

Plot 3, East of Halewood Sustainable Urban Extension Planning Compliance Statement

**Application for reserved matters approval for
residential development pursuant to hybrid planning
permission ref. 19/00521/HYB**

Barratt Homes Manchester

27 June 2025

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1.0 Introduction and Background

Purpose of the Report

- 1.1 This Planning Statement has been prepared by Lichfields on behalf of Barratt Homes Manchester (“Barratt”). The purpose of this Planning Statement is to assist Knowsley Metropolitan Borough Council (“the Council”) in its consideration of a reserved matters application pursuant to hybrid planning permission ref. 19/00521/HYB (as amended) (the “Hybrid Permission”).
- 1.2 The outline element of the Hybrid Permission grants consent for up to 386 homes. Barratt proposes a residential development on land that comprises the southern part of Plot 3 of the East of Halewood Sustainable Urban Extension (“SUE”). A Location Plan identifying the application site (the “Site”) accompanies the application.
- 1.3 The East of Halewood SUE is allocated for a new residential development within the Knowsley Local Plan Core Strategy (2016) pursuant to Policies SUE1, SUE2 and SUE2b. There is an indicative development capacity of approximately 1,100 homes to be developed up to 2028. Other parcels within the SUE are being delivered by Redrow Homes Limited (“Redrow”), Bellway Homes Limited (“Bellway”) and Miller Homes Limited (“Miller”). Together, the developers have engaged with the Council for a considerable period of time through the preparation of the aforementioned Core Strategy, the East of Halewood Masterplan and the East of Halewood Supplementary Planning Document (“SPD”).
- 1.4 The Site benefits from reserved matters approval for 318 homes pursuant to the Hybrid Permission (ref. 22/00466/REM) (the “RMA1”). This was secured by Redrow Homes Limited (“Redrow”). The red line boundary associated with the RMA1 can broadly be divided into an eastern parcel and a western parcel. The Site comprises the southern portion of the eastern parcel. Within the Site, Redrow has 106 homes approved. Barratt proposes 129 homes, an increase of 23 homes. This increase in quantum is within the parameters set by the outline element of the Hybrid Permission.
- 1.5 This application proposes the following development:
- “Approval of reserved matters: layout, scale, appearance, and landscaping pursuant to hybrid planning permission 19/00521/HYB (as amended) for residential development, internal access roads, public open space, a substation and other associated works.”*
- 1.6 The proposals have been designed to complement the approved development currently under construction within the other parcels of the East of Halewood SUE. The proposals will achieve a coherent and comprehensive development in accordance with the aforementioned development plan documents.
- 1.7 Having regard to Section 70(2) of the Town and Country Planning Act 1990 (as amended) (the “Act”) and Section 38(6) of the Planning and Compulsory Purchase Act 2004, this Planning Statement (the “Statement”) considers the application’s conformity with the outline element of the Hybrid Permission as well as the policies in the Development Plan, relevant national policy, relevant guidance documents, as well as any other material considerations.

