



*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](http://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](mailto: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
<p>Landowners  (See Options/Approaches document, section review of Landowner Workshop September 2016)</p>	<p>Concerns over:</p> <ul style="list-style-type: none"> <li>- Potential duplication of facilities along Lickers Lane</li> <li>- security of the fishing lake facilities at Big Water</li> <li>- residential amenity of existing residents of the site</li> <li>- lack of funding for country park facilities</li> <li>- existing traffic levels including Tarbock Island</li> <li>- limitations of Fox's Bank Lane</li> <li>- land remediation costs</li> <li>- whether a spine road is needed or deliverable</li> <li>- layout of employment parcels</li> </ul>	<p>The draft Halsnead Masterplan SPD reflects the concerns of landowners including:</p> <ul style="list-style-type: none"> <li>- ensuring community facilities are complementary to existing facilities on Licker's Lane</li> <li>- seeking to protect residential amenity through appropriate buffers and other mitigation</li> <li>- not proposing the use of Fox's Bank Lane for commercial traffic</li> <li>- considering potential scope of remediation works through collection of evidence and commitment to further work</li> <li>- clarifying the extent of the main spine roads</li> <li>- reconsidering employment land layout and access</li> </ul> <p>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.</p>
<p>Landowners  (See Options/Approaches document, section review of Landowner</p>	<p>Priority to:</p> <ul style="list-style-type: none"> <li>- retain Whiston Juniors / Lickers Lane playing fields, make accessible for all</li> <li>- include pedestrian and cycle links, maximise accessibility of the station</li> <li>- improve local community facilities</li> </ul>	<p>The draft Halsnead Masterplan SPD reflects the priorities of landowners including:</p> <ul style="list-style-type: none"> <li>- retention of the Lickers Lane playing fields</li> <li>- inclusion of pedestrian and cycling links throughout the site with connections to key facilities i.e. Whiston rail station</li> </ul>



<p>Workshop September 2016)</p>	<ul style="list-style-type: none"> <li>- distribute community facilities across the site</li> <li>- ensure nature surveillance and deter anti-social behaviour</li> <li>- strengthen links between east and west of the site</li> <li>- provide gateway features to the site</li> <li>- mitigate air quality and noise impacts</li> <li>- deliver primary school early within the development, create a community hub, locate this near to existing communities</li> <li>- disperse traffic through multiple access points</li> <li>- respect heritage setting and recreate historic park landscape</li> </ul>	<ul style="list-style-type: none"> <li>- 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</li> <li>- identification of key gateways locations around the site</li> <li>- identification of need to attenuate noise and air quality impacts from the M62, and proposed solutions for this</li> <li>- provision of five main vehicular access points to residential site aimed at dispersing traffic, with strong east-west connection</li> <li>- Identifying the former Halsnead Park Estate as a key place-making pillar</li> <li>- distribution of green infrastructure assets around the site</li> </ul>
<p>Landowners  (See Options/Approaches document, section review of Landowner Workshop September 2016)</p>	<p>Potential to:</p> <ul style="list-style-type: none"> <li>- expand existing private nursery provision</li> <li>- consider housing on the land south of the M62</li> <li>- strengthen links between north and south of the M62, including mineral railway line route</li> <li>- provide a range of housing types, including lower density</li> <li>- locate new primary school centrally</li> <li>- expand woodlands</li> <li>- improve public transport links</li> <li>- create a centralised parkland on land occupied by mobile home park</li> <li>- expand employment area</li> </ul>	<p>The draft Halsnead Masterplan SPD reflects the opportunities identified by landowners including:</p> <ul style="list-style-type: none"> <li>- identifying need for early years provision to be met by either private or public sector (or both)</li> <li>- due to constraints, small potential area for residential development identified south of the motorway, subject to feasibility</li> <li>- showing the former minerals railway line as a key walking, cycling and equestrian route</li> <li>- inclusion of a range of density and character area types, including lowest density to the south and east of the residential site</li> <li>- improvement of public transport links including to Whiston Rail Station and facilitating bus routes through the site</li> </ul>

