

# Emerging preferred approach

# 06

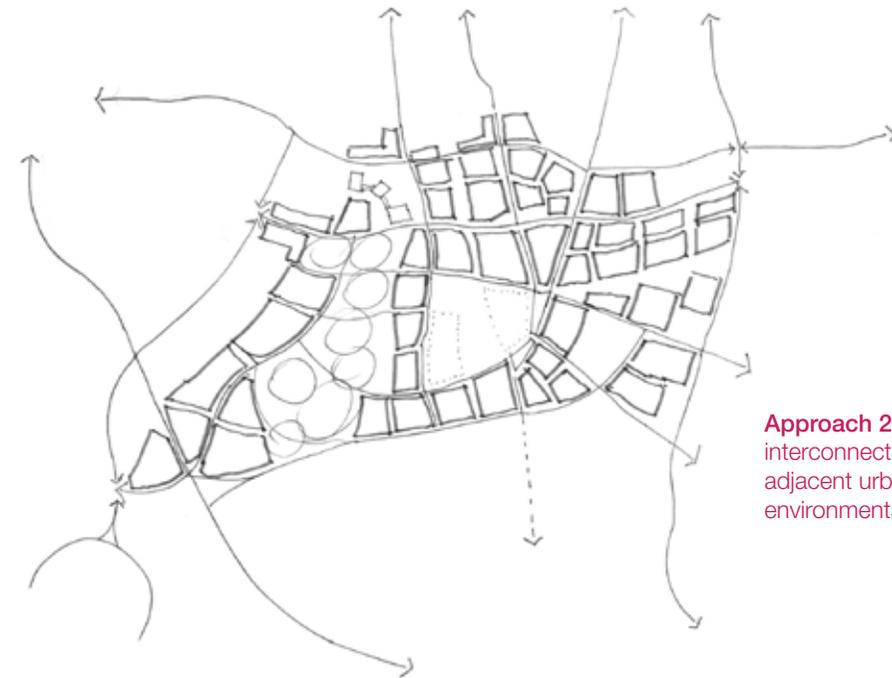
## A balanced approach

**6.1** The process of exploration, assessment and consultation outlined in sections 1-5 has helped the team to start shaping a development concept that integrates a blend of the most positive and deliverable masterplan elements.

**6.2** Our review of approaches at sections 4 and 5 demonstrate that the key challenge is to formulate a development structure that maximises the ability to shape a successful and distinctive place, that has the right degree of integration with existing communities, that is the best possible representation of stakeholder views, but that ultimately represents a deliverable proposition.

**6.3** In this context, we conclude that **the emerging preferred approach should be broadly based on the concepts explored through Approach 2. This achieves the best balance between placemaking, key development objectives, constraints and infrastructure and deliverability. In comparison to approach 2;**

- Approach 1 is based on pragmatic and proven development concepts but risks failing to deliver the shared ambition to create a development form of a character and quality that is truly responsive to the special nature of the site and surroundings.
- Approach 3 is perhaps the purest representation of how a development concept could maximise this latter opportunity, but carries significant deliverability risks.



**Approach 2** facilitating interconnectivity through adjacent urban and rural environments

**The emerging framework plans illustrated over the following pages show an evolution of the original Approach 2 concept plan and have been used in presentation to the regional Design Review Panel Places Matter!**

**These will continue to be refined as delivery strategy, infrastructure planning and viability appraisal work matures.**

## Strategic Environmental Assessment (SEA)

**6.1** A full SEA is required for the Masterplan Supplementary Planning Document that will be informed by the approaches reviewed in this document. The SEA process is being managed by Urban Vision Partnership on behalf of Knowsley Council and utilises previous work undertaken on the joint Sustainability Appraisal/ Strategic Environmental Assessment (SA/SEA) of the Local Plan: Core Strategy.

**6.2** SEA regulations require that reasonable alternatives are considered in the preparation of a relevant plan. The SEA includes an assessment of the approaches reviewed in this document against key SA objectives, and draws the following conclusion;

“Approach 2 is considered to deliver the greatest positive impacts on the sustainability objectives considered in the SEA. It is predicted that Approach 2 will have significant positive impacts with respect to sustainability objectives 8 (housing delivery); 9 (business growth) and 10 (sustainable transport options) and a positive impact for sustainability objective 5 (Green Infrastructure). Approaches 1 and 3 are also identified to have significantly positive impacts for sustainability objectives 8 (housing delivery) and 9 (business growth). Approach 2 seeks to be better integrated with existing neighbouring development by virtue of its sustainable urban extension concept which could lead to a better integration of sustainable transport connections compared to Approaches 1 and 3 that are more inward looking and self-contained. In terms of Green Infrastructure, approaches 1 and 3 highlight negative impacts on woodland assets within the site as a result of proposed road layouts whilst Approach 2 specifically avoids this impact.