2.0 Site and Surroundings

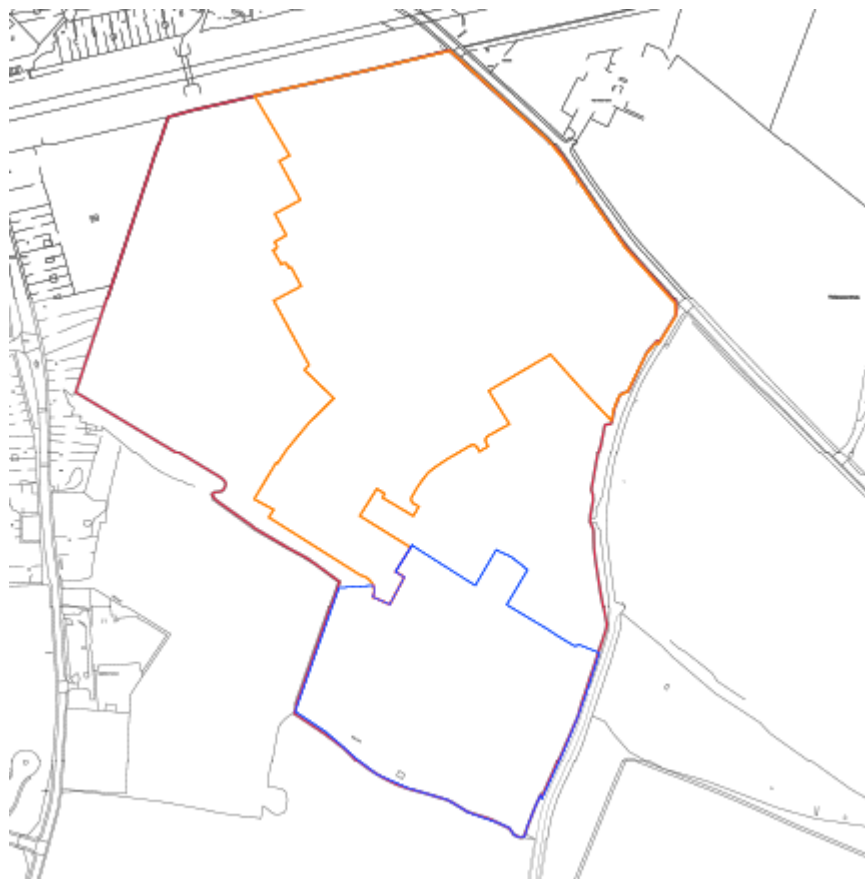
Wider Site Context of the East of Halewood SUE

- 2.1 Halewood is a town located within the Council's administrative boundary. Halewood is located approximately 2 kilometres north of the large industrial estate off Speke Boulevard, 4 kilometres north of Liverpool John Lennon Airport and 12 kilometres east of Liverpool City Centre.
- 2.2 The wider East of Halewood SUE extends to approximately 80 hectares. It comprises five parcels divided into five 'plots', across two distinct development parcels. These are physically separated by the Manchester to Liverpool railway line. Plots 1 and 2, located north of the railway line comprise approximately 30 hectares, whilst Plots 3-5, located south of the railway line, comprise approximately 50 hectares. Plot 3 is approximately 20.3 hectares. Redrow is currently delivering Plot 1 and part of Plot 3, Bellway is delivering Plots 2 and 4 and Miller is delivering Plot 5.
- 2.3 In a general sense the SUE is located in close proximity to numerous convenience shops located at the Halewood Shopping Centre, an Aldi supermarket, Halewood Library, play areas, schools including St Marks Catholic Primary School, Halewood Church of England Primary School and Finch Woods Academy, and the Halewood Leisure Centre.
- 2.4 The SUE is easily accessible by foot, rail, bus and road. The nearby Halewood Train Station offers direct rail services to Liverpool Lime Street and Warrington Central seven days a week. There are regular bus services in operation from stops located on Baileys Lane. Bus service numbers 79, 188, 838 and C44 provide return services to Halewood Town Centre, Halewood Shopping Centre, Belle Vale, Speke, Liverpool City Centre and Bootle, among other locations. Higher Road located to the south of the SUE provides connections for road users onto the M62 motorway, Liverpool and Warrington.

Description of the Application Site and Surroundings

- 2.5 The Site comprises the southern extent of Plot 3 of the SUE and extends to 3.5 hectares (17% of the total area of Plot 3). The Site is an irregular shape and predominately flat. Please refer to Figure 1 for illustrative details, demonstrating the extent of the Site within Plot 3.
- 2.6 The Site is enclosed by residential development currently under construction to the north and south. A Public Right of Way (ref. HA/15/1) is located between the Site and Bellway's Plot 4 to the south. Finch Woods is located to the west, and Finch Lane is located to the east, with Finch Farm sports ground located beyond.
- 2.7 The Site is located within Flood Zone 1, meaning there is a low probability of flooding from rivers or the sea (less than 0.1% chance). There are no ponds within the Site.
- 2.8 A line of trees and hedgerow delineate the boundary between Plots 3 and 4, to the south. The Site is not located within or adjacent to a Conservation Area and there is no designated heritage assets located in close proximity to the Site.

