

Frequently Asked Questions - East of Halewood site – February 2019

Section 1: About the site

1a. Where is the site?

The East of Halewood site is located to the east of the existing settlement of Halewood. It is severed by roads and by railways, meaning it is in four main parcels, two large and two small:

- Large northern parcel: Land bounded by Lower Road, Greensbridge Lane, Ditton Brook and the Liverpool-Manchester railway
- Large southern parcel: Land bounded by the Liverpool-Manchester railway, Lower Road, Finch Lane, Higher Road and Baileys Lane, including land currently occupied by RSPCA
- Small northern parcel: Land bounded by Greensbridge Lane, Cartbridge Lane and Ditton Brook currently occupied by Merseyside Dogs Home
- Small southern parcel: Land bounded by Aldersgate Drive, Higher Road and the West Coast Main line *(please see site boundary overleaf)*

1b. Isn't the site in the Green Belt?

No. The land is allocated for residential development and has been since the adoption of the Knowsley Local Plan Core Strategy in 2016.

1c. Is the whole site going to be developed?

The site is allocated for residential development in the Local Plan. The Council is preparing a masterplan which covers the whole site, but there will be some parts of the site that will not be developed for housing, including Finch Woods, the private fishing pond and United Utilities pumping stations.

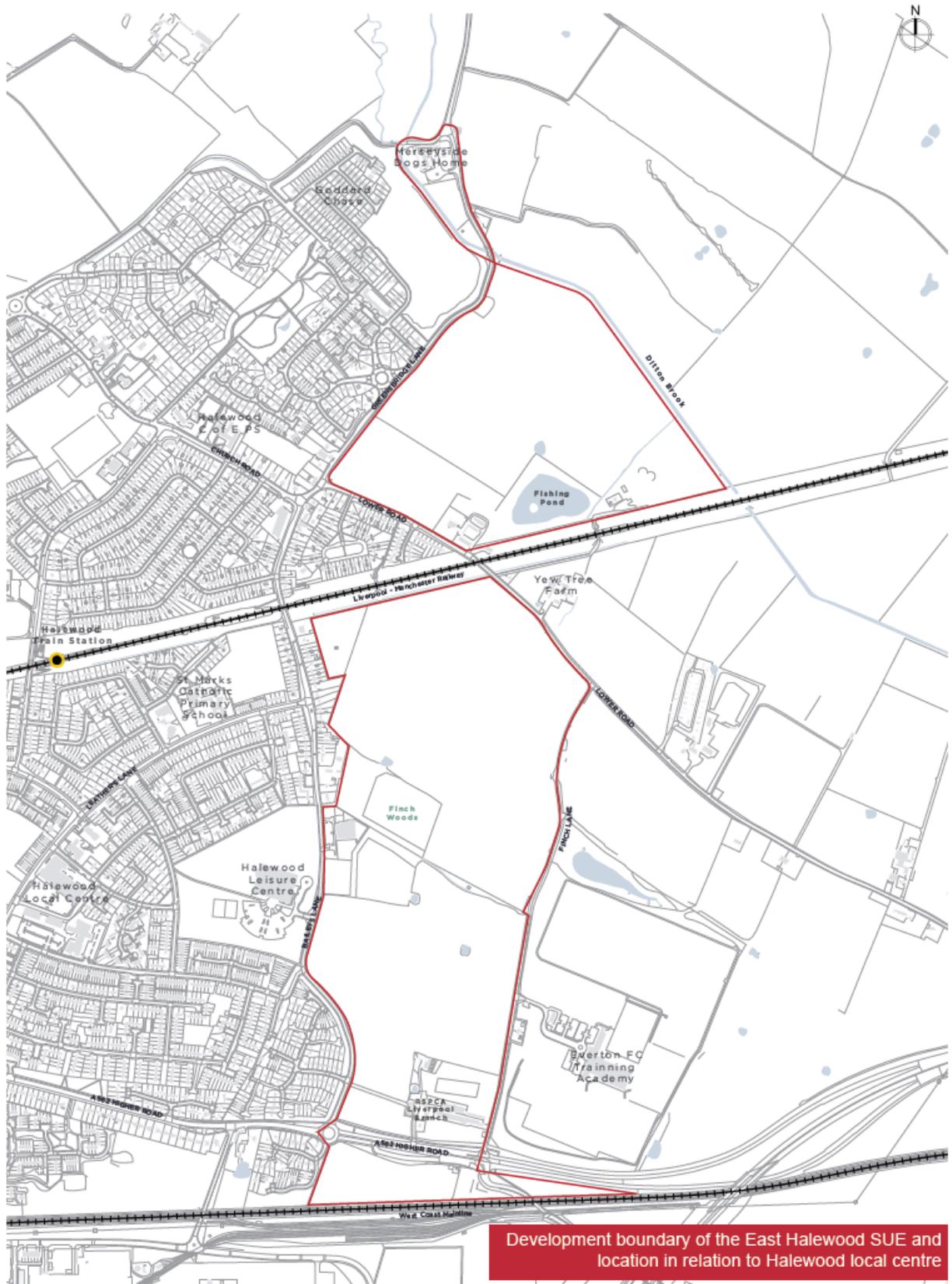
The Council is also consulting on a proposal for commercial uses in the southernmost part of the site (between Higher Road and the West Coast Main Line). To complement the existing retail offer, it is envisaged that this would take the form of a new convenience retail store and a family pub.