Approach 2 is also likely to deliver a neutral impact in terms of sustainability objectives 1 (heritage assets); 2 (landscape); 3 (biodiversity); and 7 (air quality). Approach 3 notes the opportunity to fully integrate the current Halsnead Park Mobile Home Park into the development proposals thereby allowing for a reinterpretation of the historic Halsnead Park features. Approach 2 also suggests this approach but notes that this may only be a partial redevelopment of the mobile home park. In terms of landscape impacts, approaches 1 and 3 identify negative impacts on woodland assets within the site as a result of proposed road layouts whilst Approach 2 specifically avoids this impact. When air quality is considered, approach 2 seeks to be better integrated with existing neighbouring development by virtue of its sustainable urban extension concept which could lead to a better integration of sustainable transport connections compared to Approaches 1 and 3 that are more inward looking and self-contained.

All three approaches are identified to have either a negative impact on sustainability objective 4 (climate change) or significantly negative impact with respect to sustainability objective 6 (soil quality).”

(Emerging Draft Strategic Environmental Assessment, Urban Vision)

## Emerging framework

### Landscape / Green Infrastructure

**Green open spaces form community hubs, accessible through a legible network of green links and corridors that maximise the potential of the Halsnead Park landscape legacy. A country park is created to the south.**

- Halsnead Park estate planned landscape structures strongly referenced.
- These provide the anchors and armature around which a dynamic network of new spaces and corridors are structured.
- Semi-natural focal points and major landscape features balanced with new amenity and play focussed spaces.
- Diverse spaces integrated within development areas – pocket parks and play areas – rich diverse, but owned and valued.
- Strong green corridors and green links deliver cogent structural features and help highlight links both to Stadt Moers and proposed new Country Park.
- Cemetery - a potential opportunity to cluster other open spaces to buffer from new homes (e.g. allotments?).
- Varied edge conditions appropriate to existing environments – visual permeability where possible.
- Long distance views over Mersey valley.
- Static landscapes such as Big Water become a focus for more localised / contained views.
- Existing playing fields at Lickers Lane retained and potentially integrated with proposed new Primary School.



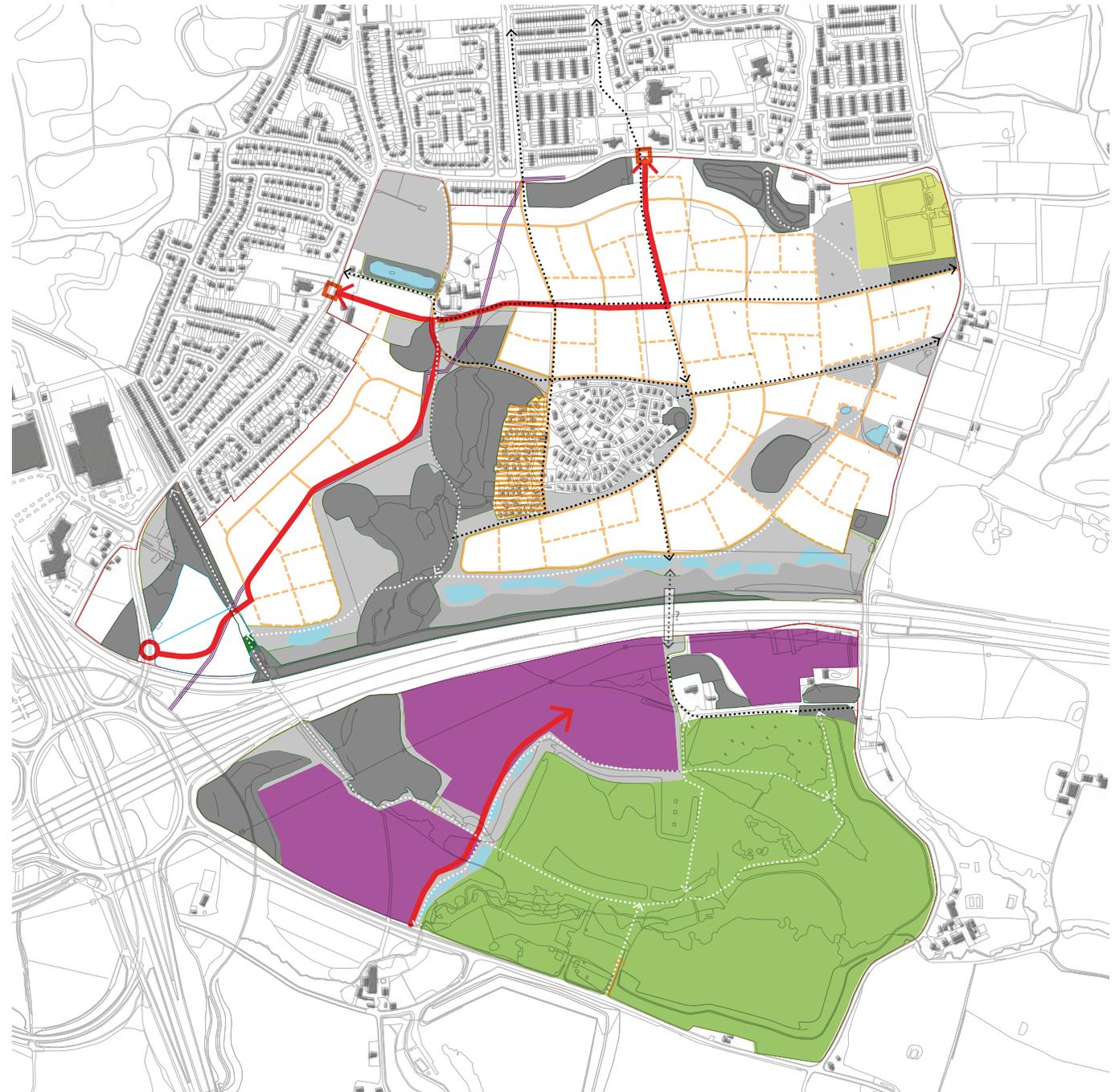
Emerging landscape / Green Infrastructure framework (Oct 2016)

