Letters of Support for Access to Halsnead Garden Village

May 2017
22 May 2017

To Whom it may Concern:

RE: SIF 0028: HALSNEAD GARDEN VILLAGE

We write in respect of the above bid. We represent landowners with significant interests in the Garden Village and we are fully supportive of this bid to the Liverpool City Region’s Single Investment Fund.

We believe that Halsnead Garden Village will not only have great benefits for our customers and the community of Whiston, but also attracting people to live, work and invest in the City Region. As one of only 14 sites in England awarded Garden Village Status by the Government, it will deliver 1,600 high quality and distinctive new houses at the gateway to the Liverpool City Region. It will support further economic development in the City Region.

We can advise that the proposed infrastructure provisions and enhancements would directly support early and comprehensive delivery of Halsnead, enabling early delivery. Furthermore, it would facilitate additional investment in the place making and design quality aspects in accordance with its garden village status.

We are very keen to engage with partners to develop the scheme further and proactively assist in its earliest possible delivery in order to secure the multiple benefits that would be derived. Indeed if the current bid is supported, and in conjunction with developer partners, we would expect the submission of a planning application to Knowsley Council during the Autumn of 2017, with a view to commencement of development in 2018 and first occupations in early 2019.

We are totally supportive of this bid to the Liverpool City Region’s Single Investment Fund, given its clear alignment to the Liverpool City Region Growth Strategy.

Yours sincerely

[Signature]

DAN MITCHELL
Partner
Dear Whom It May Concern

HALSNEAD GARDEN VILLAGE

I wanted to put on record the fact that Highways England are fully supportive of this bid to the Liverpool City Region’s Single Investment Fund, given its clear alignment to the ‘Place’ Pillar of the Liverpool City Region Growth Strategy.

As one of only 14 sites in England awarded Garden Village Status by the Government, which will deliver 1,600 high quality and distinctive new houses at the gateway to the Liverpool City Region, I would be confident that Halsnead will further encourage residential and economic development across the Liverpool City Region.

Highways England liaised with the Council during its preparation of the Knowsley Local Plan Core Strategy, which facilitated the allocation of a Sustainable Urban Extension ‘South of Whiston and Land South of M62’ that is now referred to as Halsnead Garden Village.

Of particular relevance to Highways England is Core Strategy Policy SUE2C 2) a) which requires proposals for residential and/or employment development at South of Whiston and Land South of M62 should deliver:-

“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.”

The proposed infrastructure provisions and enhancements would directly support the delivery of necessary measures to address the impact of development generated traffic on the Strategic Road Network at M62 Junction 6 ‘Tarbock Island’.

Highways England are very keen to continue its engagement with partners to develop the scheme further and proactively assist in its earliest possible delivery in order to secure the multiple benefits that would be derived.
Therefore I/We are totally supportive of this bid to the Liverpool City Region's Single Investment Fund, given its clear alignment to the Liverpool City Region Growth Strategy.

Yours faithfully

[Signature]

Mike Sinnott
Team Leader Asset Development Team
Dear Lisa

**Re: SIF 0066: Halsnead Garden Village**

I want to put on record the fact that on behalf of our client we are supportive of this bid in principle to the Liverpool City Region’s Single Investment Fund, given its clear alignment to the ‘Place’ Pillar of the Liverpool City Region Growth Strategy.

I believe that Halsnead Garden Village ('Halsnead') will benefit the wider community of Whiston. It will also attract people to live, work and invest in the City Region. As one of only 14 sites in England awarded Garden Village Status by the Government, it will deliver 1,600 high quality and distinctive new houses at the gateway to the Liverpool City Region. I am confident that Halsnead will further encourage residential and economic development across the Liverpool City Region.

As a significant major landowner interest within the east of Halsnead (fronting Fox’s Bank Lane), I can advise that the proposed infrastructure funding from SIF will directly support early and comprehensive delivery of Halsnead. It will therefore enhance the overall viability of Halsnead, making it more favourable to bring our land to the market at an earlier stage.