Other parts of the site are currently occupied by uses they are currently planned to remain, such as the Merseyside Dogs Home site, but would be suitable for residential development were they to become vacant in the future.

1d. Who owns the land? Who are the developers?

The majority of the site is in private ownership. The only land that the Council owns is Finch Woods and Finch Woods Academy (freehold), neither of which are identified for development.

Large parts of the site are under the control of three housebuilders – Redrow, Bellway and Miller. These companies have “options” over the land, agreed with the existing landowners.



Section 2: About the draft SPD and Masterplan

2a. Why are plans being prepared now?

The Local Plan requires that a Supplementary Planning Document and a detailed masterplan be prepared for the site, to be agreed by the Council. The documents will also provide certainty to members of the public and other key stakeholders, as to how, where and when new development will come forward. A key target audience is developers preparing planning applications for the East of Halewood site; we want to make sure they understand the Council's requirements for development quality and infrastructure provision. The documents will ultimately be used by Members of the Planning Committee and Development Management officers in assessing and determining subsequent planning applications.

The Council is now consulting on draft versions of the Supplementary Planning Document and detailed masterplan. Details of how you can get involved in the consultation are provided in [section 5](#).

2b. Does the site have planning permission already?

No, the site does not have planning permission at the current time. The Council will only support planning applications which are in accordance with its masterplan for the site; therefore developers will need to wait for this to progress before they can prepare and submit planning applications.

The site is likely to be subject to several planning applications, covering different parts of the site which are under the control of particular developers.

2c. When will development start?

The exact timing of when development may come forward at East of Halewood is dependent upon the developers bringing forward their proposals.

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

Section 3: Proposals for the site

3a. How much new development is proposed?

The East of Halewood site can accommodate between 1,100 and 1,500 new homes. The exact amount of new housing that is ultimately delivered will depend on the detailed planning applications from developers.

In addition to new homes, the site will deliver substantial public open space, including an enhanced and expanded Finch Woods.

The Council is also consulting on the option of including some commercial uses on the small southern parcel (such as retail and a family pub).

3b. What types of new housing will be delivered and will they be affordable?

A wide mix of new housing will be delivered on the site. This will diversify the housing mix in the area, providing larger family houses, which are currently under-represented in the Halewood housing market.

The majority of homes will be for market sale, but the Council's policy is that at least 25% of the new homes will be affordable housing, including a mix of affordable home ownership (which could include shared ownership and discount market sale) and affordable rented homes. This would provide access to the new homes for a wide variety of households.

3c. Will the new properties be leasehold?

Whilst the Council has no control over this, the developers have advised that all of the homes to be built for market sale will be sold as freehold, i.e. there will be no ground rent payable.