Figure 1 The Site outlined in blue, within the extent of Plot 3 outlined in red. This plan also details the relationship of the detailed element of the Hybrid Permission, shown in the centre of Plot 3 (outline in orange), and the western and eastern parcels approved pursuant to Redrow's RMA1.



Source: Barratt

3.0 Planning History

- 3.1 The Site benefits from the Hybrid Permission (ref. 19/00521/HYB) which relates to Plots 1 and 3. This granted the following development on 11 May 2021:

“Hybrid planning application for the erection of up to 730 dwellings comprising:

Plot 1 - full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and,

Plot 3 - full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered).”

- 3.2 The following non-material amendments (“NMA”) made pursuant to the Hybrid Permission have also been consented:

- 19/00521/NMA varied the housetypes and variations to conditions 11, 12 and 14. It was granted on 29 October 2021.
- 19/00521/NMA1 varied the approved plans for the erection of an electricity substation. It was granted on 3 May 2022.
- 19/00521/NMA2 varied the materials. It was granted on 13 June 2022.
- 19/00521/NMA3 added garden pods. It was granted on 21 July 2022.
- 19/00521/NMA4 added additional garden pods. It was granted on 29 July 2022.
- 19/00521/NMA5 substituted the roof tiles on certain homes. It was granted on 10 October 2022.
- 19/00521/NMA6 amended the brick materials and garage types on certain homes. It was granted on 27 September 2024.
- 19/00521/NMA7 approved plot substitutions in Plot 1 (the northern parcel). It was granted on 19 June 2025.

- 3.3 These NMAs taken together form the Hybrid Permission.

Relevant Conditions

- 3.4 The following conditions attached to the Hybrid Permission are relevant to a reserved matters application:

- Condition 30 requires an application for approval of reserved matters to be made before the expiration of seven years from the date of the Hybrid Permission.
- Condition 31 requires the submission of full details of appearance, landscaping, layout and scale of the outline area of the Hybrid Permission.
- Condition 32 requires the submission of a **Landscape and Ecological Management Plan** (“LEMP”) including details of:

- a Description and evaluation of the features to be managed. This should include the parts of Plot 3 adjacent to Finch Woods;
 - b Aims and objectives of management;
 - c Appropriate management options for achieving aims and objectives;
 - d Prescriptions for management actions;
 - e Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
 - f Personnel responsible for implementation of the plan;
 - g Confirmation of funding and responsibility for undertaking management of the work; and,
 - h Details of a programme of monitoring and remedial measures triggered by monitoring.
- Condition 35 requires details of **quantitative and qualitative hydrogeological risk assessment and mitigation strategy** relating to the outline element of Plot 3 with respect to groundwater protection, flooding and groundwater recharge to the sandstone aquifer, shall be submitted to the local planning authority and approved in writing. The contamination risk assessment should be based on a Geological and Hydrological Conceptual Site Model, using the source-pathway-receptor methodology. It shall identify all possible contaminant sources and pathways for the life of the development, including during construction, the direction of groundwater flows, and provide details of measures required to mitigate any risks to the Groundwater Source Protection Zone and public water supply during all phases of the development.
 - Condition 36 requires a **drainage scheme** including suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out below. The maximum rate of discharge, off-site, shall not exceed 112.08l/s and be in line with the drainage strategy as set out within the FRA dated August 2019.
 - Condition 38 requires reserved matters to not prejudice the provision of pedestrian and cycle access into Finch Woods or vehicle and pedestrian access to the north western boundary of the site to provide access to the land to the rear of Baileyso Lane.
 - Condition 40 requires **details of means of ensuring that any part of the development falling within the easements of the existing public sewers that are laid within the site boundary are protected from damage as a result of the development**. This shall include a survey of the exact location (line and depth) of the public sewers, including details of any diversion of the gravity sewer, and outline the potential impacts on the sewers from construction activities and the impacts post-completion of the development and identify mitigation measures to protect and prevent any damage to the public sewers both during construction and post-completion of the development.