## Emerging framework

### Movement

**Balancing a clear, efficient and cogent internal network with promotion of strategic links to communities and facilities to the north, plus a need for routes to create a Garden Village experience.**

- Simple 'main street' routes orientated to the north of the site, maximising connectivity with South Whiston.
- Street hierarchy quickly descends to create a network of people-friendly lower order routes.
- Residential Avenues used as distinctive and pleasant thresholds into main residential areas.
- Minimise impacts of 'main roads' - i.e. roads and street sections scaled to avoid heavily engineered highway solutions.
- Internal network blends grid geometry with radial elements - complementing the green infrastructure framework, land use distribution, and subtly highlighting transitions between different edge conditions and character areas.
- Three main 'gateway' points - two at Windy Arbour Road and one at Lickers Lane.
- Potential to create a route through partial redevelopment of mobile home park, creating a positive outcome for connectivity and infrastructure solutions.
- Potential concern that route towards Tarbock Island may create a rat run - needs further consideration at next design stage.

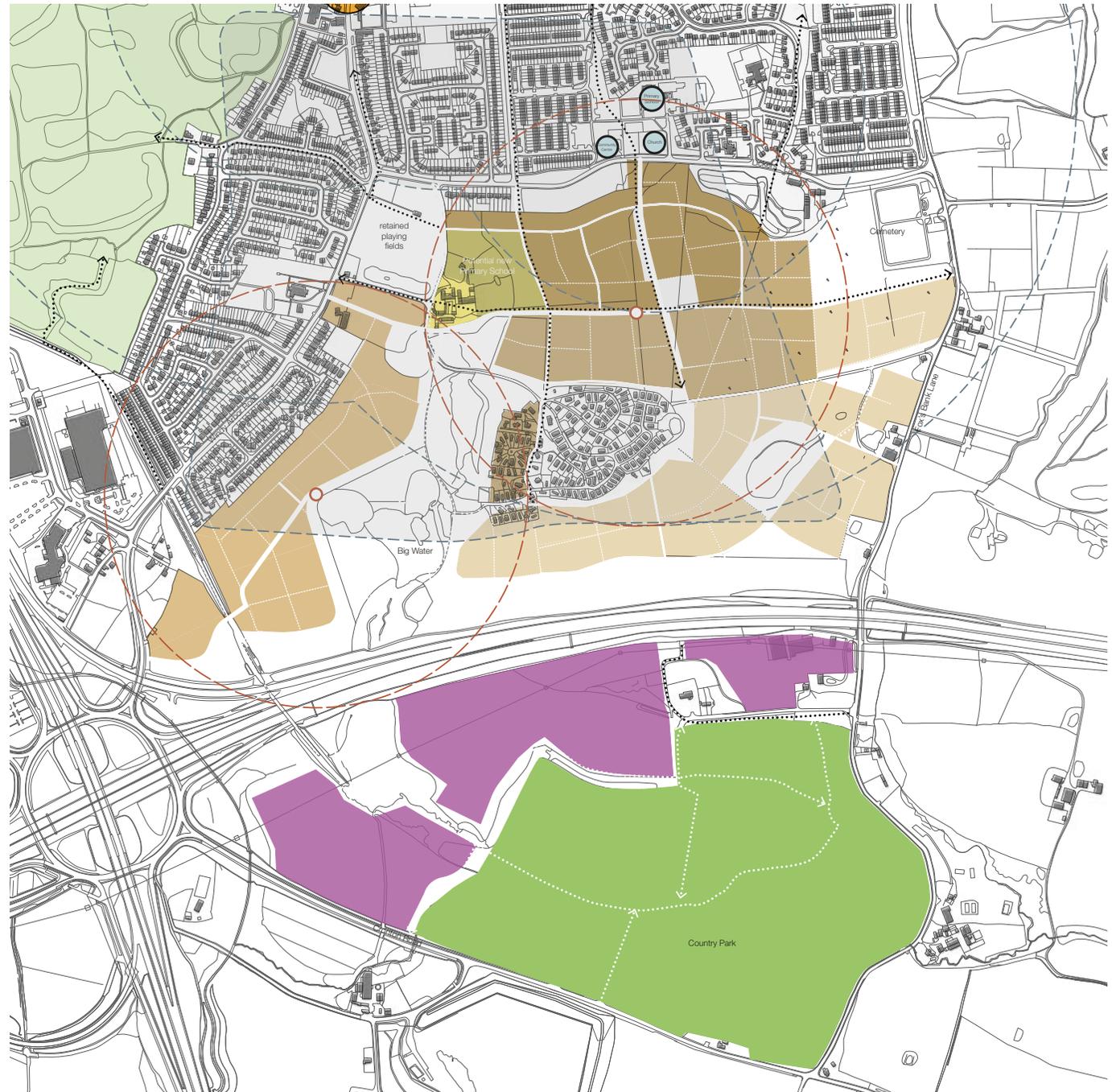


Emerging movement framework (Oct 2016)

**Emerging framework**  
Land use and density

**Strategic land use mix focuses residential to the north, employment to the south. Residential development maximises connectivity to existing local facilities, negating the need to deliver a new 'local centre' or similar provision. A new primary school and high quality green spaces create community hubs.**

- Clear density gradient coordinated with transition in character from north to south.
- Maximises efficient use of land and a placemaking aid to legibility and orientation.
- Maximum orientation to Lickers Lane frontage and northern end of Windy Arbour Road: the most dense and active area focused north, funnelling accessibility to facilities and helping the 'darning' process that will blend new with old over Lickers Lane.