3d. What new infrastructure will be delivered by the development?

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

- New road junctions and improvements to existing local routes and junctions;
- New walking and cycling routes throughout the site;
- Bus route through the site, with two new bus stops;
- On site public open space, including parks and gardens, amenity greenspace, play facilities and allotments;
- Suitable flood risk reduction measures, and new water, drainage, gas, electricity and broadband infrastructure;
- Appropriate noise reduction and air quality improvement measures, including development setbacks along main roads and railway routes;
- Contributions towards community infrastructure, including health care, education and outdoor sports facilities (see [section 4](#) for more details).

3e. Where are the access points?

The draft masterplan proposes that the site has several new road junctions:

- Two from Greensbridge Lane (serving the large northern parcel);
- Two from Lower Road and two from Baileys Lane (serving the large southern parcel);
- One from Higher Road (serving the small southern parcel).

Additional access points will be provided for pedestrians and cyclists.

For clarity, no road junctions are proposed from Finch Lane due to utilities constraints and easements; however, improvements will be sought to Finch Lane and to its junction with Higher Road.

3f. What will happen to Finch Woods?

Finch Woods is an existing public open space, the majority of which is currently occupied by woodland of comparatively poor quality. The draft masterplan proposes that the entirety of Finch Woods is retained as public open space, and that the existing site is expanded to include some land in private ownership, which will also be delivered as public open space. The draft masterplan sets out how this space will be enhanced, and sets a requirement that developers will contribute towards enhancement projects – this will include new facilities for community use, such as play areas.

In addition to Finch Woods, the draft masterplan sets out that various other public open spaces will be provided throughout the site, serving different functions, including amenity space for new residents, flood risk attenuation, ecological mitigation, sustainable drainage, noise and air quality mitigation and utilities easements.

3g. How will the new public open space be managed?

The Council will seek to ensure that the developers make a financial contribution towards the future management and maintenance of Finch Woods.

The public open space to be provided within the development area will be expected to be managed by the developers, for example through them setting up a management company, to manage the spaces in perpetuity.

3h. Will the RSPCA and Merseyside Dogs Home be closing?

The draft masterplan reflects the Council's current understanding that the RSPCA Liverpool Branch is proposing to close their facility and that their land will be developed for housing. This is a business decision of the RSPCA.

The draft masterplan assumes that the Merseyside Dogs Home will remain, should the site close in the future, this could come forward for residential development.

Section 4: Impacts on Halewood

4a. Will the development deliver road and transport improvements?

Yes. The draft masterplan proposes that several nearby junctions will be upgraded, and stretches of highway improved. This will include measures to slow traffic on routes around the site, including Higher Road, Baileys Lane and Lower Road.

The draft masterplan also makes provision for improvements in public transport, including a bus route running through the site, served by new bus stops. Walking and cycling are central to the draft masterplan – a new north-south route through the site is proposed, for walking and cycling use only, connecting to existing leisure and commuter routes, as well as new east-west routes through to Halewood Shopping Centre, Halewood train station and other local facilities.

4b. The Halewood Shopping Centre is nearby, how will this be affected?

Halewood Shopping Centre is located within a short distance of the site, providing local shops, as well as health care facilities and a library. It is anticipated that the residents of the new development will use these facilities, ensuring their ongoing viability.

Recognising that the Halewood Shopping Centre is often very busy and its car park is sometimes operating at full capacity, the Council is consulting on the potential for additional commercial uses in the southernmost part of the site (between Higher Road and the West Coast Main Line). To complement the existing retail offer, it is envisaged that this would take the form of a new convenience retail store and a family pub. These uses could be more appropriate in this location than more residential development, due to the noise and vibration constraints associated with the West Coast Main Line.

4c. What about local schools and health care facilities?

It is recognised that the amount of new residential development planned will potentially require additional school and health care provision. The Council can seek to secure financial contributions towards these facilities from developers; such funds can pay for new or refurbished buildings, but not towards revenue costs for new teachers, doctors, nurses, etc.