3.5

Redrow subsequently secured reserved matters approval pursuant to the Hybrid Permission relating to Plot 3 on 26 July 2023 (ref. 22/00466/REM) ("RMA1"). The description of development comprised:

“Application for approval of reserved matters pursuant to hybrid planning permission 19/00521/HYB for the erection of 318 no. dwellings and associated works - approval sought for layout, scale, appearance and landscaping.”

- 3.6 The RMA1 has been subject of two non-material amendment applications. These have amended the elevations and floor plans of the apartment buildings (ref. 22/00466/NMA), and amended the brick types and primary substation access, with associated layout and landscaping amendments (ref. 22/00466/NMA1).

Other Relevant Planning History

- 3.7 On 23 August 2021, Bellway secured full planning permission (ref. 20/00063/FUL) in relation to Plots 2 and 4 for:

“Residential development for the erection of 413 no. dwellings comprising; Plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; Plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure).”

- 3.8 The following NMA applications were granted pursuant to this permission:

- 20/00063/NMA granted on 12 January 2022 to vary the approved housetypes and materials.
- 20/00063/NMA1 granted on 3 May 2022 to vary the approved housetypes and materials.

- 3.9 On 7 April 2021, Miller secured full planning permission (ref. 19/00104/FUL) in relation to Plot 5 for:

“Demolition of existing buildings and erection of 163 no. dwellings together with landscaping, infrastructure and associated works.”

- 3.10 The following NMA applications were granted pursuant to this permission:

- 19/00104/NMA granted on 17 December 2021 to vary the approved surface materials.
- 19/00104/NMA1 granted on 5 April 2022 to vary the approved plans to relocate the apartment blocks and associated car parking.

- 3.11 A total of 1,238 homes have received detailed planning approval across the five plots within the SUE.

- 3.12 There are a number of other historic planning applications and appeals related to plots and other peripheral areas within the wider SUE allocation which are of little relevance to the current proposals.

Pre-application Engagement

- 3.13 Barratt has undertaken a series of pre-application engagement with the Council. On 17 December 2024, Barratt met with officers from the Council to informally discuss their high-level strategy for the Site following Barratt’s merger with Redrow. Barratt’s objective is to

increase the quantum of homes approved in detail on the Site, whilst remaining within the established parameters set by the outline element of the Hybrid Permission, substitute housetypes and speed up delivery across the Site. During this meeting the strategy of submitting a new reserved matters application on part of the outline area that Redrow had secured reserved matters approval on was accepted and agreed by the Council.

- 3.14 Barratt subsequently submitted a formal pre-application enquiry to the Council. This comprised a draft layout and covering letter. Barratt met with officers on 15 May 2025. During the meeting, officers raised the importance of according with the East of Halewood Masterplan and SPD, a consideration which Barratt has sought to take onboard. The proposed strategy as discussed during the December meeting was also reconfirmed.

4.0 Development Proposals

Description of Development

- 4.1 This reserved matters application seeks approval of the layout, appearance, landscaping and scale within the Site. The proposals include the erection of 129 homes along with other associated infrastructure such as internal roads, footpaths, cycleways, landscaping, front and rear gardens, open space and a substation. Further detail of the proposals is set out below and within the accompanying application documents.
- 4.2 Access was approved pursuant to the detailed element of the Hybrid Permission. No amendments are proposed to the access arrangements.

