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UNITED KINGDOM

18th December 2023

Project/File: 33313533500/A3/HW

Clare Appleyard

Principal Planner (Development Management)
Planning
Knowsley Council

VIA EMAIL ONLY: Clare.Appleyard@knowsley.gov.uk

Dear Clare,

Reference: Amendment to reserved matters application reference 23/02378/REM - Land south of Lickers Lane, Halsnead Garden Village, Whiston

We write on behalf of the applicant, Nuvu Development Limited, to amend the masterplanning and architectural drawings and description of development relating to reserved matters application reference 23/02378/REM at Land south of Lickers Lane, Halsnead Garden Village, Whiston ('the Site').

This letter is accompanied by the following revised drawings and documents:

Masterplanning Drawings

- Site Layout ref. 33678-MR-M-DWG-03 Rev RR.
- Parking Plans ref. 33678-MR-M-DWG-04 Rev E.
- Adoption and Management Strategy ref. 33678-MR-M-DWG-05 Rev G.
- Electric Vehicle Charging Provision ref. 33678-MR-M-DWG-06 Rev F.
- Refuse Collection Strategy ref. 33678-MR-M-DWG-08 Rev E.
- Phasing Plan ref. 33678-MR-M-DWG-11 Rev G.
- Active Travel and Movement Strategy ref. 33678-MR-M-DWG-12 Rev E.
- Material Strategy ref. 33678-MR-M-DWG-13 Rev E.

Architectural Drawings

- House Type A End - Typical GA Plans & Elevation ref. A-P19-001 Rev P3.
- House Type C End - Typical GA Plans & Elevation ref. A-P19-005 Rev P3.
- House Type D End - Typical GA Plans & Elevation ref. A-P19-006 Rev P3.
- House Type E (Detached) - Typical GA Plans & Elevation ref. A-P19-007 Rev P3.
- House Type F End - Typical GA Plans & Elevation ref. A-P19-008 Rev P3.
- House Type G (Detached) - Typical GA Plans & Elevation ref. A-P19-009 Rev P3.
- House Type E (i) Det – Typical GA Plans and Elevations ref. A-P19-016 Rev P2.
- House Type W Cottage Flat ref. 33678-A-P19-012 Rev P3

Document Register

- Drawings and Document Register v6 18th December 2023.

The amendments have been made in response to comments received from the local planning authority, the local highway authority, the Council's environmental sustainability team and the Coal Authority. In summary, the proposed revisions are as follows:

1. Removal of plots 231-234 to avoid mine shaft entry zone.

Design with community in mind

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2. End dwellings for house types A, C, D, F and W and detached dwelling house types E and G amended to be dual aspect.
3. Location of dual aspect dwellings shown with blue asterisk on Site Layout Plan.
4. Retaining wall locations shown with thick dashed maroon line on Site Layout Plan.
5. SuDS features on village green and in south east corner amended to have a more natural shape. Shape is indicative at this stage. Details and levels for the SuDS ponds are proposed to be reserved by condition.
6. Footpath on the southern connection road to Vistry amended to 2m in width.
7. Amendment to grass verges/pavements (Plots 19-29) from 2+1m to 2+2m and improving junction at Plot 55.
8. Plot 179 substitution from house type G and E to provide DDA compliant route.
9. Addition of brick walls with trellis to the rear of plots 99-104, 203-5 and 230-8, to increase passive surveillance onto parking court.
10. Removal of grass and bollards added to front and side of plots 98-104 to restrict vehicle access and to stop vehicles parking on the kerb.
11. Plots 42-51 flipped to be facing the street to north and allow for south facing gardens.
12. Plots 41 and 52 substituted from house type E to House Type G to allow for future block structure to be built out to the south.
13. Road to the north of plots 39-52 running east-west amended from 4.8m to 4.5m carriageway.
14. Boundary hedge to plot 55 pulled back to allow for greater visibility.
15. North-south running lane (north of plots 48 and 49) amended from 2+1m to 2+2m grass verges and pavements. This is to improve junction tie ins at these locations.

The drawing and document register has been updated to refer to the revised drawings and to include reference to the revised Woodland Management Plan and Arboricultural Impact Assessment issued to the local planning authority on 14th December 2023. Updates are also required to the submitted landscape and engineering drawings. The revised pack will be submitted under a separate cover.

As a result of the proposed amendments to the layout, the number of dwellings proposed as part of the reserved matters has reduced from 241 to 239. To reflect this amendment, the applicant is, therefore, formally seeking to amend the description of development to:

*"Reserved matters application pursuant in part to planning permission 20/00399/OUT/ for the erection of **239no.** dwellings and associated works – approval sought for appearance, landscaping, layout, scale and access to adjacent land"*

We trust the enclosed drawings meet the Council's approval but if you require anything further, please do not hesitate to get in touch.

Yours sincerely,

STANTEC UK LIMITED



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Planning Associate Director

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