The draft masterplan sets out that the Council will seek financial contributions from developers towards the expansion of existing primary schools and nurseries (early years) in Halewood to provide additional capacity. The exact locations for such expansion are yet to be identified.

Financial contributions will also be sought from developers towards expanded health care facilities, with projects to be identified by the Knowsley Clinical Commissioning Group.

4d. How will the leisure centre be affected?

Halewood Leisure Centre is directly adjacent to the site. The draft masterplan identifies that developers will be expected to make a financial contribution towards the provision of new outdoor sports facilities at this site, which will then be managed by Volair for community use. The draft masterplan also identifies the opportunity for the Leisure Centre to accommodate upgraded walking and cycling connections between the East of Halewood site and the Halewood Shopping Centre.

4e. Will the development deal with local flooding issues?

Part of the East of Halewood site is adjacent to Ditton Brook, and is at high risk of flooding. The draft masterplan proposes that significant mitigation measures are implemented adjacent to the Brook, to effectively lower the land levels and provide a flood storage area. This land is expected to be dry most of the time, but provides space for flood waters to be accommodated in extreme weather events. This will both ensure that new development on the East Halewood site is not affected by flood risk, but is also expected to deliver net benefits for existing Halewood residents, through reducing the risk of flooding in the surrounding area.

The draft masterplan also proposes that where feasible, sustainable drainage solutions are implemented across the site. This means that surface water will be managed within the site, through the use of swales and storage basins (small ponds), rather than sending this water to surface water sewers. This approach is endorsed by both United Utilities and the Council's Lead Local Flood Authority.

4f. There are water mains and electricity pylons across the site, how will they be addressed?

The draft masterplan proposes that an existing 132kv power cable, hosted on pylons on the large southern parcel, will be re-routed and buried adjacent to Finch Lane. A substation on the corner of Lower Road and Greensbridge Lane is proposed to be relocated. Elsewhere on the site, easements will be required to accommodate water mains and sewers; this means that developers will not be able to build directly over this area.

4g. Will there be jobs for local people in construction?

The Council's adopted Employment and Skills Supplementary Planning Document will apply. This requires developers to prepare and implement a Social Value Strategy, which will set out how they will ensure that benefits of development are passed on to Knowsley residents, through apprenticeships, employment and training initiatives.

Section 5: About the consultation on the draft SPD and Masterplan

5a. Where can I view the consultation documents?

The draft Masterplan and Supplementary Planning Document, along with relevant supporting documents, can be viewed online at:

<https://consultations.knowsley.gov.uk/>

Supplied with the documents is an online response form.

The consultation documents can be found at Halewood Libraries and One Stop Shop during normal opening hours (see Knowsley Council website for up to date details), during the consultation period. There is also an information point at Halewood Leisure Centre, where documents can be viewed and response forms collected.

5b. When is the public consultation?

The Council is carrying out six weeks of public consultation on the draft Masterplan and Supplementary Planning Document, running from Thursday 28 February 2019 to 5pm on Wednesday 10 April 2019

5c. Will there be drop in events?

The Council will be holding two public drop-in events. During these events, Council officers will be on hand to answer your questions about the consultation materials. These events will be held:

- Wednesday 13 March, 3pm – 7pm, Halewood Leisure Centre
- Saturday 16 March, 10am – 2pm, Halewood Leisure Centre

5d. How can I respond to the consultation?

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

- Email: eastofhalewood@knowsley.gov.uk
- Post: East of Halewood 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 Wednesday 10 April

5e. What will happen after the consultation?

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

considered by Knowsley Council for formal approval. If adopted, the masterplan and Supplementary Planning Document will be used to determine any planning applications for development within the area.

5f. How can I contact the Council to find out more?

You can contact the Council to find out more on:

- Email: EastofHalewood@knowsley.gov.uk
- Post: East of Halewood Consultation, Knowsley Council, Ground Floor, Yorkon Building, Huyton, Merseyside, L36 9FB (postage required)
- Telephone: 0151 489 6000
- TypeTalk: 18001 0151 443 4031

5g. Can I get the information in different formats?

If you would like any of the information published relating to the East of Halewood Masterplan or East of Halewood 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.