Proposed Development

- 4.3 Of the 129 homes, Barratt proposes a mix of homes, including terraced, semi-detached, detached and apartment style homes. There will be 52 affordable homes spread throughout the Site. Please refer to the accompanying Planning Layout (ref. HXXXXX-BAH-XX-XX-DR-UD-203002) and Affordable Plan (ref. XXXX-BAH-XX-XX-DR-UD-203400) for illustrative details.
- 4.4 The various housetypes will range from two storey homes to three storey apartment buildings. The homes will follow a consistent building line and the homes have been orientated to face the areas of open space including Finch Woods and the PRow. Dual aspect homes are proposed on corner plots. Please refer to the accompanying housetype pack for illustrative details of the homes (ref. HXXXXX-BDW-XX-ZZ-DR-AR-000021-C00).
- 4.5 The homes are set back from the road with space for a front garden and driveway area. Car parking spaces are proposed in curtilage where possible, either to the front or side of or near to the respective home. Housetypes including the Windermere and the Ripon include garages. Housetypes including the Alderney Mid and the Radleigh, which do not have garages, have separate bike shelters located in the rear gardens. The proposed apartments will be served by communal parking areas with separate cycle and bin stores. All homes are provided with designated areas for storage of waste and recycling bins, please refer to the accompanying Refuse Strategy for details.
- 4.6 The building materials include brick facades or render. Please refer to the accompanying Materials Layout (ref. HXXXXX-BAH-XX-XX-DR-UD-203150) for details.
- 4.7 The boundary treatments and landscaping include 1.8 metre high close boarded fence, hedging, brick garden walls, 900 millimetre high metal railings and 600 millimetre high knee rails. Brick garden walls will match the brick material of the associated house. Please refer to the accompanying Boundary Treatments Plan (ref. HXXXXX-BAH-XX-XX-DR-UD-203250) for details.
- 4.8 All internal roads are proposed to be built to adoptable standards, with a 5.5 metre wide carriageway and two 2 metre wide footpaths located on either side. A 3 metre wide shared footpath and cycleway is proposed adjacent to Finch Woods. Raised tables are proposed as a method to calm traffic travelling through the Site. Shared driveways are proposed for plots 28 and 29. The existing PRow extending the length of the southern perimeter and the

footpath from the Site into Finch Woods will be retained and constructed as previously approved. Please refer to the accompanying Hard Landscaping Plan (ref. HXXXX-BAH-XX-XX-DR-UD-203200) for illustrative details.

- 4.9 A primary substation is proposed in the south eastern corner of the Site. Access to the substation will be via the internal estate road. The perimeter of the substation will be secured by a perimeter fence with a two metre wide landscaping buffer. Details of the primary substation will remain as previously approved. Please refer to the proposed elevations and general arrangement plan for the switch room for illustrative details.
- 4.10 Soft landscaping is proposed including 294 trees, hedgerow, native shrubs and native hedgerow, ornamental shrub planting, meadow mix, climbers and grass. Please refer to the accompanying Landscape Masterplan Proposals (ref. 6412 rev. D) for details. Trees are proposed to line key avenues within the Site. A hedgerow mix is proposed to extend the length of the eastern boundary.

5.0 **Planning Policy Context**

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 National planning policy and guidance is provided by the National Planning Policy Framework (2024) (“Framework”) and the Planning Practice Guidance (“PPG”). The Framework and PPG are material considerations in the determination of this application.

Local Planning Policy

- 5.3 The Development Plan for the site comprises:
- Knowsley Local Plan Core Strategy (2016) (“the CS”);
 - Saved policies from the Knowsley Replacement Unitary Development Plan (2006) (“UDP”);
 - UDP Proposals Map which was subject to a number of amendments following the adoption of the Core Strategy; and,
 - Merseyside and Halton Joint Waste Local Plan (2013) (“the Waste Local Plan”).
- 5.4 The CS sets out the overall spatial strategy for the Borough up until 2028.
- 5.5 The Council has indicated that the saved policies from the UDP will ultimately be replaced following the adoption of the Knowsley Local Plan Site Allocations and Development Management Policies Document (“Site Allocations DPD”). However, the production of this is yet to formally commence and a timetable has not yet been published.

