities	The draft Halsnead Masterplan SPD reflects the priorities of landowners including: - retention of the Lickers Lane playing fields - inclusion of pedestrian and cycling links throughout the site with connections to key facilities i.e. Whiston rail station

Workshop September 2016)	- distribute community facilities across the site - ensure nature surveillance and deter anti-social behaviour - strengthen links between east and west of the site - provide gateway features to the site - mitigate air quality and noise impacts - deliver primary school early within the development, create a community hub, locate this near to existing communities - disperse traffic through multiple access points - respect heritage setting and recreate historic park landscape	- the provision of a new community hub to the north east of the site, focussed on the primary school, but with connections to facilities across the site, and the commitment to the early delivery of this - identification of key gateways locations around the site - identification of need to attenuate noise and air quality impacts from the M62, and proposed solutions for this - provision of five main vehicular access points to residential site aimed at dispersing traffic, with strong east-west connection - Identifying the former Halsnead Park Estate as a key place-making pillar - distribution of green infrastructure assets around the site
Landowners (See Options/Approaches document, section review of Landowner Workshop September 2016)	Potential to: - expand existing private nursery provision - consider housing on the land south of the M62 - strengthen links between north and south of the M62, including mineral railway line route - provide a range of housing types, including lower density - locate new primary school centrally - expand woodlands - improve public transport links - create a centralised parkland on land occupied by mobile home park - expand employment area	The draft Halsnead Masterplan SPD reflects the opportunities identified by landowners including: - identifying need for early years provision to be met by either private or public sector (or both) - due to constraints, small potential area for residential development identified south of the motorway, subject to feasibility - showing the former minerals railway line as a key walking, cycling and equestrian route - inclusion of a range of density and character area types, including lowest density to the south and east of the residential site - improvement of public transport links including to Whiston Rail Station and facilitating bus routes through the site

		- protection of existing woodlands as key place-making assets. Expansion may be considered where tree replacement on the site is needed. The decision was taken to locate the primary school to the north east, to support community hub near to Lickers Lane. The future development potential of the mobile home park is currently uncertain, with current owners not committing to this. Therefore the availability of land at the centre of the northern site is currently unknown. The layout of employment land has been based on recognising constraints (such as protected woodland and Listed Buildings) and the requirement to provide at least 22.5 hectares of employment land.
Landowners (See Options/Approaches document, section review of Landowner Workshop September 2016)	Overall preference for Masterplan approach which connects with existing settlement at Whiston.	The Masterplan SPD has been developed based on an approach which seeks to maximise connections with the existing community of Whiston. Integration with Whiston is one of the key place-making pillars for the masterplan. This is reflected through the proposed community hub to the north east of the site connecting with existing facilities on Lickers Lane. Key assets such as the playing fields are proposed for retention. Higher density housing will be located near to the station, maximising connections through to this key asset.
The Land Trust	- Funding has not been available to deliver country park. The Land Trust wants to deliver	The draft Halsnead Masterplan SPD reflects the issues raised by the Land Trust including:

	quality and therefore is willing to work with others to establish the best way forward. - Continued aspiration to deliver crossing of the M62. - Require safe access to country park for pedestrians and cyclists, separate from commercial traffic. - Council should consider options for longer term maintenance of green infrastructure provided on site. - Engineering solutions for sustainable drainage systems can help deliver Garden Village principles – examples elsewhere in the country. - Drainage of the South of the M62 will require discussion with statutory agencies.	- Requirement to deliver a country park focussed on the former Cronton Colliery site - In order to deliver the country park and the minimum requirement of 22.5 hectares of employment land, proposing commercial development on land owned by the Land Trust - showing the former minerals railway line as a key walking, cycling and equestrian route - masterplanning requirement to ensure safe access to the country park for non-car modes - requirement that development will make provision for open space and green infrastructure maintenance, including through financial contributions - identifying opportunities for green infrastructure to act as swales / sustainable drainage systems - masterplanning requirement to deliver a comprehensive drainage strategy to be agreed with statutory organisations.
Places Matter! Design Review	- Place naming and place-making are both important - Garden Village principles to unlock government support should be pursued - Links with the existing community at Whiston are important – roads should connect through - Car parking must be dealt with in the masterplan. Lower order roads will help. - Landowner engagement is essential - Business case for country park needs to be established - Landscaping corridor along M62 has strong	The draft Halsnead Masterplan SPD reflects the issues raised by the Design Review panel including: - Naming the site as Halsnead, giving a distinct identity and links back to historic Halsnead Park Estate. - Garden Village principles are one of the key place-making pillars for the masterplan. The Council has been successful in securing formal Garden Village status from the government. - Highways connections with existing

	Green Infrastructure potential	communities are prioritised. - Masterplanning guidance is included for road specifications and car parking solutions. - M62 corridor has been identified as multi-functional space – noise and air quality attenuation, as well as drainage and green infrastructure functions. - Landowner engagement has been continuing throughout the preparation of the Masterplan. While the country park is identified as a key part of the masterplan, the delivery mechanisms for the country park are yet to be finalised; this is outside the scope of the SPD.
Whiston Town Council	- Whiston Juniors / Lickers Lane playing fields should be retained. - Opportunities to explore improvements to existing community facilities should be explored - The country park should be delivered as a priority - Car parking is a local issue to be addressed e.g. at Whiston Village, at St. Nicholas Church, primary schools - Concerns about existing junctions needing improvements e.g. Cronton road and Fox's Bank Lane - Review provision of local health care facilities – doctors and dentists	The draft Halsnead Masterplan SPD reflects the issues raised by Whiston Town Council including: - retention of the Lickers Lane playing fields. - potential inclusion of car parking facilities as part of junction design at Windy Arbor Road / St. Nicholas Church. Masterplanning guidance is included for car parking solutions. - identification of range of off-site highways works to be delivered as part of the Masterplan. - commitment to seek contributions towards health care facilities if required. While the country park is identified as a key part of the masterplan, the delivery mechanisms for the country park are yet to be finalised; this is outside the scope of the SPD.

Appendix 2: Statutory Comments

The Coal Authority

Knowsley Council - Halsnead Masterplan Supplementary Planning Document

Consultation Deadline – 23 February 2017

Contact Details
Planning and Local Authority Liaison Department
The Coal Authority
200 Lichfield Lane
Berry Hill
MANSFIELD
Nottinghamshire
NG18 4RG

Planning Email: [redacted]
Planning Enquiries:

Person Making Comments
Melanie Lindsley *BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI*
Planning Liaison Manager

Date of Response
23 February 2017

BACKGROUND ON THE COAL AUTHORITY

The Coal Authority is a Non-Departmental Public Body sponsored by the Department for Business, Energy & Industrial Strategy. The Coal Authority was established by Parliament in 1994 to: undertake specific statutory responsibilities associated with the licensing of coal mining operations in Britain; handle subsidence claims which are not the responsibility of licensed coalmine operators; deal with property and historic liability issues; and provide information on coal mining.

The main areas of planning interest to the Coal Authority in terms of policy making relate to:

- the safeguarding of coal in accordance with the advice contained in The National Planning Policy Framework and the National Planning Practice Guidance;
- the inclusion of a suitable policy framework for energy minerals including hydrocarbons in accordance with the advice contained in the National Planning Policy Framework and the National Planning Practice Guidance; and
- ensuring that future development is undertaken safely and reduces the future liability on the tax payer for subsidence and other mining related hazards claims arising from the legacy of coal mining in accordance with the advice in The National Planning Policy Framework and the National Planning Practice Guide.

Background on Coal Mining Issues in the Halsnead Sustainable Urban Extension

Surface Coal Resources, Development and Prior Extraction

As you will be aware, the proposed development area contains coal resources which are capable of extraction by surface mining operations. These resources cover an area amounting to approximately two-thirds of the area. The surface coal resources underlie the west and centre of the proposed urban extension. The eastern portion is then underlain by deep coal resources.

The Coal Authority is keen to ensure that coal resources are not unnecessarily sterilised by new development. Where this may be the case, The Coal Authority would be seeking prior extraction of the coal. Prior extraction of coal also has the benefit of removing any potential land instability problems in the process.

Coal Mining Legacy

As you will also be aware, the proposed development area has been subjected to coal mining which will have left a legacy. Whilst most past mining is generally benign in nature, potential public safety and stability problems can be triggered and uncovered by development activities.

Problems can include collapses of mine entries and shallow coal mine workings, emissions of mine gases, incidents of spontaneous combustion, and the discharge of water from abandoned coal mines. These surface hazards can be found in any coal mining area, particularly where coal exists near to the surface, including existing residential areas.

Within the area there are 10 recorded mine entries and 1 coal mining related hazard has been reported to The Coal Authority. In addition the site contains 3 mine gas sites. A range of other mining legacy features are also present, including a thick coal outcrop in the southern half of the site and an area of probable unrecorded shallow coal workings in the north-west of the site.

In total The Coal Authority High Risk Development Area covers approximately a quarter of the Sustainable Urban Extension area.

Mine entries and mining legacy matters should be considered by Planning Authorities to ensure that site allocations and other policies and programmes will not lead to future public safety hazards. No development should take place over mine entries even when treated.

Although mining legacy occurs as a result of mineral workings, it is important that new development recognises the problems and how they can be positively addressed. However, it is important to note that land instability and mining legacy is not always a complete constraint on new development; rather it can be argued that because mining legacy matters have been addressed the new development is safe, stable and sustainable.

Of the 10 mine entries on site, 3 are located in the area of Prince's House Farm, only one of which is believed to have been treated in 1969 but to an unknown specification. 4 mine entries are in the area to the north of the caravan park, none of these have any treatment details recorded. The remaining 3 mine entries (Cronton Colliery Nos. 1, 2 & 3) are located in a compound in the centre of the southern side of Halsnead Park. These 3 mine entries were filled and grouted by the NCB in 1985 and are utilised for gas monitoring and this area of land is in the freehold ownership of The Coal Authority.

Specific Comments on the Knowsley Council - Halsnead Masterplan Supplementary Planning Document (Draft)

The South of Whiston site will need to take into account the need to avoid new built development over or within the influencing distance of the mine entries. At present the 7 mine entries in this site have best plot positions but could be subject to significant departure from these locations. This means the actual location of the mine entry could be a significant distance from its best plot position. As such the potential zones of influence will create significant 'no-build' zones until they are actually located through intrusive site investigations. Once they are located, their precise zones of influence can be determined which will then set a definitive 'no-build' zone for each. However these zones of influence are then incorporated into the overall scheme, even if they are within

open space, the mine entries will need to be treated to an appropriate standard. This will be a cost that the development equation will need to factor in.

The probable unrecorded shallow coal workings in this site will also need to be investigated to determine the presence or not of workings and voids. If any are located then depending upon the depth and thickness mitigation in the form of treatment such as grouting may be required. This will be a cost that the development equation will need to factor in.

The South of M62 site contains some probable unrecorded shallow coal workings (within the employment area) that will also need to be investigated to determine the presence or not of workings and voids. If any are located then depending upon the depth and thickness mitigation in the form of treatment such as grouting may be required. This will also be a cost that the development equation will need to factor in.

The mine entry compound in this site is owned by The Coal Authority and remains an operational facility. Access needs to be maintained to allow for ongoing gas monitoring and it is likely to be prudent to incorporate a degree of 'stand-off' between this compound and new development. I note that this part of the site is likely to be a country park however.

The Coal Authority welcomes the inclusion of paragraphs 5.65 – 5.70 within the SPD which acknowledges the potential risks posed to development from past coal mining activity. We are also pleased to see that KEY REQUIREMENT HSPD10 of the draft SPD identifies that planning applications will need to be supported by a comprehensive risk assessment describing all investigations which have been undertaken on the site, and any subsequent investigation required to fully characterise and mitigate the risks for both built development and open spaces arising from ground conditions at the site. It is noted that the submission of a Coal Mining Risk Assessment to support planning applications is identified as a minimum requirement.

Conclusion

The Coal Authority welcomes the opportunity to make these comments. The Coal Authority also wishes to continue to be consulted both informally if required and formally on future stages.

Thank you for your attention.

For and on behalf of
Mark Harrison *BA(Hons), DipTP, LLM, MInstLM, MRTPI*
Principal Manager – Planning & Local Authority Liaison

Category	Subject	Comment	Name	Email	Postcode	Received	Status
Development	Residential development	Cronton Parish Council supports the Draft Masterplan as it includes the provision of affordable housing and the development of a country park (south of M62) and cycle paths. However, the impact of additional traffic must be considered.	Vitti Osborne, Parish Clerk, Cronton Parish Council	[redacted]	WA8 5BZ	20/02/2017	New

[redacted]

From: Adam Gordon [redacted]
Sent: 23 February 2017 11:05
To: Discover Halsnead
Subject: RE: Draft Halsnead Masterplan SPD - Public Consultation
Attachments: 170215 - HCA Response to Halsnead SPD consultation.pdf

Categories: [redacted]

Dear Sir / Madam,

Please find attached the Homes and Communities Agency's response to the draft Halsnead Masterplan SPD consultation.

If you have any queries or wish to discuss the response, please do not hesitate to contact me.

Yours sincerely

Adam Gordon
Area Manager
Homes and Communities Agency
[redacted]
homesandcommunities.co.uk

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From: Discover Halsnead [mailto:Discover.Halsnead@knowsley.gov.uk]
Sent: 12 January 2017 16:03
To: Adam Gordon
Subject: Draft Halsnead Masterplan SPD - Public Consultation

Dear Sir/Madam,

I am writing to you because you are a statutory consultee or have previously expressed an interest in the Knowsley Local Plan.

Draft Halsnead Masterplan Supplementary Planning Document (SPD)

A draft Masterplan Supplementary Planning Document (SPD) has been produced by Knowsley Council, supported by consultants Turley and Mott MacDonald, with the purpose of guiding the comprehensive development of South of Whiston and Land South of the M62 as a Sustainable Urban Extension (SUE). The site is now being referred to as "Halsnead", recognising that much of the land within it was formally the Halsnead Park Estate.

The draft Halsnead Masterplan SPD:

- Sets a strategy for comprehensively developing the site as a sustainable and high quality "garden village";
- Identifies the main issues and opportunities of the site and its location;
- Sets a clear land use framework, including for new residential and commercial development, along with a new primary school and extensive green and open spaces;
- Establishes design principles for all parts of the site; and
- Provides information relating to implementation and delivery of new development, including infrastructure provision.

Public Consultation

The Council is carrying out six weeks of public consultation on the draft Halsnead Masterplan SPD, running from **Thursday 12 January 2017 to 5pm on Thursday 23 February 2017**. Instructions on how you can find out more and submit your responses are provided below. Details of two drop-in events to be held in January and February are also provided.

Following the public consultation period, responses received will be reviewed and any necessary amends made to the Masterplan SPD; it will then be considered by Knowsley Council for adoption. If adopted, it will be used to determine any planning applications for development within the area.

Yours faithfully,

Lisa Harris

Assistant Executive Director (Regeneration and Housing)
Knowsley Council

Draft Halsnead Masterplan Supplementary Planning Document (SPD) Consultation

How can I find out more and submit my views?

Online: The draft Halsnead Masterplan SPD along with relevant supporting documents can be viewed online at: http://www.knowsley.gov.uk/consultations.

Supplied with the documents is an online response form which can be used for submitting responses. You can also use the online consultation portal to view the Masterplan diagram and submit your responses to this.

