

## **Frequently Asked Questions**

### **Draft Halsnead Masterplan Supplementary Planning Document**

**January 2017**

#### **1. What is the Halsnead Masterplan Supplementary Planning Document?**

The draft Halsnead Masterplan Supplementary Planning Document is a draft planning document. It contains guidance for Knowsley's largest and most important development site – the South Whiston and Land South of the M62 Sustainable Urban Extension. This area has been named "Halsnead", reflecting that the site covers the majority of the former Halsnead Park Estate.

The draft Halsnead Masterplan Supplementary Planning Document:

- 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.

Supplementary Planning Documents explain and help interpret policies in the Borough's Local Plan documents. Adopted Supplementary Planning Documents are a material consideration when the Council is determining planning applications.

#### **2. Where is the Halsnead site?**

The Halsnead site is located south of the settlement of Whiston, east of the Tarbock Island Interchange. It is in two parts:

- North of the M62, where land is bounded by Windy Arbor Road, Lickers Lane, Fox's Bank Lane and the M62
- South of the M62; where land is bounded by Cronton Road, Fox's Bank Road and the M62.

#### **3. Why has a draft Masterplan Supplementary Planning Document been prepared?**

The draft Halsnead Masterplan Supplementary Planning Document has been produced to supplement the policies in the Local Plan Core Strategy. The Local Plan requires that a Supplementary Planning Document and a detailed masterplan be prepared for each of the largest Sustainable Urban Extension sites, and be agreed by the Council. The draft Masterplan Supplementary Planning Document fulfils both of these requirements.

The Masterplan Supplementary Planning Document contains both framework diagrams (i.e. masterplan drawings) and written guidance. The content is intended to ‘help applicants make successful applications and aid infrastructure delivery’<sup>1</sup> and therefore a key target audience for the Supplementary Planning Document is developers preparing planning applications for the Halsnead site. The Supplementary Planning Document will also provide certainty to members of the public and other key stakeholders, as to how, where and when new development will come forward. The Supplementary Planning Document will be used by Members of the Planning Committee and Development Management officers, in assessing and determining subsequent planning applications.

#### **4. How much new development is proposed?**

The draft Halsnead Masterplan Supplementary Planning Document sets out that development of Halsnead must deliver:-

- Approximately 1,600 new homes (north of the M62); and
- Employment land of at least 22.5 hectares and a country park (both south of the M62)

Development must deliver infrastructure to support the comprehensive development of the whole site, including:-

- Main access vehicular and pedestrian/cycling access points and junctions;
- Key vehicular routes throughout the site (including key routes west-east and north-south through the site);
- On site open space to serve the development, including provision for children and young people, allotments, outdoor sports, and amenity green space, in accordance with the Council’s standards;
- Suitable utilities and drainage infrastructure;
- Appropriate noise and air quality attenuation measures; and
- Section 106 contributions to items including off-site highway improvement works and the construction of a 2.5 form-entry primary school (with capacity to expand to 3-form entry) and early years provision, forming a community hub for the site.

#### **5. What does Garden Village status mean?**

On 2 January 2017, the Government confirmed that Halsnead is one of fourteen “Garden Villages” designated in England.

The “Garden Village” ethos is central to the draft Halsnead Masterplan Supplementary Planning Document. The Council wants to ensure that new development at Halsnead reflects this ethos by creating:

- Imaginatively designed homes with gardens, combining the best of town and country living to create healthy homes in vibrant communities;

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<sup>1</sup> See National Planning Policy Framework paragraph 153  
(<https://www.gov.uk/government/publications/national-planning-policy-framework--3>)

- Generous green space linked to the wider natural environment, including surrounding countryside, biodiversity-rich woodland and public parks;
- A coherent network of well-managed tree-lined streets and open spaces;
- Opportunities for residents to grow their own food, including allotments and community gardens;
- Strong local facilities in walkable, sociable neighbourhoods;
- Integrated and accessible transport systems;
- A variety of housing types; and
- Local jobs within easy commuting distance.

This means that Knowsley Council will have access to a proportion of a £6 million government fund over the next two financial years to support the delivery of the Halsnead project. This money will be used to unlock the full capacity of sites, providing funding for additional resources and expertise to accelerate development and avoid delays. In addition to funding, the government will provide support in terms of expertise, brokerage and offer of new planning freedoms.

## **6. How does this relate to the Local Plan?**

Supplementary Planning Documents explain and help interpret policies in the Borough's Local Plan documents.

The Local Plan Core Strategy is the central document in the Knowsley Local Plan. It represents a strategic plan for Knowsley for the period up to 2028. It sets out how Knowsley will develop in the future, including where new homes can be built and where new business development can take place. The Plan contains planning policies across a range of themes, including sustainable development, housing, employment, retail, green infrastructure, renewable development and design. A key policy in the Core Strategy identifies locations that have been released from the Green Belt (referred to as Sustainable Urban Extensions) to meet future development needs.

It is the Local Plan Core Strategy which allocated the South of Whiston and Land South of the M62 Sustainable Urban Extension sites (now known as Halsnead) for development. The sites are no longer within the Green Belt. The Local Plan also sets out the requirement for a Supplementary Planning Document and a detailed masterplan to be prepared for each of the largest Sustainable Urban Extension sites, and be agreed by the Council.

## **7. When will development start?**

The draft Halsnead Masterplan Supplementary Planning Document includes an indicative development timeline, which assumes that the first housing development will commence in 2018 and will continue until approximately 2035. However, this is only an estimate: the exact timing of when development may come forward at Halsnead is currently not known.

Before development could begin, the land would need to be subject to planning permission, meaning a planning application would need to be lodged with and approved by the Council. Any application will need to provide further information

about the detail of the proposed development, including site layouts and access arrangements. The planning application will need to demonstrate compliance with the Halsnead Masterplan Supplementary Planning Document. The process of determining planning applications would include statutory consultation with those directly neighbouring the development location.

## **8. Where can I view the consultation documents?**

The draft Halsnead Masterplan Supplementary Planning Documents, 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.

The draft Halsnead Masterplan Supplementary Planning Documents 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.

## **9. When is the 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.

## **10. Will there be public meetings?**

The Council will be holding two public drop-in events on the draft Halsnead Masterplan Supplementary Planning Document. 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

## **11. How can I respond to the consultation?**

You can return responses online via the Council's website (<http://www.knowsley.gov.uk/consultations>), or via email or post using the below addresses:

- Email: [discover.halsnead@knowsley.gov.uk](mailto: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.

## **12. What will happen after the consultation?**

Following the public consultation period, responses received will be reviewed and any necessary amends made to the Halsnead Masterplan Supplementary Planning Document. A full Consultation Report will be prepared, which will outline how responses received have been addressed. The final document 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.

## **13. How can I contact the Council to find out more?**

You can contact the Council to find out more on:

- Email: [discover.halsnead@knowsley.gov.uk](mailto:discover.halsnead@knowsley.gov.uk)
- Post: Halsnead Consultation, Knowsley Council, Ground Floor, Yorkon Building, Huyton, Merseyside, L36 9FB (postage required)
- Telephone: 0151 443 4031
- TypeTalk: 18001 0151 443 4031

## **14. Can I get the information in different formats?**

If you would like any of the information published relating to the Halsnead Masterplan Supplementary Planning Document in a different format (e.g. a different language, large print), please contact the Council Customer Services on 0151 443 4031 or email [customerservices@knowsley.gov.uk](mailto:customerservices@knowsley.gov.uk).