Knowsley Local Plan Core Strategy

- 5.6 The Site is allocated for development pursuant to CS Policy SUE1 and the UDP Proposals Map was updated to reflect this. The Site comprises part of SUE 2b, “East of Halewood”, which is allocated primarily for residential development.
- 5.7 The most pertinent policies are as follows:
- Policy SD1 (Sustainable Development) – Sets out how the Council will work with applicants to achieve sustainable development having due regard to the Framework.
 - Policy CS1 (Spatial Strategy for Knowsley) – Outlines the spatial strategy for Knowsley until 2028 and maintains the existing Settlement Hierarchy which Halewood as a ‘Larger Suburban Centre’. Development will be focussed within existing urban areas and on the SUE’s. The policy also seeks to maximise Knowsley’s contribution to the Liverpool City Region.
 - Policy CS2 (Development Principles) – Identifies five development principles which focus on promoting sustainable economic development, reducing carbon emissions, reducing the need to travel and increasing accessibility, protecting and enhancing the environment and making the most effective use of available resources and infrastructure.

- Policy SUE2 (SUE Development Principles) – Identifies the development principles including demonstrating a comprehensive approach to development, be of a high design quality, meet local housing needs, include POS, provide good transport links, and address flood risk, among other criteria.
- Policy SUE2b (East of Halewood) – identifies site specific requirements, in addition to CS Policy SUE2, including safe highways access, provision of public transport, deliver infrastructure required to meet the needs from the development and achieve appropriate interface distances with existing development.
- Policy CS19 (Design Quality and Accessibility in New Development) – Defines criteria relating to design quality and accessibility in new development in order to enhance the local distinctiveness, identity and accessibility of places.
- Policy CS15 (Delivering Affordable Housing) – Sets the affordable housing strategy for the borough. The sites identified as SUE's are required to provide a minimum of 25% affordable housing subject to a number of caveats.
- Policy CS17 (Housing Sizes and Design Standards) – Seeks to secure an appropriate mix of dwelling sizes having regard to local housing needs and the monitoring of completions.
- Policy CS8 (Green Infrastructure) – Sets out the strategy for maintaining and enhancing Knowsley's existing green infrastructure and ensuring that adequate green infrastructure is in place or provided to support new development.
- Policy CS21 (Greenspaces and Trees) – Provides protection to existing greenspaces and criteria which must be met if a development would result in the loss of such spaces.
- Policy CS24 (Managing Flood Risk) – Restricts development that may cause an unacceptable risk of flooding on the site or elsewhere.

Knowsley Replacement Unitary Development Plan

5.8

The UDP was adopted in 2006 and covers the period from 2002-2016. In June 2009, as part of the transitional arrangements for moving to the Local Plan system, the Secretary of State ("SoS") saved all but four of the 82 UDP policies. A further three policies were replaced on adoption of the Merseyside and Halton Joint Waste Local Plan and more notably, 36 policies were deleted on the adoption of the CS. There are 39 extant UDP policies. Those most pertinent to the consideration of this application are as follows:

- Policy DQ4 (Trees and Development) – Requires proposals for new development to incorporate appropriate planting of trees or other soft landscaping. Existing trees should be retained where possible and if this is unavoidable trees should be replaced two for each one tree lost.
- Policy ENV2 (Noise and Vibration) – Restricts development that will cause an unacceptable increase in noise and vibration levels.
- Policy ENV5 (Contaminated Land) – Restricts development on land that could, as a result of the proposed development place users of the development and the surrounding environment at unacceptable risk.

- 5.9 It should be noted that the UDP covered the plan period 2002 to 2016 and therefore does not seek to meet development needs arising at the present time. The plan is therefore time expired and out of date. The CS is now the principal Local Plan for the borough. Notwithstanding this, due regard has been given to all the extant policies from the UDP.

Merseyside and Halton Joint Waste Local Plan

- 5.10 The Waste Local Plan is a material consideration in the determination of planning applications, where relevant. Of relevance to the consideration of this application are the following two policies:
- Policy WM8 (Waste Prevention and Resource Management) – Development involving demolition or construction must implement measures to achieve the efficient use of resources by using construction methods that minimise waste production and encourage recycling, designing out waste where possible and undertaking waste audits.
 - Policy WM9 (Sustainable Waste Management Design and Layout for New Development) – Identifies measures that must be incorporated into the design of new build developments including the facilitation of the collection of storage and waste, including the provision to separate recyclable materials.
- 5.11 Each of the policies outlined above is addressed within the main planning considerations section of this statement.