One stop shops and libraries: The draft Halsnead Masterplan SPD and relevant supporting documents can be found at all Knowsley Council libraries and One Stop Shops during normal opening hours (see Knowsley Council website for up to date details), during the consultation period.

Should you wish to submit a handwritten response, printable response forms are available online and provided at Knowsley Council libraries and One Stop Shops. These can be posted to us at the address outlined below.

Drop-in Events: The Council will be holding two public drop-in events on the draft Halsnead Masterplan SPD. During these events, Council officers will be on hand to answer your questions. These events will be held:

- 3pm – 8pm, 26 January 2017, at the George Howard Centre, Lickers Lane, Whiston
- 10am – 3pm, 4 February 2017 , at St. Edmund Arrowsmith Catholic Centre for Learning, Cumber Lane, Whiston

Returning responses: You can return responses online via the Council's website, or via email or post using the below addresses:

- Email: discover.halsnead@knowsley.gov.uk
- Post: Halsnead Consultation, Knowsley Council, Ground Floor, Yorkon Building, Huyton, Merseyside, L36 9FB (postage required)

Responses must be made in writing and must reach us by 5pm on Thursday 23 February 2017.

Contact us: Further information can be obtained by contacting the Council using the above email and postal addresses, or by:

- Telephone: 0151 443 4031
- TypeTalk: 18001 0151 443 4031

Alternative formats: If you require consultation documents in other formats, please contact the Council using the above telephone number or email customerservices@knowsley.gov.uk.

Homes &
Communities
Agency

Lisa Harris
Halsnead Consultation
Knowsley Council
Ground Floor
Yorkon Building
Huyton
L36 9FB

15th February 2017

Dear Lisa

Draft Halsnead Masterplan Supplementary Planning Document Consultation

The Homes and Communities Agency (HCA) welcomes the opportunity to comment on the draft Supplementary Planning Document (SPD).

On 2nd January 2017, the government announced its support for Halsnead as one of 14 locally-led Garden Villages with the potential to deliver more than 48,000 homes across England.

The HCA has been engaged on the Halsnead project through its ATLAS service and is very much in support of the SPD. Knowsley Council's ambition to deliver a high quality, comprehensive development in line with garden city principles is to be encouraged and the SPD is an important tool which will assist in achieving its delivery.

Facilitating the early delivery of much needed new homes is supported and we would encourage this to be enabled through the comprehensive provision of strategic infrastructure, ensuring that a coherent place is delivered.

Yours sincerely

[redacted]

Carl Moore
Head of Home Ownership and Supply – North West

Homes and Communities Agency
Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 4DJ

0300 1234 500
homesandcommunities.co.uk

[redacted]

Historic England

Lisa Harris – Halsnead Consultation
Knowsley Council
Ground Floor
Yorkon Building
Huyton
Merseyside
L36 9FB

Our ref: PL00061303 & PL00061442
Your ref: E-mail 12th January 2017
[redacted]

13th February 2017,

Dear Lisa,

Re: Draft Halsnead Knowsley Masterplan SPD and SEA.

Thank you for consulting Historic England on the draft Halsnead Masterplan SPD.

Your Masterplan SPD area includes a number of designated heritage assets, it will therefore be important that the plan you put in place to regenerate this area safeguards those elements which contribute to the significance of heritage assets both designated and undesignated. This will assist in ensuring they can be enjoyed by future generations of the area and make sure that your plan is in line with national planning policy.

If you have not already done so, we would recommend that you speak to the staff at Merseyside's Archaeology Advisory Service who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. It would help to better understand any heritage impacts arising from the draft masterplan if you were to incorporate a map showing where all designated and non-designated heritage assets survive, overlaid with the proposed development blocks. The archaeology report in itself is very useful, and we commend its recommendations, however this independent report is difficult to associate with the proposed development areas without a lot of cross referencing.

Using historical evidence and landscape structure to inform the location of new development is welcome and to be commended. We are pleased to note that your masterplan team have made real efforts to understand and utilise the Halsnead Hall historic landscape, many elements of which still survive and will add character and local distinctiveness to the new

Garden Village. Our recommendation is that you look very carefully at the location and orientation of shelterbelts, clumps, copses and even individual trees marked on historical maps as they were likely to be located to derive the greatest benefits from the 'natural' form of the landscape – framing views and vistas, etc. Also the network of drives and paths would have been devised to 'show off' the landscape and principal features at their best. Historic England's guidance on the setting of heritage assets (including landscapes) can be found here: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/

We support the SPD objective to see surviving features from Halsnead Park retained within the Garden Village. To ensure that heritage assets such as the boundary walls and other significant structures are not forgotten as development is taken forward, we recommend that the SPD clearly sets out how and when such features are to be repaired and then maintained (for example via planning obligations linked to a phasing plan and incorporating features within a sustainable Estate Management Plan)?

Finally, we have no further comment to make on the SEA documentation. We note that you have also consulted Natural England and others given the areas ecological and wildlife significance, issues inextricably linked to caring for the areas historic landscape.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours Sincerely

[redacted]

Darren Ratcliffe RIBA
Historic Places Adviser

[redacted]

From: Heywood, Robert [redacted]
Sent: 15 February 2017 18:03
To: Discover Halsnead
Subject: Highways England Response - Draft Halsnead Masterplan Supplementary Planning Document
Attachments: Halsnead_Masterplan_SPD_ResponseForm_Word.pdf

Categories: [redacted]

Please find attached the formal response from highways England to the above document.

Thanks
Rob

Robert Heywood, Asset Manager
Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD
[redacted]
Web: http://www.highways.gov.uk

RESPONSE FORM

Draft Halsnead Masterplan Supplementary Planning Document

Knowsley Council's Draft Halsnead Masterplan Supplementary Planning Document has been published for a period of public consultation from 12 January 2017 until 5pm on 23 February 2017.

An interactive version of this response form is available on the Council's website at www.knowsley.gov.uk/consultations. Instructions on how to enter responses are provided on the website. This is the Council's preferred method of receiving comments as it will help us to handle your response quickly and efficiently. If you are unable to use the on-line response questionnaire you may submit responses using this form. Further copies can be downloaded from the Council's website or collected from Council libraries and One Stop Shops during normal opening hours.

Your comments must be received by Knowsley Council NOT LATER THAN 5pm on 23 February 2017.

All representations will be made available for public inspection. Personal Information provided as part of a representation cannot be treated as confidential. However in compliance with the Data Protection Act, the personal information you provide will only be used by the Council for the purposes of preparing the Council's Local Plan and its supporting documents.

Please return the form by email to discover.halsnead@knowsley.gov.uk or by post to:
Halsnead Consultation, Knowsley Council, Ground Floor, Yorkon Building, Huyton, Merseyside, L36 9FB (postage required).

Your contact details (block capitals)

Title:MR	Forename: ROBERT	Surname: HEYWOOD
Company (if applicable): HIGHWAYS ENGLAND	Position Held (if applicable): ASSET MANAGER	
Address: 8TH FLOOR, PICCADILLY GATE, STORE STREET		
Town: MANCHESTER		
County:	Postcode: M1 2WD	
Telephone Number:	[redacted]	
E-mail Address:	[redacted]	

If you are acting as an agent for someone please give their name and contact details:		
Title:	Forename:	Surname:
Company (if applicable):	Position Held (if applicable):	
Address:		
Town:		
County:	Postcode:	
Telephone Number:		
E-mail Address:		

Please indicate below which part of the document you are commenting on and use a separate form for each comment

Page Number		Paragraph / Figure / Table Reference	

Your response

Please enter your comments here. Where appropriate, please include suggestions for changes or improvements.

The draft Masterplan is a high-level document, primarily addressing the form of the site and its integration with the existing land uses. The Masterplan and its supporting documents are generally non-technical, and do not present any new modelling outputs or include such reports in the consultation documents.

Nevertheless, a review of the available documentation shows that the Halsnead site is likely to have significant impacts on Tarbock Island, Junction 6 of the M62 / Junction 1 of the M57.

While the housing allocations of approximately 1,600 dwellings are likely to have significant impacts depending on destination, around 22.5ha of employment development predicated on the connectivity of the SRN is anticipated to be provided on the southern portion of the site.

The anticipated placement of junctions into the site and in relation to the local highway network indicates that even those trips not looking to access the SRN are likely to impact on Tarbock Island, with additional trips on the circulatory potentially causing capacity issues that would affect the operation of the SRN.

The previous studies into the potential effects of this development (and others) have already indicated the requirement to provide mitigation at Tarbock Island, and even suggested what form these could take. This is acknowledged in the supporting documentation for the draft Masterplan.

It is clear from the information presented in the Infrastructure Development Plan that the document expects there to be a requirement for improvements to Tarbock Island, and further that these will be paid for by developers though Section 106 agreements. The draft Masterplan however omits all requirements for improvements at Tarbock Island. Furthermore, the Transport Baseline Assessment appears to place the onus for some of the required improvements on Highways England, in regards to providing sustainable and active travel infrastructure around Tarbock Island and through the reinstatement of the old mineral railway bridge.

There is no phasing for offsite highways works, and while there are requirements for developers to contribute towards these, the multiple land owners with interests in the site will likely result in the development coming through in phases in specific plots, as recognised in the draft Masterplan.

Without specified phasing of offsite highways works, trigger points or a proportional contribution mechanism, it is likely that developer contributions will be determined on a site-by-site basis at the planning application stage, potentially resulting in a shortfall in funding or certain measures not being progressed. Notwithstanding this, the draft Masterplan does not currently include works to Tarbock Island within its requirements, rendering this point inconsequential in the document's current form.

While it is recognised that Knowsley MBC are currently looking to progress improvements at Tarbock Island that are intended to mitigate the impacts of Halsnead, the Masterplan does not provide controls to recoup the costs of these works.

Crucially, were the works not progressed for any reason (funding shortfalls, engineering constraints, etc.) then there is no policy requirement for developers to provide the necessary improvements.

It is therefore Highways England's opinion that:

- The Masterplan should include improvements to Tarbock Island within its requirements, ensuring that the required capacity can be delivered were Knowsley MBC unable to progress the anticipated improvement works.

- Off-site highways works should be phased and a mechanism devised for proportionate

contributions towards the required infrastructure. This should include the improvements at Tarbock Island.

While it is recognised that the inclusion of improvements to Tarbock Island will increase the already high costs of remediation and infrastructure requirements, ensuring Tarbock Island has sufficient capacity is not only crucial to the operation of the SRN, but also the successful operation of Halsnead itself, and the continued amenity of the existing highway users.

It is recognised that the required mitigatory measures are anticipated to be delivered by Knowsley MBC; it is important that Highways England is kept fully informed of the ongoing assessment, and that agreement is reached over the scope of assessment required. This assessment should be undertaken in line with current Highways England guidance, primarily *The Strategic Highway Network: Planning for the Future (2015).*

Please append extra sheets as required

Signature	[redacted]	Date	15/02/17

For Official Use

Response No. Received.

[redacted]

From: TownPlanning LNW [redacted]
Sent: 16 February 2017 12:55
To: Discover Halsnead
Subject: Knowsley - Halsnead Masterplan Draft SPD

Categories: [redacted]

FAO Lisa Harris
Draft Halsnead Masterplan Supplementary Planning Document (SPD) Consultation

Thank you for the opportunity to provide feedback to the proposed policy.

Network Rail is the public owner and operator of Britain's railway infrastructure, which includes the tracks, signals, tunnels, bridges, viaducts, level crossings and stations – the largest of which we also manage. All profits made by the company, including from commercial development, are reinvested directly back into the network. Network Rail has the following comments.

The site is separated into South of Whiston (347152 / 390071) and Land South of the M62 (347307 / 389463) with a proposed 1600 dwellings over the two sites.

Whilst the sites are not adjacent to the existing railway boundary, the SPD does make mention of Whiston Railway Station as a key asset to the development. Also, that the development should be connected to the station via sustainable modes of transport, and safe and convenient links for pesestrians and cyclists.

Where there is potential for a proposal to impact on the operation of the railway, Network Rail will require appropriate mitigation measures to be delivered as part of the planning application process.

Within Transport Assessment's there are reviews of local needs regarding public transport; this usually focuses on buses. However, Transport Assessments relating to the masterplan should also take into account the impact upon footfall at Whiston Railway Station. Developers are encouraged to consider including within the Transport Assessments trip generation data at the station. Location of the proposal, accessibility and density of the development should be considered in relation to the aspirations of the council for the masterplan.

Should the proposed masterplan development be likely to increase the level of pedestrian, cycling and / or vehicular usage at Whiston Railway Station, any future planning application(s) should be supported by a full Transport Assessment assessing such impact. Any required qualitative improvements to Whiston Railway Station as a direct result of the masterplan proposal should be fully funded by the developer(s). Any enhancements would need to be agreed with Network Rail and Northern.

Regards

Diane Clarke TechRTPI
Town Planning Technician LNW
Network Rail
Floor 1
Square One
4 Travis Street
Manchester, M1 2NY
[redacted]

[redacted]

From: Discover Halsnead
Subject: MEAS Comments on Discover Halsnead SPD and supporting documents
Attachments: 170206_HalsneadMasterplanSPD_MEASEcologycomments_PM.xls

From: Lucy Atkinson [redacted]
Sent: 17 February 2017 11:44
To: [redacted]
Subject: MEAS Comments on Discover Halsnead SPD and supporting documents

Hi Rachel,

As promised, I attach our comments in a tabulated format as per earlier consultations. Archaeology, ecology and geo-environmental comments are included under the relevant tabs. Waste and environmental sustainability comments are included under the summary tab.

I am on leave next week, but if you need to discuss any of the comments I will be back in w/c 27th February.

Kind regards
Lucy

Summary

Page	Paragraph/ Section/ Bulletpoint (BP)	Officers Initials (P=planning)	Comment	Changes to be made in the document/ Comments from the Moderation Meetings
18	3.18 & 3.19	LA (MEAS)	Reference to Merseyside and Halton Joint Waste Local Plan is welcomed.	
28	Para 4.28	LA (MEAS)	Under the utilities section, it would be worthwhile referring to the opportunity for incorporating renewable energy infrastructure?	
113	Para 6.113	LA (MEAS)	Paragraph refers to macro scale sustainability opportunities but does not refer to renewable energy opportunities, other than passive solar gain. At a macro scale consideration could be given to decentralised energy with potential for the garden village to be an additional priority zone as outlined in policy CS22.	
113	Para 6.114	LA (MEAS)	This paragraph supporting implementation of sustainable energy and/or waste initiatives is welcomed.	
114	Para 6.115	LA (MEAS)	The micro-scale opportunities include numerous initiatives which are welcomed such as building orientation and waste reduction/re-use opportunities. However, more explicit reference to renewable and low carbon energy here would also be useful. Only solar pv is mentioned.	
116	Policy MPG9	LA (MEAS)	Should this policy actually refer to paras 6.113 to 6.118 rather than 6.115 to 6.118 as this would encompass the macro scale opportunities too. Also, suggest that more explicit reference to renewables/decentralised energy opportunities in paras 6.113 to 6.118 would be useful given the scale of the masterplan.	
159	Appendix 1	LA (MEAS)	List of policies excludes CS23 Renewable and Low Carbon Infrastructure and CS26 Waste Management	

	Infrastructure Delivery Plan	LA (MEAS)	Opportunities for decentralised energy are not considered in the IDP. These opportunities would need to be realised early in the development process for the garden village in order to deliver an appropriate heat network etc.	