I am very keen to engage with partners to develop the scheme further and proactively assist in its earliest possible delivery in order to secure the multiple benefits that would be derived.

Therefore I and behalf of our landowners we are supportive in principle of this bid to the Liverpool City Region’s Single Investment Fund, given its clear alignment to the Liverpool City Region Growth Strategy.

Yours sincerely

Andy Frost  
Frost Planning Ltd  
Prestbury, Cheshire SK10 4PT  
Tel: (01625) 827 331 Mobile: 07702799063  
Email: andy.frost@frostplanning.com  
Web: www.frostplanning.com
19th May 2017

To whom it may concern,

Re: SIF 0028: Halsnead Garden Village

I wanted to put on record the fact that Bloor Homes are fully supportive of this bid to the Liverpool City Region’s Single Investment Fund, given its clear alignment to the ‘Place’ Pillar of the Liverpool City Region Growth Strategy.

I believe that Halsnead Garden Village will not only have great benefits for our customers and the community of Whiston, but also attracting people to live, work and invest in the City Region. As one of only 14 sites in England awarded Garden Village Status by the Government, which will deliver 1,600 high quality and distinctive new houses at the gateway to the Liverpool City Region, I would be confident that Halsnead will further encourage residential and economic development across the Liverpool City Region.

The proposed infrastructure provisions and enhancements would directly support early and comprehensive delivery of Halsnead, essentially making this significant opportunity site viable and facilitating additional investment in the place making and design quality aspects in accordance with its garden village status.

Bloor Homes are very keen to engage with partners to develop the scheme further and proactively assist in its earliest possible delivery in order to secure the multiple benefits that would be derived. Indeed if the current bid is supported we would be hopeful of submitting a planning application to Knowsley Council during the summer of 2017 with a view to commencement of development in 2018 and first occupations in early 2019.

Therefore we are totally supportive of this bid to the Liverpool City Region’s Single Investment Fund, given its clear alignment to the Liverpool City Region Growth Strategy.

Yours sincerely

[Signature]

Rhys Nicholson
Regional Managing Director
Bloor Homes North West
Dear Sir/Madam

Halsnead Garden Village (SIF 0028)

The purpose of this letter is to put on record Knowsley Council’s full support for the bid to the Liverpool City Region Combined Authority’s Single Investment Fund in relation to the Halsnead Garden Village project.

Not only as the Liverpool City Region’s only Garden Village but also as one of the single largest housing and employment opportunities in the Liverpool City Region, Halsnead clearly aligns to the “Place” Pillar of the Liverpool City Region’s Growth Strategy. Knowsley Council strongly believes that the delivery of Halsnead Garden Village would put the Liverpool City Region at the forefront of housing delivery in the country.

Delivery of this exciting, ambitious and high quality development will form a new gateway to the City Region, setting an impressive tone from the moment of arrival in the area.

Not only will Halsnead Garden Village bring great benefits for Knowsley, but it will also attract and retain high earners and high quality businesses to live, work and invest in the City Region.

Halsnead Garden Village will be a great place to live and work. It will deliver 1,600 high quality and distinctive new houses at the gateway to the Liverpool City Region. It will also deliver over 22 hectares of employment land, which will be ripe for large scale manufacturing and logistic companies – thereby helping the City Region to reach its full potential in relation to SuperPort and with Advanced Manufacturing at its heart.

The scale of the Halsnead Garden Village project means that it does not fit neatly into any existing “box” when it comes to regeneration programmes and funding. And that is why the scheme represents an opportunity which the City Region cannot afford to miss. Indeed, Knowsley is proud to say that Halsnead creates its own “box” by having the potential to make a significant contribution all of the City Region’s aspirations on one self-contained site.