		<ul style="list-style-type: none"> <li>- protection of existing woodlands as key place-making assets. Expansion may be considered where tree replacement on the site is needed.</li> </ul> <p>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.</p> <p>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.</p>
<p>Landowners (See Options/Approaches document, section review of Landowner Workshop September 2016)</p>	<p>Overall preference for Masterplan approach which connects with existing settlement at Whiston.</p>	<p>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.</p>
<p>The Land Trust</p>	<ul style="list-style-type: none"> <li>- Funding has not been available to deliver country park. The Land Trust wants to deliver</li> </ul>	<p>The draft Halshead Masterplan SPD reflects the issues raised by the Land Trust including:</p>

	<p>quality and therefore is willing to work with others to establish the best way forward.</p> <ul style="list-style-type: none"> <li>- Continued aspiration to deliver crossing of the M62.</li> <li>- Require safe access to country park for pedestrians and cyclists, separate from commercial traffic.</li> <li>- Council should consider options for longer term maintenance of green infrastructure provided on site.</li> <li>- Engineering solutions for sustainable drainage systems can help deliver Garden Village principles – examples elsewhere in the country.</li> <li>- Drainage of the South of the M62 will require discussion with statutory agencies.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirement to deliver a country park focussed on the former Cronton Colliery site</li> <li>- 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</li> <li>- showing the former minerals railway line as a key walking, cycling and equestrian route</li> <li>- masterplanning requirement to ensure safe access to the country park for non-car modes</li> <li>- requirement that development will make provision for open space and green infrastructure maintenance, including through financial contributions</li> <li>- identifying opportunities for green infrastructure to act as swales / sustainable drainage systems</li> <li>- masterplanning requirement to deliver a comprehensive drainage strategy to be agreed with statutory organisations.</li> </ul>
<p>Places Matter! Design Review</p>	<ul style="list-style-type: none"> <li>- Place naming and place-making are both important</li> <li>- Garden Village principles to unlock government support should be pursued</li> <li>- Links with the existing community at Whiston are important – roads should connect through</li> <li>- Car parking must be dealt with in the masterplan. Lower order roads will help.</li> <li>- Landowner engagement is essential</li> <li>- Business case for country park needs to be established</li> <li>- Landscaping corridor along M62 has strong</li> </ul>	<p>The draft Halsnead Masterplan SPD reflects the issues raised by the Design Review panel including:</p> <ul style="list-style-type: none"> <li>- Naming the site as Halsnead, giving a distinct identity and links back to historic Halsnead Park Estate.</li> <li>- 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.</li> <li>- Highways connections with existing</li> </ul>

	<p>Green Infrastructure potential</p>	<p>communities are prioritised.</p> <ul style="list-style-type: none"> <li>- Masterplanning guidance is included for road specifications and car parking solutions.</li> <li>- M62 corridor has been identified as multi-functional space – noise and air quality attenuation, as well as drainage and green infrastructure functions.</li> <li>- Landowner engagement has been continuing throughout the preparation of the Masterplan.</li> </ul> <p>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.</p>
<p>Whiston Town Council</p>	<ul style="list-style-type: none"> <li>- Whiston Juniors / Lickers Lane playing fields should be retained.</li> <li>- Opportunities to explore improvements to existing community facilities should be explored</li> <li>- The country park should be delivered as a priority</li> <li>- Car parking is a local issue to be addressed e.g. at Whiston Village, at St. Nicholas Church, primary schools</li> <li>- Concerns about existing junctions needing improvements e.g. Cronton road and Fox's Bank Lane</li> <li>- Review provision of local health care facilities – doctors and dentists</li> </ul>	<p>The draft Halsnead Masterplan SPD reflects the issues raised by Whiston Town Council including:</p> <ul style="list-style-type: none"> <li>- retention of the Lickers Lane playing fields.</li> <li>- 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.</li> <li>- identification of range of off-site highways works to be delivered as part of the Masterplan.</li> <li>- commitment to seek contributions towards health care facilities if required.</li> </ul> <p>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.</p>