Archaeology

Page	Paragraph/ Section/ Bulletpoint (BP)	Initials (P=planning)	Comment	Changes to be made in the document/ Comments from the Moderation Meetings
25	4.10 & 4.11	DM	Although it is stated that there is a potential for archaeological remains, of various periods, to be encountered by the proposals, unlike the Evidence Base report for Archaeology no mention is made of the need for further archaeological investigation, such as that outlined in section 6.1.2 of the Archaeology Baseline Assessment to be undertaken. This is the first stage in the works considered likely to be needed, and may well see the need for intrusive investigation (trial trenching). Such work has the potential to contribute to the aims of 6.6 (i)	Need to acknowledge that further archaeological work,such as that mentioned in 6.1.2 of the Archaeology Baseline Assessment will be undertaken as part of the application process, and that the results of that work may guide the final design. It should be made clear that the current works proposed in section 6.1.2 are not likely to be all that is required. Further intrusive investigation of the below-ground archaeological potential of the site will need to be undertaken, as well as other works such as building recording and the potential open-area archaeological excavation of any sites identified by the evaluation that do not merit preservation in situ. Such work has the potential to contribute to the aims of 6.6 (i) The scope and nature of these works to be agreed in consultation with the Merseyside Environmental Advisory Service.
27 & 54	4.16 & 5.58	DM	Coal mining is recorded in Whiston in the 16th century. Unrecorded shallow mine workings might be indicative of early working of the area and may therefore have an archaeological interest. Such work has the potential to contribute to the aims of 6.6 (i)	Investigation of the proposed development for such mine workings and their proposed remediation might therefore require an archaeological input.The scope and nature of these works to be agreed in consultation with the Merseyside Environmental Advisory Service.

44	5,29	DM	When changes are proposed to historic buildings (both designated and non-designated) there may be a need for them to be recorded prior to such works taking place. Heritage Statements should not necessarily be considered adequate to meet this requirement. Where this is required it has the potential to contribute to the aims of 6.6 (i)	Some historic buildings, designated and non-designated, might therefore require detailed building recording prior to their repair, refurbishment and/or conversion. The scope and nature of these works to be agreed in consultation with the Merseyside Environmental Advisory Service.
55	Key Requirement HSPD10	DM	It is anticipated that intrusive ground investigation works (trial trenching) will form part of the archaeological evaluation of the site.	Consequently consideration should be given to adding Archaeological field evaluation to the list of investigations required or likley to be required to characterise ground conditions
Archaeology Baseline Assessment (2017)		DM	In agreement with the initial conclusions reached regarding the archaeological potential of the site (6.1.1) and the first stage of evaluation (6.1.2). Further evaluation work is however considered likely to be necessary. Subsequent mitigation in the form of further archaeological investigation of the site as well as building recording may be required.	

Geo_ envir

Page	Paragraph/ Section/ Bulletpoint (BP)	Officers Initials (P=planning)	Comment	Changes to be made in the document/ Comments from the Moderation Meetings
72	6.2.1	NH (MEAS)	I would concur with the recommendations set out in Section 6.2.1 to obtain further information on the history of the site to provide a comprehensive baseline.	
73 -	6.2.2	NH (MEAS)	The proposal to undertake a ground investigation across the high risk areas as outlined in Section 6.2.3 is welcomed. The proposal to investigate the land contamination status of parts of the site will assist in the assessment of the constraints and opportunities associated with those specific parcels of land.	
		NH (MEAS)	The Geo-Environmental and Geo-Technical Baseline Assessment demonstrates that the area of proposed Sustainable Urban Expansion with the greatest and most complex issues both in terms of land contamination and geotechnical constraints is the former Cronton Colliery. The other areas appear to have more limited issues and constraints which could be resolved more easily.	
55	Policy HSPD10	LA (MEAS)	The policy refers to earth disposal - would soil disposal be a better term, it is usual to refer to a soil management plan rather than an earth management plan	
	Infrastructure Delivery Plan	LA (MEAS)		

Ecology

Page	Paragraph/ Section/ Bulletpoint (BP)	Officers Initials (P=planning)	Comment	Changes to be made in the document/ Comments from the Moderation Meetings
8	1.2O	PM (MEAS)	The paragraph sets out that the SPD provides for interpretation of Local Plan policies within the SUE. Please see our comments on HSPD4 and HSPD5 with regard to the mitigation hierarchy and compliance with NPPF (paragraph 118).	
26	4.12	PM (MEAS)	The paragraph makes a recommendation for 'further baseline investigations' to be conducted as part of future planning applications. I advise changing this to '*Ecological Appraisals (which meet British Standard 42040:2013)*' to give more of a steer on the quality of the ecological information which will be required in support of the planning submissions. Also, no reference is made to Priority Habitats.	
26	4.13	PM (MEAS)	An Invasive Species Management Plan may not be feasible for the entire Masterplan area given the differing land ownerships and the phased nature of the developments. Alternatively, paragraph 4.14 could state that '*Invasive species have previously been recorded within the site. Ecological Appraisals should identify any invasive species present on, and adjacent to, the site. The location and extent of any invasive species should be shown on a scaled plan included in the survey report. The applicant will then be required to provide details of how the invasive species will be eradicated from the site.*'	
26	4.14	PM (MEAS)	The paragraph lists the Local Wildlife Sites and states that mitigation will be required at these locations. However, this does not follow the mitigation hierarchy of avoidance in the first instance and is not therefore in compliance with the NPPF (paragraph 118).	
42	Key Requirement HSPD4	PM (MEAS)	Key Requirement HSPD5 (Employment Land) includes wording regarding minimising impacts upon retained habitats. I advise that similar wording regarding the avoidance and minimisation of ecological impacts is also included within Key Requirement HSPD4.	
43	Key Requirement HSPD5	PM (MEAS)	Policy wording should ensure that adverse impacts are avoided, rather than minimised, in the first instance as per the mitigation hierarchy (NPPF para 118). The requirement proposes that the former mineral railway line is incorporated into the layout. However, it should be noted that the line is a designated Local Geological Site and the mitigation hierarchy will also apply to any proposal which may impact upon it.	
46	Figure 5.2 Access and Movement Plan	PM (MEAS)	This plan as currently envisaged would impact upon ancient semi-woodland habitat, north of the M62, through severance and increased lighting. I advise that pathways are re-aligned to the north of the woodland so it is crossed at the narrowest point.	
50	5.49	PM (MEAS)	New pedestrian routes through Lickers Lane Wood and Sandfield Wood Local Wildlife Sites are proposed. This may lead to direct habitat loss and disturbance effects as a result of increased lighting.	

61	Key Requirement HSPD12	PM (MEAS)	I welcome that there is an ecological Key Requirement. This refers to mitigation of impacts upon both Local Wildlife Sites and protected species. However, developments should follow the traditional mitigation hierarchy and seek to avoid adverse impacts to designated sites, protected species and notable habitats in the first instance (as set out in the NPPF). Mitigation should only occur if impacts cannot be avoided. I therefore advise that the traditional mitigation hierarchy is referenced in the Key Requirement.	
N/A	Framework Plan	PM (MEAS)	I advise that amendments to the Framework Plan will be required from an ecological perspective. The Framework Plan indicates that proposed employment development may encroach into The Old Wood (south) LWS subject to detailed survey and design. However, the LWS comprises irreplaceable ancient woodland habitat and any loss or degradation of this will not be acceptable. I therefore advise that the Framework Plan is amended to withdraw potential employment development from the LWS and to include a 15m buffer as recommended in Key Requirement HSPD12. With the exception of this, the Framework Plan appears to have been influenced by the presence of woodland Priority Habitat which is welcome. However, in addition to woodland, there are other Priority Habitats present within the site and it is unclear how the presence of these has been used to inform the proposed layout of the site. For example, Open Mosaic Habitats on Previously Developed Land Priority Habitat (mix of grassland, including orchids, wetland habitats, scrub and bareground)are present upon former colliery workings on land to the south of the M62. This habitat is of district value and does not occur to the same extent elsewhere within Knowsley. The presence of this Priority	
72	Masterplanning Guidance 5	PM (MEAS)	Bullet point d proposes well-lit access through environmental assets such as woodland for cyclists and pedestrians. However, this needs further consideration as this will likely result in adverse ecological effects which will be at odds with Key Requirement HSDP12.	
80	6.34	PM (MEAS)	The paragraph states that Section 5 of the SPD sets clear requirements for ecological mitigation. I refer you to my previous comments regarding impact avoidance and the mitigation hierarchy.	
80	6.35	PM (MEAS)	I advise that Priority Habitats are also included as key aspects to include as part of a holistic masterplanning approach.	
93	Masterplanning Guidance 9	PM (MEAS)	Big Water Wood and other woodlands within the site already have typology as Local Wildlife Sites. The SPD should consider how this will be retained.	
Ecology Baseline Assessment (Januar	Appendix A - Constraints Plan	PM (MEAS)	I welcome that the consultant has produced a revised assessment report which has taken onboard the majority of the comments made by MEAS previously. However, the Constraints Plan is still incomplete as it does not show the location and extent of the Local Wildlife Sites and, whilst it does highlight the Core Biodiversity Areas, it also does not identify Priority Habitats such as the Open Habitat Mosaic.	

[redacted]

From: Naughton, Alex [redacted]
Sent: 23 February 2017 17:05
To: Discover Halsnead
Subject: Halsnead Garden Village

Categories: [redacted]

The comments from Merseytravel are as follows:

The strategic direction set by the document should be a balanced and sustainable development approach towards integrating land use and transport, regeneration and economic development, social inclusion and help tackle climate change.

It should provide for the integration of land use and transport planning. For example location of development in accessible locations, use of TRACC software to assist with this, developments based around the need for access by all forms of transport, management of parking in new development, expectation that developers should contribute to cost of public transport access in areas that are not well served by existing public transport services.

We welcome the transport policies outlined in the document. We note that you have mentioned the Local Transport Plan and Transport Plan for Growth but it would be useful to additionally make reference to other related transport strategies of the Liverpool City Region such as the Rail Strategy, Bus Strategy, Local Journeys Strategy, Freight & Logistics Strategy, etc.

Spatial Planning shapes the places where people live and work and the country we live in. Good planning ensures that we get the right development, in the right place and at the right time. It makes a positive difference to people's lives and helps to deliver homes, jobs and better opportunities for all, whilst protecting and enhancing the natural and historic environment and conserving the countryside and open spaces that are vital resources for everyone. But poor planning can result in a legacy for current and future generations of run-down town centres, unsafe and dilapidated housing, crime and disorder, retrofitting of sustainable transport solutions and the loss of our finest countryside and green spaces to development.

Housing provision needs to reflect the economic ambition put forward in the City Region Growth Strategy and the Government's Industrial Strategy. Housing is just one element of many that go towards creating sustainable communities; it is not the only or most important element. All the various elements are of equal importance eg health, education, shops, community facilities, etc. Delivering just houses and not communities will just create dormitory suburbs and towns and so lead to greater commuting and long distance commuting; this will then have significant implications for the transport infrastructure. Currently across the UK there is a major shortage of affordable housing and housing to meet the diversity of everyone's needs. A comprehensive package of bold and transformative actions needs to be urgently delivered to address this housing crisis. If not people will be forced to live further and further away from their place of work and this will lead to greater commuting adding to the transport challenges. Not tackling this housing crisis adequately will compromise our nation's economic ambitions. Critical issues include land availability, finance availability, time taken from planning approval to delivery of new homes, affordable housing (that stays affordable for long term) and diversity of housing types and tenures, etc. Often there is a time lag between developers gaining planning approval and completion of the physical houses on the ground. Really we need to reduce this time to the minimum so that houses are actually delivered. One option to explore to speed up delivery of new housing could be factory built modular homes. A number of providers such as Legal & General Homes are already

exploring this to revolutionise the home building industry by providing precision engineered factory manufactured houses.

Sustainable housing does not just mean an energy efficient build, but it must also encompass housing design and how the resident will live in the house and access the necessary services. Good building design, location and build quality are all very important in creating housing that can create long term sustainable communities.

- Foster a balanced, integrated and sustainable approach to development in order to deliver homes (in a variety of sizes and tenures to meet all needs including affordable housing), jobs and better opportunities for all, whilst protecting and enhancing the natural and historic environment, key social assets and public amenities as well conserving the countryside and open spaces and ensuring high quality design for development.

- Tackle climate change, decentralise energy infrastructure, promote energy efficiency & renewable energy and move towards zero carbon development.

- Ensure that development is based around the need for access by all forms of transport, management of parking in new development and expectation that developers should contribute to cost of public transport access in areas that are not well served by existing public transport services.

Lastly there is a very urgent need to address concerns over air quality. There is now clear evidence that NO2 emissions have negative health effects, including respiratory symptoms, asthma prevalence and incidence, cancer incidence, adverse birth outcomes and mortality. In the Liverpool City Region Devolution Deal there was a commitment to explore a Clean Air Zone in the Liverpool City Region. This will require a bold package of measures including Clean Air Zones and electrification / decarbonisation of transport across all modes. Measures could perhaps be inspired by case studies from elsewhere such as Paris, Berlin and London.

In December 2015 Defra published a new national air quality plan, entitled “Improving air quality in the UK: Tackling nitrogen dioxide in our towns and cities”, intended to meet legally binding EU air quality targets. The core of the plan was the introduction of Clean Air Zones in five cities by 2020: Birmingham, Leeds, Nottingham, Derby and Southampton – although not Liverpool. In November 2016, in a case brought by NGO ClientEarth, the High Court of Justice quashed Defra’s plan, as it fails to comply with the required EU legislation. Among other issues, the court ruled that the plan is based on over-optimistic air quality modelling which uses data from laboratory tests of diesel vehicles, rather than empirically observed emissions data. Following the ruling, Defra has been ordered to produce a new draft air quality plan by April 2017, and a final plan by July 2017. The High Court ruling has important implications for the Liverpool City Region. Based on Defra’s original air quality modelling assumptions, the Liverpool City Region would not be in exceedance of EU air quality targets, and would therefore not be legally required to introduce a Clean Air Zone. With the less optimistic assumptions Defra has now been ordered to use, this may well change. This will be important to keep an eye on and amend and strengthen the policy position in Knowsley and the Liverpool City Region if required to tackle the increasingly urgent air quality challenge.

Alex Naughton

Transport Policy Officer | Merseytravel | Mann Island, PO Box 1976, Liverpool, L69 3HN
[redacted]

[redacted]

From: McComb Anna (NHS Property Services) [redacted]
Sent: 23 February 2017 16:41
To: Discover Halsnead
Subject: Draft Halsnead Masterplan Supplementary Planning Document
Attachments: NHSPS Consultation Response_Halsnead_Masterplan_SPD.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: [redacted]

Dear Sir/Madam,

Please find attached NHS Property Services Ltd's response to the above consultation.

Please could you acknowledge receipt.

Kind Regards,

Anna McComb MTCP | Town Planner

NHS Property Services Ltd
85 Gresham Street, London EC2V 7NQ

[redacted]

@NHSProperty | www.property.nhs.uk

RESPONSE FORM

Knowsley Council

Draft Halsnead Masterplan Supplementary Planning Document

Knowsley Council's Draft Halsnead Masterplan Supplementary Planning Document has been published for a period of public consultation from 12 January 2017 until 5pm on 23 February 2017.