We could wait for the market to decide when it wants to develop the site. But the Council feels strongly that the Combined Authority, with the leadership of the new City Region Mayor, should instead accelerate delivery by making things happen on the ground and turning these aspirations into reality.
Our soft market testing has confirmed that private sector developers are eager to get on site and that the proposed infrastructure provisions and enhancements enabled through a contribution from the Single Investment Fund would directly support early and comprehensive delivery of Halsnead, essentially making this significant opportunity site a viable prospect.

Knowsley Council has engaged landowners, developers, housebuilders and end users at all stages of the process, thereby providing an end to end service and demonstrating how seriously we take our role of enabler. The Council has already invested proactively in the site to assist its earliest possible delivery. An opportunity now exists for the City Region to support the Council and this development.

Indeed, if the current bid is supported, we would expect developer partners to submit planning applications for the residential land parcels during the Summer of 2017, with a view to the commencement of development in 2018 and first occupations in early 2019. For the employment parcel (which is currently being marketed), the Single Investment Fund contribution could enable delivery in 2019.

I hope that the Council’s enthusiasm for and pride in Halsnead Garden Village comes across from my comments above. This bid to the Liverpool City Region’s Single Investment Fund aligns completely with the City Region’s Growth Strategy.

Yours Sincerely

Mike Harden
Chief Executive
23rd May 2017

To whom it may concern,

**Re: SIF 0028: Halsnead Garden Village**

I'm writing to confirm that Countryside Properties are fully supportive of this bid to the Liverpool City Region's Single Investment Fund, given its clear alignment to the 'Place' Pillar of the Liverpool City Region Growth Strategy.

We believe that Halsnead Garden Village will not only provide an attractive residential opportunity for potential customers, but also an economic catalyst for the community of Whiston, whilst also attracting new economically active residents to live, work and invest in the City Region. As one of only 14 sites in England awarded Garden Village Status by the Government, which will deliver 1,600 high quality and distinctive new houses at the gateway to the Liverpool City Region, I would be confident that Halsnead will further encourage residential and economic development across the Liverpool City Region.

The proposed infrastructure provisions and enhancements would directly support early and comprehensive delivery of Halsnead, essentially making this significant opportunity site viable and enabling additional investment in the place making and design quality aspects, in accordance with its Garden Village status.

Countryside Properties have already engaged with Partners to understand the detail around this opportunity and we are currently liaising with stakeholders to identify how we can secure a formal interest in delivering the aims and objectives of this exciting initiative. As such, we are cognisant of how your additional support will proactively assist in its earliest possible delivery in order to secure the multiple benefits that would be derived.

Therefore we are supportive of this bid to the Liverpool City Region’s Single Investment Fund, given its clear alignment to the Liverpool City Region Growth Strategy.

Yours sincerely,

Ian Fletcher  
Regional Regeneration Director  
Countryside Properties (UK) Ltd
19 May, 2107

To whom it may concern,

**SIF 0028: Halsnead Garden Village**

As a major landowner within the west of Halsnead, both north and south of the M62, the proposed infrastructure provisions and enhancements in and around the Junction 6 of the M62 and the improvements around the site bordering Whiston and Cronton would directly support early and comprehensive delivery of Halsnead, essentially making this significant opportunity site viable. Furthermore, it would facilitate additional investment in the place making and design quality aspects in accordance with its garden village status.

We are fully supportive of this bid to the Liverpool City Region’s Single Investment Fund, given its clear alignment to the ‘Place’ Pillar of the Liverpool City Region Growth Strategy.

We believe that Halsnead Garden Village will not only have great benefits for the community of Whiston, but also attracting people to live, work and invest in the City Region. We are delighted that Halsnead was chosen as one of only 14 sites in England awarded Garden Village status by the Government, which will deliver 1,600 high quality and distinctive new houses at the gateway to the Liverpool City Region, together with over 20 hectares of employment land. We are confident that Halsnead will further encourage residential and economic development across the Liverpool City Region and that the wider site provides a perfect balance of live and work opportunities in a green environment.