- New primary school - a prominent hub in terms of building and focal point for activity / meeting points / interaction.
- Distinct character areas to north, east and west, but successfully blended through the landscape framework.



Emerging land use / density framework (Oct 2016)

## Emerging framework

### 1) Composite: form and structure

A composite framework development emerges, being an amalgamation of all 3 elements previously analysed. This forms the basis of a responsive, sustainable and deliverable vision for Halsnead Park.



Emerging composite framework: form and structure (Oct 2016)



## Emerging framework

### 3) Draft placemaking ambition

**Halsnead Park Estate** is a place to be rediscovered.

It is a place of rich, diverse landscapes. Woodland and water. Pockets of intrigue and beauty. Environments for exploration. An ingrained historic parkland.

A special sense of distinctiveness. Evoking and stirring creativity and quality.

**Halsnead Park Garden Suburb** will be a vibrant new place structured around this framework.

New living environments that are in touch with nature and help people live more, making the most of outdoor life. A place to relax and recharge and live life.

This will be a place with a wonderful view across the Mersey Valley. This is the countryside edge. It is light and air.

It is also the airport, the Jubilee Bridge, the Mersey Gateway, Whiston, Knowsley and Liverpool. It is Superport, Jaguar Land Rover, Knowsley Business Park, the M62/M57 interchange.

This will be a connected community. Lickers Lane will be a seam that integrates new and old: An intriguing, winding historic pathway fronted by post-war Radburn. But a frontage that can be repaired and enlivened.

A strategic link to the station. A link to Liverpool in 15 minutes.

**A new identity for South Whiston.** An integrated garden suburb.



Emerging vision concept (Oct 2016)

**Turley**

[turley.co.uk](http://turley.co.uk)