An interactive version of this response form is available on the Council's website at www.knowsley.gov.uk/consultations. Instructions on how to enter responses are provided on the website. This is the Council's preferred method of receiving comments as it will help us to handle your response quickly and efficiently. If you are unable to use the on-line response questionnaire you may submit responses using this form. Further copies can be downloaded from the Council's website or collected from Council libraries and One Stop Shops during normal opening hours.

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Please return the form by email to discover.halsnead@knowsley.gov.uk or by post to:
Halsnead Consultation, Knowsley Council, Ground Floor, Yorkon Building, Huyton, Merseyside, L36 9FB (postage required).

Your contact details (block capitals)

Title: Miss	Forename: Anna	Surname: McComb
Company (if applicable): NHS Property Services Ltd	Position Held (if applicable):Town Planner	
Address: [redacted]		
Town: London		
County:	Postcode: EC2V 7NQ	
Telephone Number:		
E-mail Address:	[redacted]	

If you are acting as an agent for someone please give their name and contact details:		
Title:	Forename:	Surname:
Company (if applicable):	Position Held (if applicable):	
Address:		
Town:		
County:	Postcode:	
Telephone Number:		
E-mail Address:		

Please indicate below which part of the document you are commenting on and use a separate form for each comment

Page Number	156	Paragraph / Figure / Table Reference	7.30 (b)

Your response

NHS Property Services welcomes financial contributions towards health services as indicated within the Halsnead Masterplan SPD. When planning for new settlements, the Council should ensure that they work with NHS commissioners (Knowsley CCG & NHS England) and providers to ensure that adequate healthcare infrastructure is provided to support new residential development and mitigate the impact of population growth.

Where new, improved, or extended health facilities are required to mitigate the impact of new development, health commissioners would require Section 106 / CIL funding towards the capital cost of delivering this infrastructure. An assessment of the appropriate mechanisms for delivering the required funding will need to be undertaken at an early stage in collaboration with the Council.

The Council should therefore work with NHS commissioners and providers to consider the quantum and location of healthcare facilities that will be required to ensure that new settlements are sustainable.

Signature	Anna McComb	Date	23/02/17

For Official Use

Response No. Received.

[redacted]

From: Gillian Pinder [redacted]
Sent: 22 February 2017 15:57
To: Discover Halsnead
Subject: Representation on Halsnead Masterplan SPD
Attachments: Representation.docx

Categories: [redacted]

Please find attached letter in response to consultation on the above document. I would be grateful if you could acknowledge receipt.

Regards
Gillian Pinder
Clerk to Rainhill Parish Council

Rainhill Parish Council

Clerk to the Council:
Gillian Pinder
[redacted]
Website: www.rainhillparish.org.uk

Halsnead Consultation
Knowsley Council
Via email

22 February 2017

Dear Sirs

Draft Halsnead Masterplan Supplementary Planning Document

Rainhill Parish Council consider that the SPD in its current form does not sufficiently address the needs of future residents, or the impact of the proposed development on Rainhill, for the following reasons:

On Site Facilities
The SPD requires the provision of a 2.5 form entry primary school, but makes no provision for secondary education. The two closest secondary schools are believed to be oversubscribed and significant education flows are anticipated to Rainhill High. No further on site facilities are required by Key Requirement HSPD8, shops, surgeries, etc. Residents will be expect to travel to surrounding areas to access basic needs.

There does not appear to be any requirement to fund improvements to local transport to facilitate this increased demand for travel. The Baseline Transport Document refers to the provision of new local amenities as 'highly likely, which will reduce the need to travel', but this does not translate into a key requirement. Given that facilities in Whiston are, at best, limited, residents will be forced to travel greater distances to access basic needs.

Traffic Implications
The Baseline Transport Document identifies Rainhill Local Centre as a potential provider of the facilities and services required by the new residents. It indicates that the area is bound by a number of bus routes, predominantly providing local links to surrounding settlements such as Huyton, Prescot and Rainhill. However, as the route map shows, there is no connection to Rainhill by bus. As there are no public transport links to Rainhill, and none are required by the SPD, it must be assumed that these will be made by car. The traffic implications on Rainhill and St.Helens have not been adequately assessed in the document.

Whilst the SPD recognises at paragraph 5.32 that "The new demand from residential and employment land uses at Halsnead will place increased pressure on the wider highway network surrounding the site. There is a need for off-site highway improvements to mitigate the increased demand for travel arising from the proposals", table 5.2 then summarises the offsite works required, which are included in Key Requirement HSPD7. The 2016 Draft SPD accepted that an offsite road improvement scheme would be required at Blundells Lane but this is not a requirement of the current SPD. Would this still be a requirement? Have traffic flows to Rainhill been modelled? What would the road improvement scheme involve? These details should be in the SPD.

. . . . continued

These concerns were raised in response to consultation on the Core Strategy, letter dated 23 October 2014, but have failed to be addressed in the SPD. Until these issues are addressed Rainhill Parish Council would like to record its objection to the adoption of the SPD.

If you would like clarification on any point please do not hesitate to contact me.

Yours faithfully

[redacted]

Gillian Pinder
Clerk to Rainhill Parish Council

RESPONSE FORM

Knowsley Council

Draft Halsnead Masterplan Supplementary Planning Document

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Halsnead Consultation, Knowsley Council, Ground Floor, Yorkon Building, Huyton, Merseyside, L36 9FB (postage required).

Your contact details (block capitals)

Title :Mr	Forename: Bob	Surname: Sharples
Company (if applicable): Sport England		Position Held (if applicable): Principal Planning Manager - North Hub and South Hub
Address: SportPark, 3 Oakwood Drive,		
Town: Loughborough		
County:		Postcode: LE11 3QF
Telephone Number:	[redacted]	
E-mail Address:	[redacted]	

If you are acting as an agent for someone please give their name and contact details:		
Title:	Forename:	Surname:
Company (if applicable):		Position Held (if applicable):
Address:		
Town:		
County:		Postcode:
Telephone Number:		
E-mail Address:		

Please indicate below which part of the document you are commenting on and use a separate form for each comment

Page Number	P33/P90/P91/P93	Paragraph / Figure / Table Reference	4.53/6.67 – General outdoor sport

Your response

Please enter your comments here. Where appropriate, please include suggestions for changes or improvements.

The Knowsley Playing pitch strategy (PPS) is now considered out of date and needs to be replaced. Given the areas allocated for housing and employment uses, it would be fair to suggest that there may not be enough land allocated for sport. This would include the requisite infrastructure which will be needed: car parking changing, floodlighting etc.

I do note that Lickers Lane playing fields are to be retained and from the current action plan, of the 2012 PPS, it stated there was significant amount of work to be done of to the pitches to bring them up to standard. There is also that, even if the playing fields are brought up to standard are not sufficient to meet the current demand in the area for football.

It should be noted that football's national Governing Body, the FA, have set out their vision to move junior and mini football off natural grass pitches onto 3Gg Artificial grass Pitches (AGPs). Therefore this needs to be addressed when planning any new playing fields.

Finally it should be noted that outdoor sport is not just about football, there are a range of sports which should also be considered.

Please append extra sheets as required

Signature	Bob Sharples	Date	20 Feb 2017

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Response No. Received.

RESPONSE FORM

Knowsley Council

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Your contact details (block capitals)

Title :Mr	Forename: Bob	Surname: Sharples
Company (if applicable): Sport England		Position Held (if applicable): Principal Planning Manager - North Hub and South Hub
Address: SportPark, 3 Oakwood Drive,		
Town: Loughborough		
County:		Postcode: LE11 3QF
Telephone Number:	[redacted]	
E-mail Address:	[redacted]	

If you are acting as an agent for someone please give their name and contact details:		
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Telephone Number:		
E-mail Address:		

Please indicate below which part of the document you are commenting on and use a separate form for each comment

Page Number		Paragraph / Figure / Table Reference	Built Facilities/Employment

Your response

Please enter your comments here. Where appropriate, please include suggestions for changes or improvements.

Employment land

In 2010, sport and sport-related activity contributed £20.3 billion to the English economy – 1.9% of the England total.

The contribution to employment is even greater – sport and sport-related activity is estimated to support over 400,000 full-time equivalent jobs, 2.3% of all jobs in England

Some of the headlines for the economic benefits of Sport for Knowsley are:

- There are an estimated total 816 jobs created by sport giving a direct economic value of sport £28.8m into Knowsley;
- Actual sport participation 559 in sport jobs in sport at a value of £23.2m;
- Non-sports participation has 257 jobs related to sport and a value £5.7m

I am attaching a complete breakdown of economic benefits which has come from our web site: http://www.sportengland.org/research/benefits-of-sport/economic-value-of-sport/

Sport England would recommended Knowsley MBC considers the incorporation of D2 uses within employment centres. There has been a rise in private gyms such Pure Gym, Indoor cricket centres and small independent sports providers including Gymnastics and martial arts clubs, creating employment and training opportunities as well as providing low cost healthy activity for local communities.

Built Sports Facilities

Knowsley MBC does not have a current built facilities strategy, this is unfortunate as the SPD could allocate land for new sport centre which could meet any existing deficits and deficits created by the new damned of people living and working in the area.

Sport England would therefore encourage Knowsley MBC to carry out a strategic audit of built facilities in order to ensure that the proposed SPD does not create a situation where there could result in a shortage of pools, halls, AGPs and indoor bowling facilities.

lease append extra sheets as required

Signature	Bob Sharples	Date	20 Feb 2017

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Response No. Received.

Local authority: Knowsley

Export Results

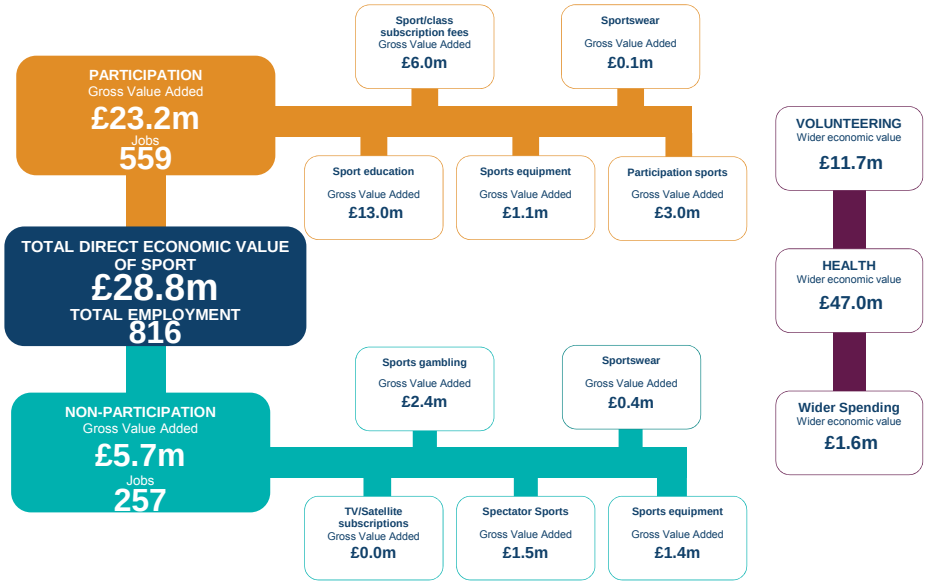
Navigation: Home

Contextual: How Calculated? | Detailed results | Graphics: Flowchart | Area Comparison

ECONOMIC VALUE OF SPORT: RESULTS

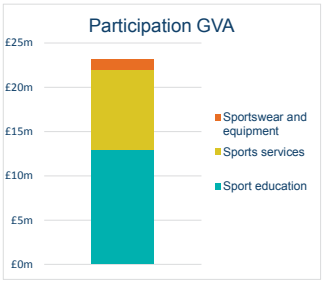
Level 1 makes an initial, snapshot for 2013, estimate of the overall contribution that sport m
model uses a consistent methodology suitable for any local area and supported by the available
included in the model.
Note: Gross value added (GVA) is the value added contributed by a sector, which is principally w

For guidance: see pages 12-28

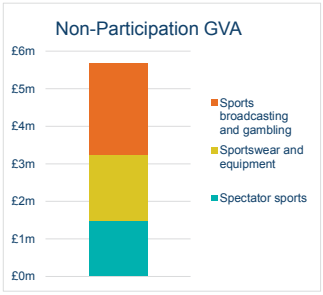


Total direct economic value of sport	Gross Value Added:	£28.8m
	Jobs:	816

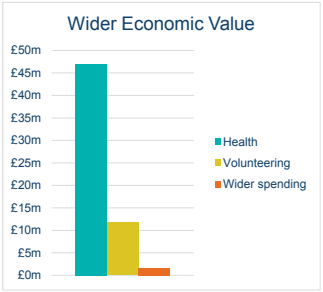
Participation	Gross Value Added	Jobs
Sports services	£9.0m	372
Sportswear and equipment	£1.2m	23
Sport education	£13.0m	164
Total participation	***£23.2m***	***559***



Non-Participation	Gross Value Added	Jobs
Spectator sports	£1.5m	100*
Sportswear and equipment	£1.7m	34
Sports broadcasting and gambling	£2.4m	123
Total non-participation	£5.7m	257



Wider impacts	Wider value
Health	£47.0m
Volunteering	£11.7m
Wider spending	£1.6m



* Employment estimate directly from BRES and must be supressed by rounding to the nearest 100 (any value below 50 is set to 25).
** The sample from the APS survey for volunteering in this area is too small to be disclosed.

Local authority: Knowsley

Export Results

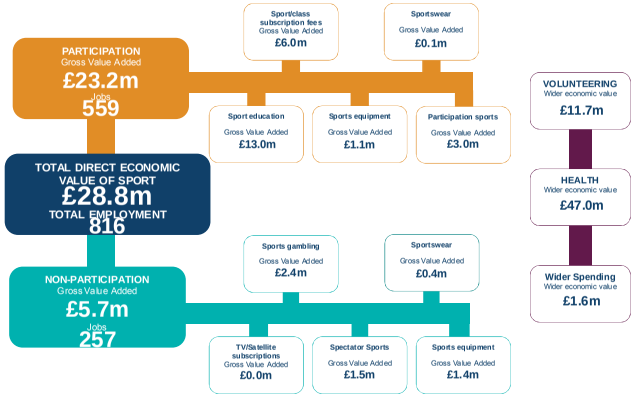
Navigation: Home

Contextual: How Calculated? | Detailed results | Graphics: Flowchart | Area Comparison

ECONOMIC VALUE OF SPORT: RESULTS

Level 1 makes an initial, snapshot for 2013, estimate of the overall contribution that sport makes to the economy of your local area. The model uses a consistent methodology suitable for any local area and supported by the available local area data and assumptions that are included in the model.
Note: Gross value added (GVA) is the value added contributed by a sector, which is principally wages plus profits

For guidance: see pages 12-28



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** The sample from the APS survey for volunteering in this area is too small to be disclosed.

Frequently Asked Questions

Provides the simple answers to common questions

FUNCTION

Q: How do I navigate between the levels?

A: From the results page, click 'Home' in the top left hand corner of the screen to return to the homepage, and select a new level.

Q: How do I save my refinements?

A: To save the model, click 'File' 'Save As' and give the file a memorable name. We recommend doing this and then returning to the original version of the model to avoid losing any results that you may later need.

Q: How do I export the data and/or charts?

A: Where applicable you will find a button in the top right hand corner labelled "Export Results", "Export to PDF" or "Export to XLS". This will allow you to export the data or charts in the relevant format.

Q: Why have the figures changed to a red/green font?

A: The refinement that you have entered has adjusted the figure up (green) or down (red).