We are very keen to engage with partners to invest in and to develop the scheme further and we are keen to support means which will assist in the earliest possible delivery of the project. If the current bid is supported, and in conjunction with developer partners, we would expect submission of a planning application to Knowsley Council during the Summer of 2017 for our residential parcel, with a view to commencement of development of the first 350 homes in 2018 and first occupations in early 2019. Similarly, for our employment parcel, which is currently being marketed, if this bid is successful then we anticipate the submission of a planning application by the end of 2017 with project delivery of up to 300,000 square feet of employment space by 2019.
We are totally supportive of this bid to the Liverpool City Region's Single Investment Fund, given its clear alignment to the Liverpool City Region Growth Strategy and the potential to support Halsnead Garden Village.

Yours sincerely,

[Signature]

C.J. Stroud, DBA, FRICS, MCIOB
Director of Development
To whom it may concern

**SIF 0028: Halsnead Garden Village**

I wanted to put on record the fact that Harworth are fully supportive of this bid to the Liverpool City Region’s Single Investment Fund, given its clear alignment to the ‘Place’ Pillar of the Liverpool City Region Growth Strategy.

Harworth believe that Halsnead Garden Village will not only have great benefits for our customers and the community of Whiston, but also attracting people to live, work and invest in the City Region. As one of only 14 sites in England awarded Garden Village Status by the Government, which will deliver 1,600 high quality and distinctive new houses at the gateway to the Liverpool City Region, I would be confident that Halsnead will further encourage residential and economic development across the Liverpool City Region.

The Harworth Group plc is one of the largest land and property regeneration companies in the UK, owning and managing over 22,000 acres across 150 sites in the North of England and the Midlands.

Our expertise is to bring life to old brownfield sites and turn derelict land into employment areas, new homes, low carbon energy & environmental projects and places where people want to be. Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of the regeneration of the UK.

We strongly believe that Halsnead Garden Village has similar potential and our experience would evidence that the proposed infrastructure provisions and enhancements would directly support early and comprehensive delivery of Halsnead, essentially making this significant opportunity site viable. Furthermore, it would facilitate additional investment in the place making and design quality aspects in accordance with its garden village status.

Harworth are very keen to engage with partners to develop the scheme further and proactively assist in its earliest possible delivery in order to secure the multiple benefits that would be derived.

Therefore we are totally supportive of this bid to the Liverpool City Region’s Single Investment Fund, given its clear alignment to the Liverpool City Region Growth Strategy.

Yours sincerely

Iain Griffin
Acquisitions Manager
07788 219366
igriffin@harworthgroup.com
23rd May 2017

To whom it may concern,

**Re: Halsnead Garden Village, South Whiston**

I wanted to put on record the fact that Barratt David Wilson Homes are fully supportive of the bid to the Liverpool City Region’s Single Investment Fund, given its clear alignment to the ‘Place’ Pillar of the Liverpool City Region Growth Strategy.

We believe that Halsnead Garden Village will not only have great benefits for our customers and the community of Whiston, but also attracting people to live, work and invest in the City Region. As one of only 14 sites in England awarded Garden Village Status by the Government, which will deliver 1,600 high quality and distinctive new houses at the gateway to the Liverpool City Region, I am sure Halsnead will further encourage residential and economic development across the Liverpool City Region.

The proposed infrastructure provisions and enhancements would directly support early and comprehensive delivery of Halsnead, essentially making this significant opportunity site viable and facilitating additional investment in the place making and design quality aspects in accordance with its garden village status.

Barratt David Wilson Homes are very keen to engage with partners to develop the scheme further and proactively assist in its earliest possible delivery in order to secure the multiple benefits that would be derived. Indeed if the current bid is supported we would be hopeful of submitting a planning application to Knowsley Council at the earliest opportunity with a view to commencement of development once consent was granted.

Therefore we are totally supportive of this bid to the Liverpool City Region’s Single Investment Fund, given its clear alignment to the Liverpool City Region Growth Strategy.

Yours sincerely

Jason Corner
Development Director
Barratt David Wilson Homes North West