Q: Does the tool work on Macs/Ipads?

A: The spreadsheet will work with Macs that have Microsoft Office for Mac installed. However it will not work with Numbers. The software does not work with iPads, iPhones or Android phones and tablets.

DEFINITIONS

Q: What is GVA?

A: Gross Value Added (GVA) is the sum of wages paid to employees and profits generated by businesses operating in the sports sector within the local area. It is a measure of economic value.

Q: What is participation and what is non-participation?

A: Participation is the sports goods and services produced to meet demand from people participating in sports. This includes the manufacture for example of tennis racquets, footballs, golf clubs, that are used for sport; the "added value" of the shops that sell these goods, and of the services and facilities that people use to participate in sports.
Non-participation covers the manufacture and retails of sports equipment and clothes that are not for sports use. It also includes the added value generated by sports clubs that generate income from selling tickets to spectators, TV income or sponsorship, the value added of sports gambling services and of businesses that produce sports television services.

Q: What is non-participation sports equipment?

A: There are three components – the largest component is boats (89.1% for leisure purposes rather than sport) followed by a small proportion of bikes not used for sport (7.5%) and finally camping and open-air recreation goods (3.3%).

Q: Where it says £0m does that mean there is no contribution in my area?

A: All figures are rounded to the nearest £100,000; so a £0m is a value less than £50,000 (up to and including £0).

Q: Does 'spectator sports' include events that are staged / hosted within the area that are not necessarily in a facility (i.e. city centre events, triathlons etc)?

A: Yes, spectator sports events include any events that are held within a local area, regardless of facility use.

Q: What is a SIC code?

A: SIC stands for Standard Industrial Classification. SIC codes are used to identify specific sectors within an economy. For example, SIC code 93 is 'Sports activities and amusement and recreation activities'.

Q: Are the jobs FTE?

A: Employment estimates are the total number of jobs only. It is not possible to disaggregate this into full and part-time posts.

Q: Where do dog tracks and horse racing tracks fit in – gambling or spectator sports?

A: The activity surrounding the running of dog tracks and horse racing as included as part of spectator sports, while the gambling element (including on-site book makers) are included within gambling.

Q: Do Local Authority employees for example Chief Leisure Officer, Head of Sport within Local Authorities count in the sports services?

A: The official classification used includes all sports services employees. However, on a practical basis measurement is likely to be limited to frontline staff, while Local Authority staff are likely to be included elsewhere.

Q: Are parking fees included in the wider spend of spectators and participants ?

A: Yes. Any spending undertaken during a trip by spectators or participants is included.

Q: Does the construction section of level 3 include major refurbishments as well as new builds?

A: Yes, major refurbishments can be modelled using level 3.

Q: Does the construction figure include supply chain GVA and Jobs (e.g, sportshall flooring)?

A: No. As with all other parts of the model, the construction element only considers the direct impact (of construction sector GVA and employment). This both for the sake of consistency and because while it is likely that construction jobs can be sourced locally within a given local area, supply chains are very likely to extend outside of the local area, which is beyond the scope of this model to capture.

Q: Is HE/FE GVA and Jobs included in the model?

A: They are not in the Level 1 snapshot. However within Level 2 there is the option to add this (through HE/FE enrollments and/or jobs).

Q: If my event is a free should it still be entered in?

A: Free events should still be entered into the Level 2 Spectator Sports refinements, as these are used to calculate the number of sports-related tourist trips (used to calculate wider spending). Spectator/events numbers should be added as normal, with a ticket price of zero.

METHODOLOGY AND DATA

Q: Are the figures for one year only?
A: Yes, the figures produce an estimate for the value (or impact) in a single year, 2013.

Q: What year is the data based on?
A: 2013 (BRES) but APS7&8 (Oct12 - Oct14).

Q: Is this based on the latest Active People Survey results?
A: This model uses APS7&8 data (Oct 12-Oct 14)

Q: How do we treat additionality and displacement?
A: The inputs to level 3 should already take these issues into account. The model only considers additional participants who would otherwise not be active. People who move from one facility to another, or who would otherwise have travelled further to participate in sport elsewhere do not represent additional sports activity. User inputs to level 3 should therefore build certain levels of additionality and displacement into their assumptions. Please note there is further information on this within the user guidance document.

Q: Has this model been peer reviewed?
A: The model methodology was reviewed and tested by Dr Peter Dawson of the University of East Anglia in May 2014.

Q: Has the model got support from other organisations?
A: As part of the model development, Sport England consulted Public Health England (PHE), the Chief Economic Development Officers Association (CEDOS) and the Local Government Association (LGA) who are in support of the tool.

Q: Who helped develop the model?
A: Sheffield City Council, Stoke-on-Trent City Council and Walsall Council helped shape the model and test it to ensure it had the greatest impact for local partners to make the case for sport. Sport England also consulted with a number of other local authorities, county sport partnerships and local enterprise partnerships.

Q: What if I don't have any data to refine the numbers, are they still robust?
A: Level 1 uses a consistent methodology, and the best available data, to calculate an estimate of the economic value of sport in a local area. This estimate uses what is known about employment and sports participation; it therefore reflects some of the specificities of the local area, but should be taken as indicative rather than an absolute figure.

Q: What APS data is used, does this include all activity?
A: The model uses our '1x30' measure, so all adults aged 16+ playing sport at lease once a week, at moderate intensity for at least 30 minutes. For further guidance on what sports are included or not included please refer to our Active People Survey
http://www.sportengland.org/research/about-our-research/active-people-survey/

Q: I have no volunteering figure?
A: For volunteering in some local areas, the sample size is insufficient to produce a reliable estimate. In these cases, the economic value of volunteering is not calculated. However, if users have their own estimates for volunteering, this can be added in the refined snapshot to produce an economic value of volunteering.

HEALTH MODELLING

Q: The health numbers look quite big, how has this been calculated?

A: The health data is built up using DCMS' CASE data, which provides treatment costs saved and a value for the human life saved by participating in sport (based upon a reduced liklihood of contracting one of four diseases linked to inactivity). The model combines this data with the participation data from the APS to calculate the saved treatment costs and the overall value attributed to the additional life expectancy of participants.

Q: What is the health sector's view of the health figures in this model?
A:The assumptions and calculations that have been used to develop the model follow a logical and evidence-based approach and have been developed in collaboration with Public Health England.

Q: What is a QALY?
A: QALYs provide a common currency in the health sector, to assess the extent of the benefits gained from different interventions (e.g sport and physical activity, or prescribing drugs) in terms of health related quality of life. It measures the state of health of a person in which the benefits, in terms of length of life, are adjusted to reflect the quality of life (e.g. freedom from pain and mental disturbance). One QALY is equal to 1 year of life in perfect health. According to NICE guidance 1 QALY has a cost effectiveness value of £20-30,000. If a new drug is worth less than £30,000 per QALY then it can be considered for funding in the NHS. The same theory hold's true for physical activity/sport interventions.

Q: How are QALYs used within the model?
A: In our Value of Sport – Local Model we use CASE (DCMS) research that has worked out how many QALYs are gained by participating regularly in a selection of different sports at different ages . Using the NICE guidance we then monetised this figure and multiply it by the number of people participating in the selected sports according to the latest APS figures for the area. This gives us a monetised (£s) value for the life expectancy gained in the area through participating in sport.

Q: Is the QALY figure the lifetime value or for one year only?
A: The health benefits are estimated for one year; the lifetime value is reduced by applying the average life expentancy of different cohorts of participants and a discount rate.

Q: What conditions are the treatment costs saved relevant to?
A: The four conditions with the strongest evidence - Coronary Heart Disease, Stroke, Type II Diabetes and Colon Cancer.

Q: Who would be seeing the health cost savings (if there's an increase in participation)?
A: The model estimates total savings from an increase in participation, leading to a reduction in the number of cases of five major inactivity-related diseases and therefore a reduction in total treatment costs for these diseases (or vice versa if participation decreases). However that does not mean that this burden is solely born by the NHS; it could fall on other departments. However, insufficient data exists to formalise the precise savings/costs to each department.

Q: What do I do if my sport not listed in the 'sport services' and 'health' section?
A: The CASE model looked at the ten most engaged sports according to the Taking Part (DCMS) survey 2008. If your sport is not represented on this list you should allocate participants to the sport on the list that most reflects the intensity of physical activity of your sport.

Category	Subject	Comment	Name	Email	Postcode	Received	Status
Development	Residential development	Whiston Town Council currently has a long term lease on the Public open space used by Whiston Juniors Football Club, Windy Arbor Road, the Council would welcome a discussion to improve the site, but must stress the site remains as public open space. The Town Council would also request regular updates on the proposed development.	Sandra Mayers, Town Clerk, Whiston Town Council	[redacted]	L35 3QX	19/01/2017	New

24 March 2017

Dear Mark,

Consultation on Draft Halsnead SPD

During the Knowsley Core Strategy examination St. Helens Council offered its support to Knowsley Council's approach to plan for growth well above identified Objectively Assessed Needs (OAN) in order to rebalance the local housing market and stimulate economic growth. We did however raise significant concerns about the potential adverse impact the South Whiston and Land South of M62 SUE (now referred to as Halsnead Garden Village) could have on infrastructure within St. Helens Borough, given the close proximity of the SUE, which runs along the south western boundary of St. Helens. At the EIP we suggested some additional wording to the supporting text of Policy SUE 2c, but in the spirit of cooperation we raised concerns rather than outright objections and aimed to find a solution through further joint working on a later SPD rather than request the site be removed from the plan or raise any issues of soundness, in order to assist Knowsley get a sound plan in place.

At the Core Strategy EIP Knowsley Council Officers stated that the wording of Core Strategy Policy SUE2c would allow for St. Helens Council's concerns to be addressed:

> "2)… *Proposals for residential and/or employment development at South Whiston and Land South of the M62 should deliver (in no order of priority): a) Safe and convenient highways access for the sites together with a well connected internal road system and traffic mitigation measures, including any measures needed to address the* ***impact of the development on traffic generation in the wider area****…*
> *d)* ***Key infrastructure and services****, including consideration of requirements for new local retail provision and a* ***primary school of appropriate scale*** *to meet needs arising from the site,* ***and/or appropriate financial contributions to meet these needs off-site****.*
> *3)* ***Further details of these requirements will be set out in the Supplementary Planning Document*** *for this site referred to in Policy SUE2*" {my emphasis}.

Likewise, Knowsley Council Officers also referred to Policy CS27: Planning and Paying for New Infrastructure, as a way of ensuring any adverse impacts on St. Helens infrastructure capacity are fully assessed and mitigated:

> "*New development will be required to support, as appropriate: a) Safeguarding of existing infrastructure; b)* ***Maintenance and improvement of existing infrastructure****; c) Replacement of inadequate infrastructure; and d)* ***Provision of new infrastructure****…* ***Proposals for new***

development will be required to demonstrate that any negative impacts that the development may have on the improvement, replacement or provision of new infrastructure will be avoided and/or appropriately mitigated as part of the planning process" {my emphasis}.

In light of the above and following discussions between the two authorities, it was agreed in good faith that St. Helens Council would have input into the assessment methodology of transport and education impacts of the SUE and any required mitigation, and into the wording of the relevant parts of the SPD in order to address our concerns.

Planning policy officers from both Councils met on 28th November 2016 to discuss the Halsnead SPD and the emerging St. Helens Local Plan. As indicated in the meeting notes shared by Knowsley Council Officers last week, we again raised concerns about potential adverse impacts on St. Helens highways and education infrastructure capacity and Knowsley Officers agreed to the share the Second Highways report (October 2016) and the Education assessment work used to inform the Draft SPD. Despite a formal request Knowsley Council have still not shared these documents.

Despite the issues raised at the Core Strategy EIP and in the November meeting Knowsley Council failed to consult St. Helens Development Plans team on the Draft SPD, as they did with the scoping consultation for the SPD, instead contacting other teams in the Council who have no link to the Development Plans team and importantly have not been involved in previous discussions about the Halsnead development. Once the Development Plans Team became aware of the Draft SPD consultation we contacted Knowsley on the 10/02/17, requesting a meeting with Knowsley to discuss the Draft SPD and an extension of time to respond to the Draft SPD. In response Knowsley offered an extension to the consultation period of 2.5 weeks to 03/03/17 but have seemingly declined to meet us.

On 03/03/17 we responded with an informal consultation response asking for a response on some areas of clarification before making a formal response, rather than simply issuing an objection. Knowsley have since failed to answer any of our questions (despite these areas of clarification being the same as those raised at the meeting in November and the EIP), or provide the relevant technical reports as agreed, and have instead insisted that we provide our final comments including any concerns we may have.

In addition, the Knowsley Council Statement of Community Involvement (SCI) (2007) states that Knowsley Council will for all SPDs engage with stakeholders via meetings, and statutory consultees will be sent a copy of the documents, as well as other stakeholders that have an interest in the SPD. Likewise, Appendix 1 of the SCI lists neighbouring authorities as a Specific Consultation Body for the Local Development Framework and Appendix 2 states that Knowsley will contact all local authorities and statutory consultees.

Given the agreement to allow St. Helens input into the preparation of the SPD through the Core Strategy EIP and the issues raised in the November meeting, it is considered that the refusal to meet St. Helens Council Officers to discuss the Draft SPD, allowing us only a 2.5 week timeframe to respond and then failing to provide further information as to points of clarity is really disappointing and considered totally unreasonable.

In addition, by failing to fully assess the impacts of the Halsnead development and set out any required mitigation, and by failing to consult a neighbouring authority where there are clearly likely to be cross-boundary impacts, we consider that the Draft SPD fails to conform to the Council's adopted Core Strategy Policies SUE2c and CS27 and the adopted SCI.

In the absence of having sight of the information we requested on the 3rd of March our specific concerns with the Draft SPD are outlined as follows:

Highways Infrastructure

We have serious concerns about the impact the development will have on highways safety and capacity on Blundells Lane. Blundells Lane is entirely within the St. Helens boundary and is of restricted highway width. The Fox's Bank Lane / Blundells Lane junction also experiences restricted visibility. The impact of the development on Blundells Lane should be minimised.

Blundells Lane connects to Mill Lane to the east, and onwards to M62 Junction 7 (Rainhill Stoops). Mill Lane experiences issues with rat running and speeding vehicles, and the Mill Lane / Warrington Road junction experiences capacity issues. There are issues with queuing at Rainhill Stoops, and Highways England has aspirations to provide an infrastructure improvement scheme at the junction. The impact of the proposed development on both Blundells Lane and Mill Lane should be assessed as part of the emerging SPD.

As outlined above we still have some outstanding areas of clarification before we can make a robust judgement on the likely impact of the Halsnead development on St. Helens Borough:

- The Transport Baseline Assessment doesn't quantify the additional traffic generated by the development, nor the volume of traffic routed onto Blundells Lane. Given the proximity of the development to Rainhill local centre, and in particular the high school / sixth form in Rainhill, it is anticipated that a significant number of vehicles will travel along Blundells Lane and into Rainhill. Whilst it is appreciated that SATURN modelling has been undertaken to inform the Masterplan, further, more detailed assessments should be undertaken on Blundells Lane and Mill Lane down to Warrington Road junction given the issues experienced along this route.

- Individual junction capacity assessments should also be undertaken to identify the capacity available at the Blundells Lane / Mill Lane junction, the Mill Lane / Warrington Road junction, Rainhill Stoops and any other junctions affected by the Halsnead proposals. St Helens Council, as responsible highways authority will need full access to this information and should be provided suitable opportunity to comment prior to the SPD being taken forward for adoption. It is near impossible to provide constructive comments on appropriate mitigation without this information. Notwithstanding, there are known junction capacity and highways safety issues at a number of junctions within the St Helens boundary and therefore it is anticipated that infrastructure improvements will be required to support the additional traffic.

- The Transport Baseline Assessment references an off-site scheme for Blundells Lane. What is the nature of this improvement scheme? How has this improvement been identified, and has the deliverability of such a scheme been assessed? There has been no dialogue with St Helens Highways Authority over any such scheme. Also, there is no reference to this scheme in the draft SPD. Please provide us with details of the improvement scheme. I will emphasise again that we would not want to encourage extra vehicle traffic along Blundells Lane but if we conclude that the proposals are acceptable in principle we would want to see it incorporated into the SPD to give it suitable weight.

- The Transport Baseline Assessment does not provide any road traffic collision data. However, we are aware of a number of collisions along Fox's Bank Lane and would not wish these to disproportionately increase as a result of the proposed development.

- It is noted that there are proposals to install a signalised junction at the Fox's Bank Lane / Lickers Lane junction. This may also impact on queuing at the Fox's Bank Lane / Blundells Lane junction and further investigations should be undertaken to establish how the junctions will interact with each other following installation of the lights. Are any improvement schemes proposed to the Blundells Lane / Fox's Bank Lane junction? St Helens is not aware of any proposed schemes.

- The provision of the bus services through the development site is welcomed. Have any routes been identified yet? Blundells Lane is considered unsuitable for buses and, as such, we wouldn't wish to see any buses routed up this lane without highway infrastructure improvements. However, due to the likely high demand for residents to access Rainhill, we would like bus penetration between the site and Rainhill to be provided. A variety of bus route options to access Rainhill should therefore be investigated.

- No details have been provided within the assessments regarding construction traffic. How are construction vehicles anticipated to access the site? Again, we wouldn't want to see any construction vehicles routing along Blundells Lane.

- In addition it is not clear what the timescales for delivery of each of the stages of the Masterplan are and any related highway works.

Education Infrastructure

We are aware that Knowsley currently has no A-level education provision. This has an impact on primary and secondary education in St. Helens as there are a significant and growing number of Knowsley residents attending schools in St Helens, especially secondary schools.

For 2017 there are 134 Knowsley Resident Pupils allocated spaces in St Helens secondary schools. According to DfE publications the secondary school provision in Knowsley has been shrinking for the past 5 years despite the number of applications increasing. This, together with the sizable number of pupils attending schools in St Helens would suggest that there is insufficient secondary school provision in Knowsley. Rainhill High has already increased its intake for this year to 300 PAN but this is only a temporary 2 year solution. In addition, St Helens need to plan for its own education needs to meet our own housing needs and growth aspirations, which would mean that in the future there will be less capacity for St Helens schools to accommodate as many pupils from outside the Borough.

As outlined above we still have some outstanding areas of clarification before we can make a robust judgement on the likely impact of the Halsnead development on St. Helens Borough:

- What are Knowsley Council's short, medium and long terms plans to address the issue of additional secondary school places and A-level provision? Clearly Knowsley's ambitions to grow as reflected in their elevated housing target above OAN will only place greater pressure on secondary schools. In this instance Rainhill High School in particular.

- Can you please provide us with your 5 year projections for primary and secondary schools in the vicinity of Halsnead Park (excluding the Halsnead Garden village site)? Our projections already identify future pressures in the locality, excluding any future housing allocation sites. This is clearly something we would need to plan for as part of our emerging Local Plan. Which secondary school would the proposed primary school feed into?

- Please provide us with a breakdown of yield (school place requirements per year group) for the proposed site (or per 1000 dwellings) and also calculations on capacity of school places for primary and secondary schools per school in the catchment area. It would also be particularly useful to see the combined pupil yield projection for the first 5 years (existing pupils as well as additional pupils from the development).

- What proposals are there to improve the Ofsted rating for St Edmund Arrowsmith Secondary school? St Edmund is the nearest school and is quoted in the Infrastructure Delivery Plan. But this is a religious school and many people may opt not to send their children to a religious school. The other secondary schools in Knowsley are not considered to be easily accessible

from the site by car, foot or bicycle. This could make Rainhill a more attractive proposition. Has any assessment been done on access by bus or pedestrian/ cycleways to St Edmund and other secondary schools in Knowsley?

The proposed number of dwellings to be delivered on the site has risen from approximately 1500 dwellings as identified in Core Strategy Policy in the SUE2c to approximately 1600 dwellings which would further increase the potential impacts on St Helens.

In light of all of the above, in order for us to be able to assess the impact of the Halsnead development on our Borough, a detailed assessment of potential impacts on highways and education infrastructure, including any required mitigation, should be undertaken before the SPD is adopted. Consequently, until these issues are resolved St Helens Council feels it has no other option but to object to the adoption of the Draft SPD.

Yours sincerely,

Mark Dickens
Senior Assistant Director - Development and Growth

Appendix 3: Landowner Letter

16 August 2016

Dear Sir/Madam,

South of Whiston and Land South of M62 Sustainable Urban Extension

As you may be aware, Mott Macdonald and Turley are working with Knowsley Council to support the comprehensive and coordinated development of land South of Whiston and Land South of the M62.

Further to Knowsley Council's correspondence on the 18 July 2016, we are contacting you to introduce ourselves and provide you with further information about the master planning process.

As the appointed consultant team, we share Knowsley Council's vision to ensure the highest standards of planning and design, and to ensure that the infrastructure needs arising from the development are met in a timely and coordinated way. Our work will build on that already completed in preparing the Local Plan Core Strategy and draft SPD including the 'Spatial Development Framework'. We understand the objective is to avoid duplicating this work and to develop the core principles to secure the best possible development for this flagship site.

As landowners or their agents we welcome your continued involvement in the process.

Baseline update

Since our commission, we have been working with Knowsley Council to collate and update the baseline to the master plan. To ensure that local knowledge is fed into this process, we encourage landowners to share any technical or design work that you may have.

Please continue to contact Rachel Apter in the Local Plan team if you can help with this at the details below:

Telephone: 0151 443 2302

Please ensure that any information is submitted to Rachel by **Tuesday, 30th August, 2016.**

Next steps

Over the coming months, we propose to meet with you to ensure that landowners are provided with the opportunity to become fully involved in the process.

To enable you to 'save the date' we currently propose the following:

Options Development:
Landowner briefing and discussion
Wednesday 14th September, 2016
from 9.30am – 12.30pm at The Venue, Ambassador Suite, Knowsley Council.

Draft Masterplan:
Landowner preview
Tuesday 11th October, 2016
from 9.30am- 12.30pm at The Venue, Ambassador Suite, Knowsley Council.

More information about these sessions will be sent to you over the coming weeks.

Thank you again for your involvement to date and we look forward to meeting you through the master plan process.

In the meantime, if you have any comments or questions, please feel free to contact me or my colleague Mark Blain directly on 0161 233 7676.

Yours sincerely,

Emma Zukowski
Associate Director, Engagement

emma.zukowski@turley.co.uk

Appendix 4: Email to Statutory Consultees

Dear Sir/Madam,

I am writing to you because you are a statutory consultee or have previously expressed an interest in the Knowsley Local Plan.

Draft Halsnead Masterplan Supplementary Planning Document (SPD)

A draft Masterplan Supplementary Planning Document (SPD) has been produced by Knowsley Council, supported by consultants Turley and Mott MacDonald, with the purpose of guiding the comprehensive development of South of Whiston and Land South of the M62 as a Sustainable Urban Extension (SUE). The site is now being referred to as "Halsnead", recognising that much of the land within it was formally the Halsnead Park Estate.

The draft Halsnead Masterplan SPD:

- Sets a strategy for comprehensively developing the site as a sustainable and high quality "garden village";
- Identifies the main issues and opportunities of the site and its location;
- Sets a clear land use framework, including for new residential and commercial development, along with a new primary school and extensive green and open spaces;
- Establishes design principles for all parts of the site; and
- Provides information relating to implementation and delivery of new development, including infrastructure provision.

Public Consultation

The Council is carrying out six weeks of public consultation on the draft Halsnead Masterplan SPD, running from **Thursday 12 January 2017 to 5pm on Thursday 23 February 2017**. Instructions on how you can find out more and submit your responses are provided below. Details of two drop-in events to be held in January and February are also provided.

Following the public consultation period, responses received will be reviewed and any necessary amends made to the Masterplan SPD; it will then be considered by Knowsley Council for adoption. If adopted, it will be used to determine any planning applications for development within the area.

Yours faithfully,

Lisa Harris
Assistant Executive Director (Regeneration and Housing)

Draft Halsnead Masterplan Supplementary Planning Document (SPD) Consultation

How can I find out more and submit my views?

Online: The draft Halsnead Masterplan SPD along with relevant supporting documents can be viewed online at: http://www.knowsley.gov.uk/consultations.

Supplied with the documents is an online response form which can be used for submitting responses. You can also use the online consultation portal to view the Masterplan diagram and submit your responses to this.

One stop shops and libraries: The draft Halsnead Masterplan SPD and relevant supporting documents can be found at all Knowsley Council libraries and One Stop Shops during normal opening hours (see Knowsley Council website for up to date details), during the consultation period.

Should you wish to submit a handwritten response, printable response forms are available online and provided at Knowsley Council libraries and One Stop Shops. These can be posted to us at the address outlined below.

Drop-in Events: The Council will be holding two public drop-in events on the draft Halsnead Masterplan SPD. During these events, Council officers will be on hand to answer your questions. These events will be held:

- 3pm – 8pm, 26 January 2017, at the George Howard Centre, Lickers Lane, Whiston
- 10am – 3pm, 4 February 2017 , at St. Edmund Arrowsmith Catholic Centre for Learning, Cumber Lane, Whiston

Returning responses: You can return responses online via the Council's website, or via email or post using the below addresses:

- Email: discover.halsnead@knowsley.gov.uk
- Post: Halsnead Consultation, Knowsley Council, Ground Floor, Yorkon Building, Huyton, Merseyside, L36 9FB (postage required)

Responses must be made in writing and must reach us by 5pm on Thursday 23 February 2017.

Contact us: Further information can be obtained by contacting the Council using the above email and postal addresses, or by:

- Telephone: 0151 443 4031
- TypeTalk: 18001 0151 443 4031

Alternative formats: If you require consultation documents in other formats, please contact the Council using the above telephone number or email customerservices@knowsley.gov.uk.

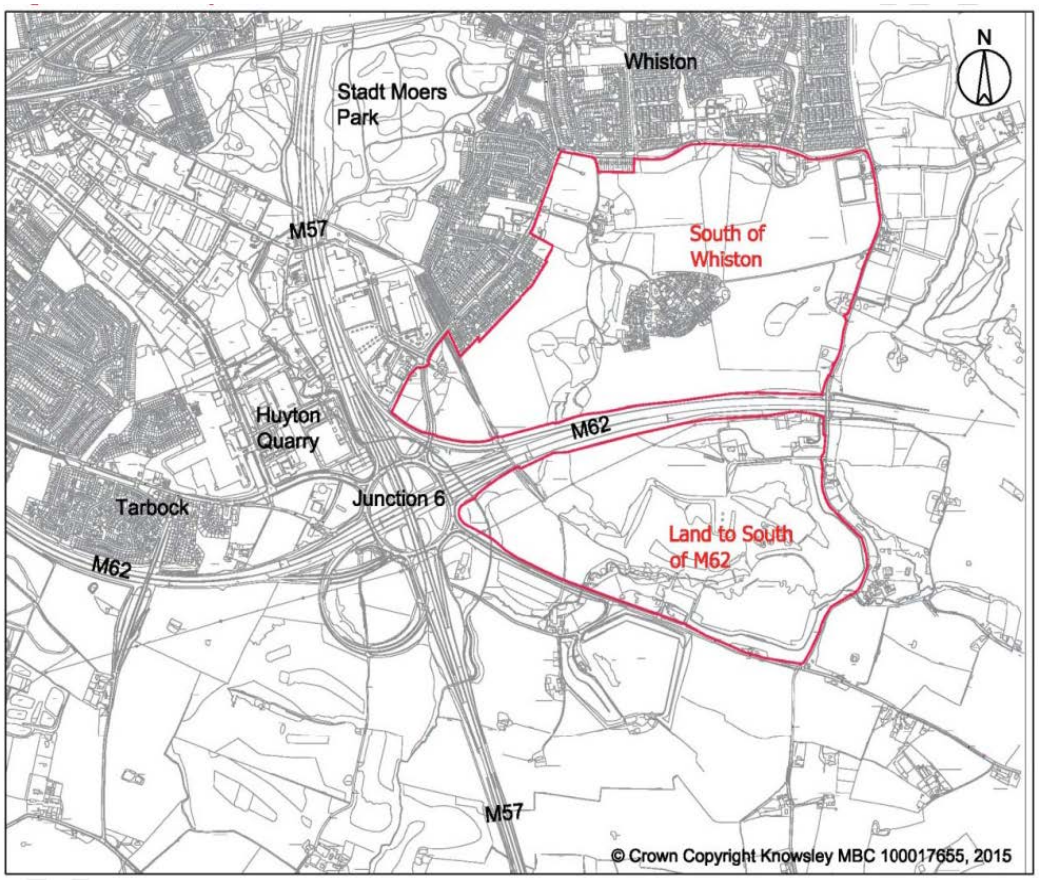
Appendix 5: Site Notice

NOTICE OF CONSULTATION:

DRAFT HALSNEAD MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT

Knowsley Council

The Draft Halsnead Masterplan Supplementary Planning Document has been prepared by Knowsley Council. The document provides a masterplan for the future development of the sites known as the South of Whiston and Land South of the M62 Sustainable Urban Extensions, shown on the plan below:



The Draft Halsnead Masterplan Supplementary Planning Document will be published for a period of public consultation from 12 January 2017 until 5pm on 23 February 2017. During this period, comments from members of the public are invited.

The consultation documents, as well as instructions on how to respond to the consultation, are available on the Council's website at http://www.knowsley.gov.uk/consultations. Documents are also available to view at all Knowsley Council One Stop Shops and libraries during normal opening hours.

Further information can be obtained by telephoning 0151 443 4031, by emailing discover.halsnead@knowsley.gov.uk or by visiting public drop in events at:

- 3pm – 8pm, 26 January 2017 at the George Howard Centre, Lickers Lane, Whiston
- 10am – 3pm, 4 February 2017 at St. Edmund Arrowsmith Catholic Centre for Learning, Cumber Lane, Whiston

Appendix 6: Statutory Notice

KNOWSLEY METROPOLITAN BOROUGH COUNCIL THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

(NOTICE OF CONSULTATION ON DRAFT SUPPLEMENTARY PLANNING DOCUMENT) Notice is hereby given that the following document is published for a period of public consultation from 12 January 2017 until 5pm on 23 February 2017. Draft Halsnead Masterplan Supplementary Planning Document An electronic copy of this document and a range of supporting documents are available to view and download on the Council's website at http://www.knowsley.gov.uk/consultations and at the Council's One Stop Shops and libraries during normal opening hours. The website provides instructions for how to respond to the consultations. All documents can be provided in alternative formats and languages on request Further information can be obtained by telephoning 0151 443 4031 or by emailing discover.halsnead@knowsley.gov.uk.

Appendix 7: Coverage in Knowsley News

Have Your Say on the Halsnead Draft Masterp

January 12, 2017

Halsnead is an exciting opportunity for new residential and employment development and is a key part ambitious growth plans for Knowsley.

Halsnead will be a new, vibrant community with a range of high quality housing, new employment opp Country Park, a new primary school and improvements to other community and outdoor leisure facilitie

Earlier this month, the development was named as one of only 14 Garden Villages in the country and t Liverpool City Region.

Cllr Graham Morgan, Knowsley's Cabinet Member for Regeneration and Economic Development said:

> *"This is the biggest change that Knowsley will see in the next 15 years and is part ambitious plans for growth across the borough.*
>
> *Over the past few months, the council has been preparing the exciting new draft M upon Garden Village principles, which will help to guide development in the area ar the sites natural and historical assets.*
>
> *Historically the site formed part of the Halsnead Park Estate and has been out of bo community. The Masterplan will change this by opening up the area and enhancing of local people and new residents.*
>
> *We want people to get involved in the consultation on the draft Masterplan and hav is their chance to guide the development of this exciting and unique opportunity."*

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Have Your Say

You can view the draft Masterplan and submit your comments online. Printed copies of the Masterplan forms are available in Knowsley's One Stop Shops and libraries during normal opening hours. You can 0151 443 4031 or email discover.halsnead@knowsley.gov.uk

All comments must be submitted by 5pm Thursday 23 February 2017.

Drop in events

You can find out more about the draft Masterplan, speak to the team who have prepared the plan and comments at the following events:

- Thursday 26 January, 3pm-8pm at the George Howard Centre, Lickers Lane, Whiston
- Saturday 4 February, 10am-3pm at St Edmund Arrowsmith Catholic Centre for Learning, Cumb

Housing Developers

The council is inviting housing developers to find out more about the residential opportunities that Hals you're a housing developer and would like to find out more, please contact the team on 0151 443 403 discover.halsnead@knowsley.gov.uk

Next steps

Once consultation has closed all consultation responses will be considered, reviewed and relevant chan version of the Masterplan will be presented to Knowsley Council's Cabinet for adoption, in the spring.

Before any development takes place, Knowsley Council will need to consider individual planning applica Masterplan will ensure that any development will be a visible demonstration of Knowsley's ambitions fo design, construction and environmental standards.

Related

Garden Village development for Knowsley
January 2, 2017
In "Economy and employment"

What's on the agenda at Cabinet, 4 Jan?
January 2, 2017
In "Knowsley Council"

Have your Say on Huy Masterplan
January 9, 2017
In "In focus"

CONSULTATION DEVELOPMENT EMPLOYMENT GROWTH HOUSING

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Appendix 8: Media / Press Coverage

Knowsley Council's £270m Halsnead garden village goes to consultation

13 January, 2017 **By Charlie Schouten**

Knowsley Council has started a public consultation on one of the largest housing developments in the North-west.

The local authority is seeking views on a masterplan for Halsnead, a development worth an estimated £270m, which will provide more than 1,600 homes over a 15-year period.

The development was one of 14 granted garden village status by the government earlier this month, giving it access to a £6m government fund over the next two financial years.

Halsnead is situated at the junction of the M62 and M57 in Merseyside, and the new development will include a country park, schools, local amenities as well as the new homes.

The consultation, produced by the council with support from Turley and Mott MacDonald, targets a 2018 start date for the site's first residential developments, with an average of about 93 homes delivered per year through to 2035.

The client expects to begin with two housebuilders on the £270m scheme initially, with a potential increase to four over the course of the project's delivery.

Knowsley cabinet member for regeneration and economic development Graham Morgan said the scheme was "the biggest change that Knowsley will see in the next 15 years.

"Historically the site formed part of the Halsnead Park Estate and has been out of bounds to the local community. The masterplan will change this by opening up the area and enhancing it for the benefit of local people and new residents," he said.

"We want people to get involved in the consultation on the draft masterplan and have their say. This is their chance to guide the development of this exciting and unique opportunity."

New college campus opens

Knowsley Community College has officially opened its new, state-of-the-art campus within the former school building on Stockbridge Lane, Huyton.

The new campus, which is within walking distance of the college's Institute of Advanced Manufacturing and Technology, includes new commercial kitchens and an attractive garden restaurant, multi-use games pitches, recording studio and a new home for the radio station, KCC Live.

The campus also hosts specialist centres including Knowsley University Centre for higher level qualifications, MD Productions performing arts and the Lee Stafford hair and beauty academy.

The opening of the campus also secures continued educational use of the former Christ the King Centre for Learning building, which the council committed to following its closure in 2013.

Anne Pryer, Principal of Knowsley Community College, said,

> **"At the heart of what we do is the belief that with support and access to fantastic resources and skilled tutors, our young people, adults and the wider community can achieve their goals.**
>
> **We now have a campus that provides 21st Century facilities and first class equipment to better enable our students to progress on to their chosen career or higher education."**

Have your say on new Parliamentary boundaries

You still have time to comment on plans to redraw Parliamentary boundaries across the United Kingdom.

The Boundary Commission has carried out a review, with the aim of reducing the number of constituencies and MPs from 650 to 600 and making each constituency roughly the same size.

Under the commission's initial proposals, the three existing constituencies representing our communities (Garston and Halewood, Knowsley, St Helens South and Whiston) would be unaffected. This minimises any potentially negative impact on your community.

Knowsley Council supports the proposals as they recognise and retain the identity of the borough and recognise our long-standing community links.

You have until **Monday, 5 December** to have your say via the Boundary Commission website at **www.bce2018.org.uk**

Ambitious growth for Knowsley

Demand for new homes in Knowsley continues to rise and the council is committed to supporting the development of high quality housing in the borough.

Halsnead is an exciting new development and a key part of the council's ambitious growth plans for Knowsley.

This development will create a new community in South Whiston that will attract new people and families into the area. It will offer a range of high quality housing, create new employment opportunities as well as enhancements to local facilities for the existing community.

Alongside this, the development will also include a country park, a new primary school and improvements to other community and leisure facilities.

Over the past few months, the council has been preparing the exciting new Masterplan that will help to guide any development in the area and will also ensure that the natural beauty of the area is protected and enhanced.

During January and February (subject to Cabinet approval) the council wants you to get involved and share your views on this huge opportunity for Knowsley.

For more details visit the council's website (and search for consultations) and **www.knowsleynews.co.uk**

DOES YOUR FAMILY HAVE MILITARY LINKS?

To mark the 60th anniversary of Knowsley's Army Reserve Centre on Liverpool Road, donations of military memorabilia are being sought for the museum housed there.

Originally opened in October 1956 by Lord Derby, the specially designed Territorial Army Reserve Centre was located at the heart of the community and many new recruits wanted to join. The centre has continued to recruit from the local area over its 60 years so many local families will have links with the building and possibly artefacts to donate.

The signatures of Princess Anne, the former Prime Minister Harold Wilson and Field Marshal Montgomery are amongst the local military artefacts which have been donated over the years.

Further information about the collection is available on **www.knowsleynews.co.uk**

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The north-west's guide to property & business

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Development (http://www.movecommercial.com/category/news/development/) > Latest News (http://www.movecommercial.com/category/news/)

Consultation underway on Knowsley's Garden Village regeneration

Posted by Natasha Young (http://www.movecommercial.com/author/natasha-young/) in Development (http://www.movecommercial.com/category/news/development/), Latest News

(http://www.movecommercial.com/category/news/) No Comments
(http://www.movecommercial.com/consultation-underway-on-knowsleys-garden-village-regeneration/#respond)

A public consultation is now underway into Knowsley's masterplan for a mixed-use regeneration of its Halsnead area.

Employment development opportunities are being lined up for the site, which was recently announced as one of 14 in the country to be receiving government-backed Garden Village status.

A primary school, improvements to community and leisure facilities and a new country park also feature in Knowsley Council's vision for Halsnead, alongside a range of new homes.

Councillor Graham Morgan, the local authority's cabinet member for regeneration and economic development, says: "This is the biggest change that Knowsley will see in the next 15 years and is part of the council's ambitious plans for growth across the borough.

"Over the past few months, the council has been preparing the exciting new draft masterplan based upon Garden Village principles, which will help to guide development in the area and will focus on the sites natural and historical assets.

"We want people to get involved in the consultation on the draft masterplan and have their say. This is their chance to guide the development of this exciting and unique opportunity."

Drop-in events will take place in Whiston at the George Howard Centre from 3-8pm on 26 January, and at St Edmund Arrowsmith Catholic Centre for Learning from 10am-3pm on 4 February as part of the consultation.

The deadline for comments on the draft masterplan is 5pm on 23 February.

Related Posts:

Consultations get underway for (http://www.movecommercial.com/consultations-get-underway-knowsley-redevelopment-site/)

Reel Cinemas a 'significant' coup (http://www.movecommercial.com/reel-cinemas-significant-coup-kirkby-town-centre/)

Prescot's £26m Shakespeare (http://www.movecommercial.com/prescots-26m-shakespeare-playhouse-approved/)

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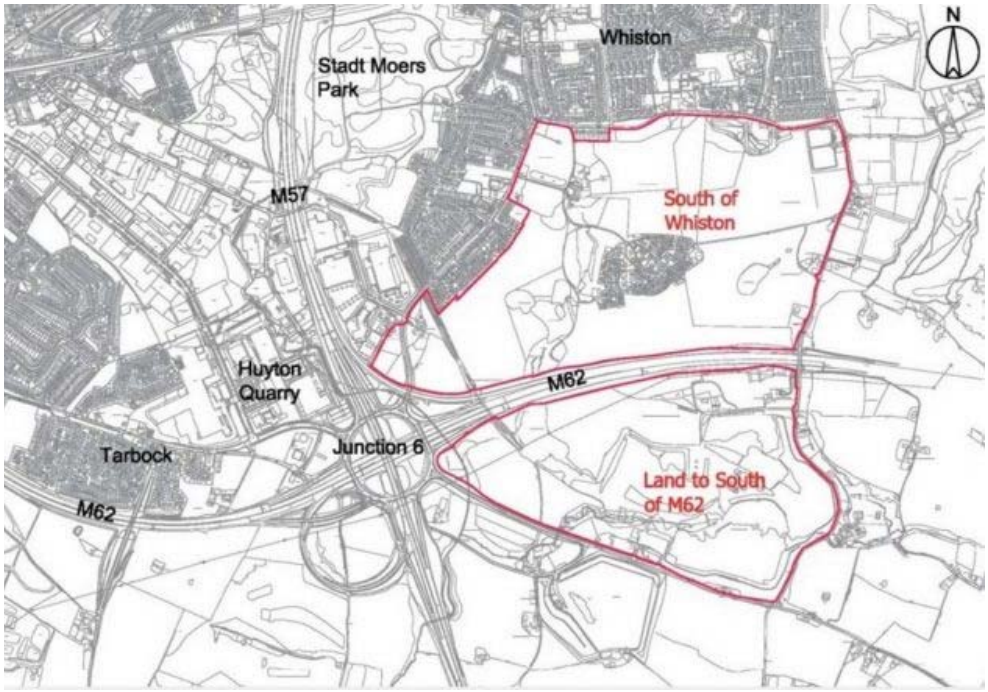
KNOWSLEY COUNCIL (HTTP://WWW.MOVECOMMERCIAL.COM/TAG/KNOWSLEY-COUNCIL/)

NORTH WEST Place

16 January 2017



Consultation opens on Halsnead garden village

13 Jan 2017, 07:35

Following the naming of Halsnead as one of 14 new garden villages to be created across England, Knowsley Council has opened the public consultation on its draft masterplan.

In addition to 1,600 houses, there will be 55.5-acres of employment land, a country park, a primary school and community and leisure facilities. The proposed site covers 430 acres at the junction of the M57 and M62, to the south of Whiston. Historically the site formed part of the Halsnead Park estate.

The draft masterplan has been produced by the council, supported by Turley and Mott MacDonald. It can be viewed online while two public events will be

held in Whiston, on 26 January and 4 February. The deadline for comments is 23 February.

Cllr Graham Morgan, Knowsley's cabinet member for regeneration and economic development, said: "This is the biggest change that Knowsley will see in the next 15 years and is part of the council's ambitious plans for growth across the borough.

"Over the past few months, the council has been preparing the masterplan based upon garden village principles, which will help to guide development in the area and will focus on the site's natural and historical assets. We want people to get involved in the consultation and have their say. This is their chance to guide the development of this exciting opportunity."

There are three other proposed garden villages in the North West: Bailrigg in Lancaster, St Cuthberts near Carlisle, and a site to the east of Handforth in Cheshire East. Each garden village is intended to bring between 1,500 and 10,000 homes to its area as part of the national garden village target of 48,000 new homes.

Your Comments

THE CHALLENGE LATEST The December issue of The Challenge is now online goo.gl/IPkwnH

News

Public consultation for Halsnead Draft Masterplan

Consultation on the draft Halsnead Masterplan has started on Thursday 12 January and will close at 5pm Thursday 23 February 2017.

You can view the draft Masterplan on the council's website www.knowsley.gov.uk/consultations and submit your comments online. Printed copies of the Masterplan and response forms are available in Knowsley's One Stop Shops and libraries during normal opening hours.

During the consultation, there will be two drop-in events:
• Thursday 26 January, 3pm-8pm at the George Howard Centre, Lickers Lane, Whiston
• Saturday 4 February, 10am-3pm at St Edmund Arrowsmith Catholic Centre for Learning, Cumber Lane, Whiston

At both of these events you can find out more detail about the draft Masterplan, speak to the team who have prepared the plan and submit your comments.

Materials will be on display in both of these venues for the full six week consultation period.

Once consultation has closed all consultation responses will be considered, reviewed and relevant changes made. A final version of the masterplan will be presented to Knowsley Council's cabinet for adoption, in the spring.

Before any development takes place the Council will need to consider individual planning applications. The masterplan will ensure that any development will be a visible demonstration of Knowsley's ambitions for high quality design, construction and environmental standards.

Victim of Kirkby motorcycle accident named
Following a fatal road traffic collision on County Road yesterday (Tuesday, 20 December) the victim has now been formally identified... Read more »

'None for the road!' A reminder for Christmas
As Christmas approaches, Knowsley's Road Safety Team are once again supporting the 'Morning After' campaign... Read more »

Appeal following Kirkby cash in transit robbery
Detectives are appealing for information following a cash vehicle in transit robbery at a petrol station at Knowsley Industrial... Read more »

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EDUCATION

Pupils make a difference
The pupils from St Anne's Catholic Primary School in Huyton have been making a difference to the lives of refugees by fundraising and donating essential items.

Headteacher, Maggie Keating, said: "The sensitive issues about the... Read more »

WHAT'S ON

THE SAFARI KIDS CLUB (AGES UP TO 12YRS)

Stockbridge Village Neighbourhood Centre, The Withens, Stockbridge Village, L28 1AB. Priced at £3.10 per child (discounts for families) and parents get in for FREE. Activities and fun for children up to 12yrs. Giant Bouncy Castle, Multi Sports,... Read more »

BLOG

January in the garden

If you remember last I wrote a bit about dowsing with a pendulum in the garden, I'd like to continue on this theme if I may.

A dowsing pendulum can be a very successful tool when working with plants. It can help you decide which plants... Read more »

Posted by

on January 17th, 2017

Tweets by @TheChallenge6

TheChallenge
@TheChallenge6

This month's Haunted Merseyside sees Tom Slemen looking at the cases of attempted abuctions in Knowsley goo.gl/R9uzW6

2h

TheChallenge Retweeted

Embed View on Twitter

More features

MOTORING

Wheeler-dealers trading cars, people picking flowers, and a driver who thought the 'fire'...

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PROPERTY

Liverpool home hunters are urged to visit the official launch of the Normanby and Oakhurst show homes...

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BUSINESS

Staff at Sovereign Transport in Kirkby have scooped a 'UK award for Excellence 2016' from...

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Met Office

Huyton

Tue 17 Jan 2017 • Wind in mph

Today	8	4	7	1
Wed	9	3	8	1
Thu	8	3	7	1

Help Options More details

This Weather Widget is provided by the Met Office

Tom Slemen

- WEIRD ABDUCTORS
- The strange case of the Scotch Uncles
- THE PHANTOM HOUSES
- THE HAUNTED CAR
- Parent Power
- Caxton & Blue

Hairy Gardener

- August in the garden
- May in the garden
- July in the garden
- June in the Garden
- The month of May
- February in the Garden

Emma Armstrong

- Cut Down the Salt
- Vitamin C
- Sugar
- Vitamin D
- Fats - the good, the bad and ugly
- Alcohol - The only cause of liver disease?

Jess Corcoran

- Not just a new chapter, I'm rewriting the book
- In defence of New Years resolutions...
- The Bikini
- Your Flattering, Purse Friendly Summer Essentials
- Social media silence
- Live in the moment

Dogs Trust

- Pansy, Female, Staffordshire Bull Terrier
- Mika, female, Staffy Cross, 3 years old
- Dexter male Labrador Cross
- Dog of the month - Valerie, female, Staffordshire Bull Terrier
- Beau, Male, Jack Russell Terrier (JRT), aged 7
- Andy- A 6 year old male crossbreed

Site by The Foundry Agency

Have your say on Knowsley's Garden Village

Posted by Lawrence Saunders (http://www.yourmovemagazine.com/author/l-saunders) in Featured (http://www.yourmovemagazine.com/category/featured), Latest News (http://www.yourmovemagazine.com/category/latest-news), Property News (http://www.yourmovemagazine.com/category/latest-news/property-news) Jan, 13 2017 No Comments (http://www.yourmovemagazine.com/have-your-say-on-knowsleys-garden-village/22893#respond)

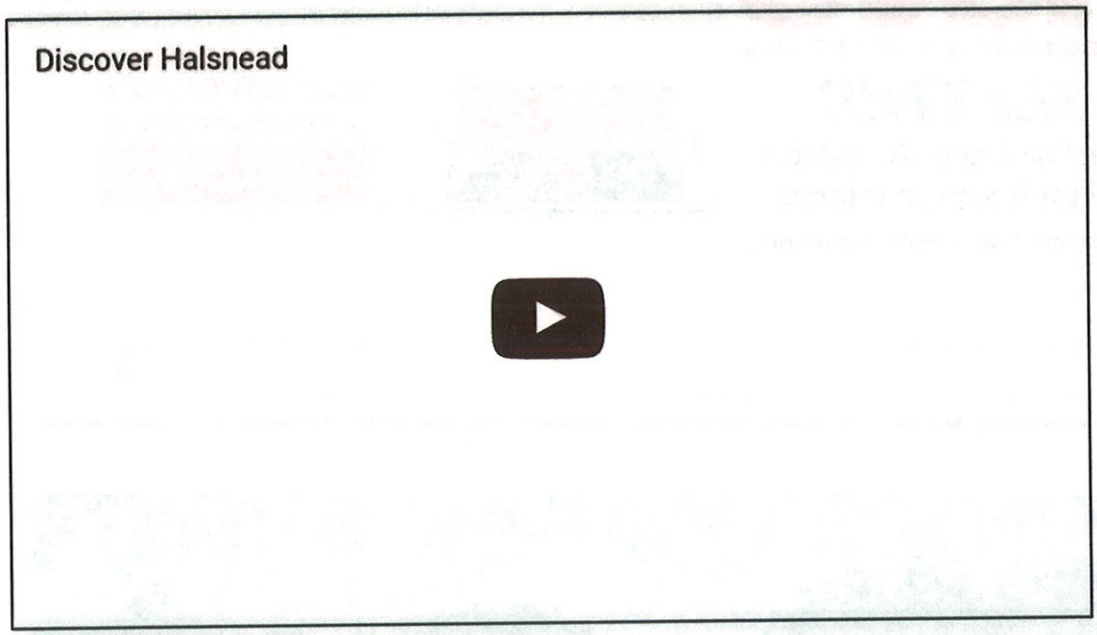
The public is being invited to have its say on ambitious plans to create a new Garden Village in Knowsley.

The mixed-use development at Halsnead, near Whiston, could include up to 1,600 new homes and was this month named as one of 14 government-backed garden villages in the country.

Over the past few months, Knowsley Council has been preparing a new draft masterplan based upon Garden Village principles, which will help to guide development in the area and will focus on the site's natural and historical assets.

Historically the site formed part of the Halsnead Park Estate and has been out of bounds to the local community.

The council believes the masterplan will change this by opening up the area and "enhancing it for the benefit of local people and new residents".



Councillor Graham Morgan, Knowsley's cabinet member for regeneration and economic development, says: "This is the biggest change that Knowsley will see in the next 15 years and is part of the council's ambitious plans for growth across the borough.

"We want people to get involved in the consultation on the draft masterplan and have their say. This is their chance to guide the development of this exciting and unique opportunity."

The public can view the masterplan on the council's website and submit comments online.

Consultation events are also taking place in the borough at the George Howard Centre on 26 January between 3pm-8pm and at St Edmund Arrowsmith Catholic Centre for Learning on 4 February from 10am-3pm.

All comments must be submitted by 5pm on 23 February 2017.

Once the consultation has closed all responses will be considered, reviewed and relevant changes made.

A final version of the masterplan will be presented to Knowsley council's cabinet for approval in the spring.

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Appendix 9: Poster

CONSULTATION 2017

HALSNEAD, KNOWSLEY

DISCOVER HALSNEAD

Liverpool City Region's only GARDEN VILLAGE

Halsnead will be a new, vibrant community with a range of high quality housing, new employment opportunities, a Country Park, a primary school and improvements to other community and outdoor leisure facilities.

The Masterplan will guide development with a focus on the site's natural and historical assets.

DROP IN EVENTS

Thursday 26 January, 3pm-8pm George Howard Centre, Lickers Lane, Whiston

Saturday 4 February, 10am-3pm St Edmund Arrowsmith Catholic Centre for Learning, Cumber Lane, Whiston

HAVE YOUR SAY

Consultation on the draft Masterplan will start on **Thursday 12 January and will close at 5pm Thursday 23 February 2017**.

You can view the draft Masterplan on the council's website **www.knowsley.gov.uk/consultations**

Printed copies of the draft Masterplan and response forms are available in Knowsley's One Stop Shops and libraries during normal opening hours.

Tel 0151 443 4031

Email discover.halsnead@knowsley.gov.uk

Knowsley Council




Appendix 10: Response Form

RESPONSE FORM

Knowsley Council

Draft Halsnead Masterplan Supplementary Planning Document

Knowsley Council's Draft Halsnead Masterplan Supplementary Planning Document has been published for a period of public consultation from 12 January 2017 until 5pm on 23 February 2017.

An interactive version of this response form is available on the Council's website at www.knowsley.gov.uk/consultations. Instructions on how to enter responses are provided on the website. This is the Council's preferred method of receiving comments as it will help us to handle your response quickly and efficiently. If you are unable to use the on-line response questionnaire you may submit responses using this form. Further copies can be downloaded from the Council's website or collected from Council libraries and One Stop Shops during normal opening hours.

Your comments must be received by Knowsley Council NOT LATER THAN 5pm on 23 February 2017.

All representations will be made available for public inspection. Personal Information provided as part of a representation cannot be treated as confidential. However in compliance with the Data Protection Act, the personal information you provide will only be used by the Council for the purposes of preparing the Council's Local Plan and its supporting documents.

Please return the form by email to discover.halsnead@knowsley.gov.uk or by post to:
Halsnead Consultation, Knowsley Council, Ground Floor, Yorkon Building, Huyton, Merseyside, L36 9FB (postage required).

Your contact details (block capitals)

Title:	Forename:	Surname:
Company (if applicable):		Position Held (if applicable):
Address:		
Town:		
County:		Postcode:
Telephone Number:		
E-mail Address:		

If you are acting as an agent for someone please give their name and contact details:		
Title:	Forename:	Surname:
Company (if applicable):		Position Held (if applicable):
Address:		
Town:		
County:		Postcode:
Telephone Number:		
E-mail Address:		

Please indicate below which part of the document you are commenting on and use a separate form for each comment

Page Number		Paragraph / Figure / Table Reference	

Your response

Please enter your comments here. Where appropriate, please include suggestions for changes or improvements. *Please append extra sheets as required*

Signature		Date	

For Official Use Response No. Received.

Appendix 11: Consultation Website

The draft Halsnead Masterplan Supplementary Planning Document was subject to a period of public consultation from 12 January until 23 February 2017. The consultation documents remain available to review below

Consultation documents

Main Consultation Documents

- Draft Halsnead Masterplan Supplementary Planning Document (PDF)
- Draft Halsnead Masterplan Plans Brochure (Part 1)
- Draft Halsnead Masterplan Plans Brochure (Part 2)
- Draft Halsnead Masterplan Plans Brochure (Part 3)

Community Involvement documents

- Pre Consultation Statement (PDF)
- FAQs (PDF)

Environmental Assessments

- Strategic Environmental Assessment Report (PDF)
- Strategic Environmental Assessment Report Non-Technical Summary (PDF)
- Habitats Regulations Assessment Screening Opinion (PDF)

Background Reports

- Baseline Summary Report
- Masterplan Approaches Report Parts 1 to 4
- Masterplan Approaches Report Part 5
- Masterplan Approaches Report Part 6
- Infrastructure Delivery Plan

Evidence Base Reports

- Archaeology
- Geo-environmental
- Noise
- Air quality
- Transport
- Market demand
- Landscape and Built Form
- Ecology

Have your say

The consultation period has now closed, however comments made online remain available to view under the following headings.

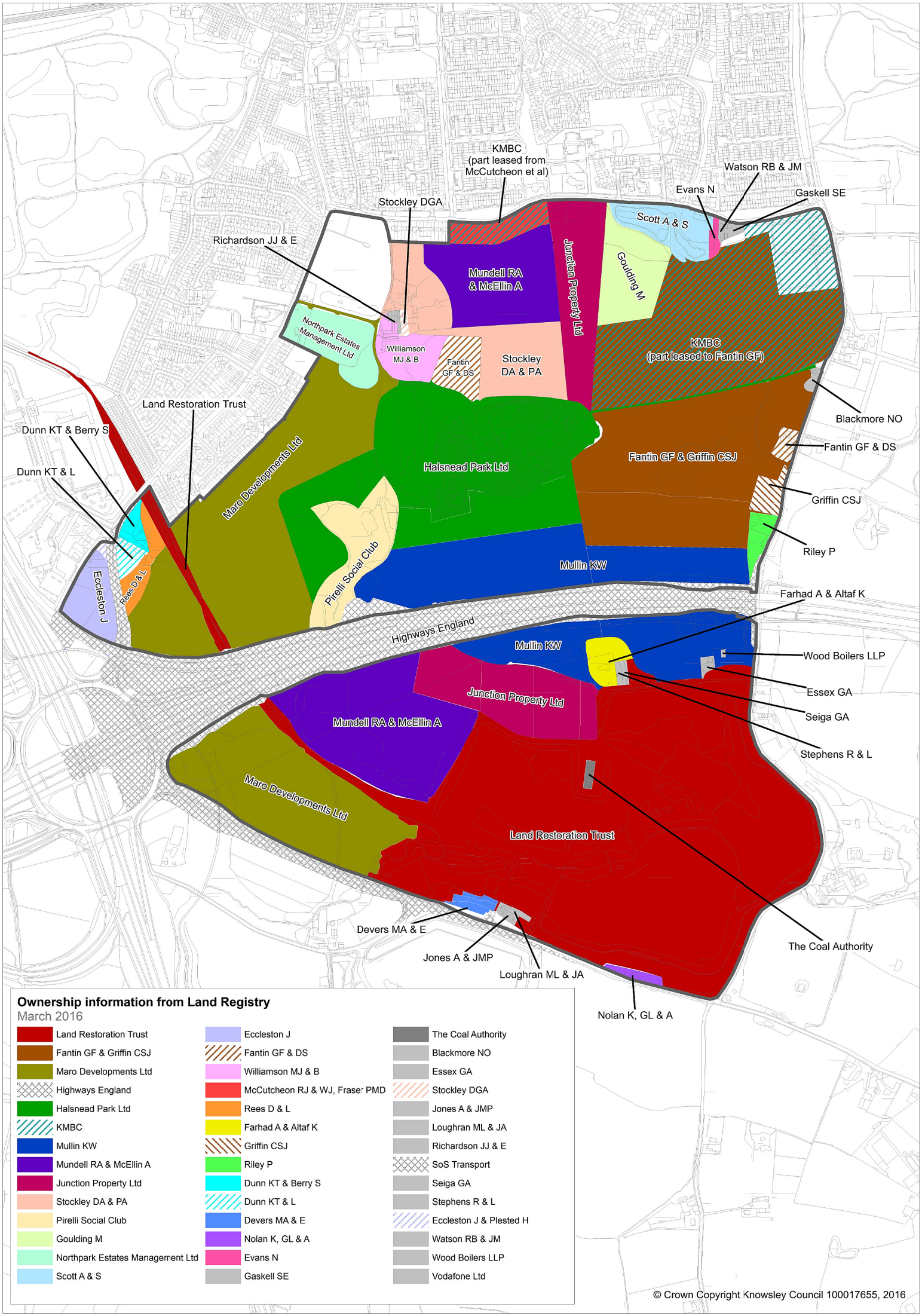
The Council is now preparing a Report of Consultation, and finalising the Halsnead Masterplan SPD for adoption later this year.

Development | Landscape | Movement

If you require any further information, please contact the Customer Services team on 0151 443 4031 or email discover.halsnead@knowsley.gov.uk

Knowsley Council

Appendix 12: Landowner Plan



Ownership information from Land Registry

March 2016

- Land Restoration Trust
- Fantin GF & Griffin CSJ
- Maro Developments Ltd
- Highways England
- Halsnead Park Ltd
- KMBC
- Mullin KW
- Mundell RA & McEllin A
- Junction Property Ltd
- Stockley DA & PA
- Pirelli Social Club
- Goulding M
- Northpark Estates Management Ltd
- Scott A & S
- Eccleston J
- Fantin GF & DS
- Williamson MJ & B
- McCutcheon RJ & WJ, Fraser PMD
- Rees D & L
- Farhad A & Altaf K
- Griffin CSJ
- Riley P
- Dunn KT & Berry S
- Dunn KT & L
- Devers MA & E
- Nolan K, GL & A
- Evans N
- Gaskell SE
- The Coal Authority
- Blackmore NO
- Essex GA
- Stockley DGA
- Jones A & JMP
- Loughran ML & JA
- Richardson JJ & E
- SoS Transport
- Seiga GA
- Stephens R & L
- Eccleston J & Plested H
- Watson RB & JM
- Wood Boilers LLP
- Vodafone Ltd

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