Other Material Considerations

Supplementary Planning Documents

- 5.12 The Council has adopted the following Supplementary Planning Documents [SPD] which are particularly relevant to the consideration of the current application pursuant to policies within the current development plan:
- East of Halewood SPD (2020) (“the Halewood SPD”) – The document sets out Knowsley Council’s development, design and infrastructure requirements for the East of Halewood SUE site.
 - East of Halewood Masterplan document (2020) (“the Masterplan”) – The document guides the comprehensive development of the SUE.
 - Design Quality in New Development SPD (2016) – Sets out the Council’s aspirations and expectations for design standards in new development.
 - New Residential Development SPD (2016) – The document is intended to be read in conjunction with the Design Quality in New Development SPD, providing more detailed guidance in relation to housing. An amendment to this SPD which sets a minimum requirement for the provision of electrical vehicle charging points in new development was adopted on 5 September 2018.
 - Developer Contributions SPD (2016) – Establishes the Council’s approach to securing development contributions, pursuant to Policy CS27 of the KLPCS.
 - Trees and Development SPD (2016) – Provides additional guidance regarding the loss of trees in development, pursuant to Policy CS21 of the CS.

- Ensuring a Choice of Travel SPD (2010) – Provides additional guidance to ensure that consideration is given to maximising the opportunities for residents to access sustainable transport means.
- Adding Social Value to Development: Employment and Skills SPD (2018) – Introduces a requirement to submit a ‘Social Value Strategy’ (“SVS”) in support of applications for major developments. The proposed threshold in which an SVS is required is for development comprising 30 dwellings or more which makes an SVS applicable to this planning application.

Emerging Planning Policy

A new style Local Plan for Knowsley

- 5.13 The Council adopted a new Local Development Scheme on 1 March 2025 (the “LDS”). The LDS confirms that the Council will progress a new style Local Plan, in the context of the Levelling Up and Regeneration Act (2023). According to the Government, the new planning making system, which requires secondary legislation, will be in place by summer/autumn 2025. The LDS confirms therefore that the earliest practicable start date for a new local plan would be October 2025. Although this date is subject to change as it is dependent on the secondary legislation being in place. On the basis of this early stage of preparation of a new Local Plan, no weight can be attached to the document.

6.0 Matters for Consideration

Introduction

- 6.1 The SUE allocation and the Hybrid Permission established the principle of residential development at the Site. The following section provides an analysis of the key matters pertinent to the consideration of this application.

Reserved Matters

- 6.2 This reserved matters application provides additional detail in respect of the proposed development and includes details of the following reserved matters:
- Layout;
 - Scale;
 - Appearance; and,
 - Landscaping.
- 6.3 These are assessed in turn below. Access was considered as part of the outline planning permission, although with the details of layout details of the access arrangements within the site to individual dwellings is provided as part of this application.

Layout

- 6.4 Layout is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (the “DMPO”) as *“the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.”* (Article 2 of Part 1).
- 6.5 CS Policy SUE2 (SUE Development Principles) requires proposals to be of a high design quality, among other criteria.
- 6.6 The Council produced a comprehensive Masterplan for the East of Halewood SUE. A Design and Access Statement (“DAS”) and addendum was prepared to accompany the hybrid application which demonstrates how Redrow’s proposals responded to the Masterplan. Whilst the DAS was not a formally approved document as part of the Hybrid Permission, it forms the basis to which the detailed element of the hybrid application was considered acceptable and thus, together with the Masterplan, established board parameters for this reserved matters application.
- 6.7 This application is therefore accompanied by a Design Compliance Statement which demonstrates that the layout and design of the new homes will comply with these parameters and complement the other proposals within the wider SUE site, as well as the existing housing in the local area.
- 6.8 Housing has been laid out to create distinctive character areas, aid legibility and encourage a sense of neighbourliness and community. The majority of homes will be on self-contained plots, with front and rear gardens and defined boundaries facing roads and public spaces.

- 6.9 There will be a mixture of housetypes and sizes including detached, semi-detached, terrace style and apartments to create a more diverse housing stock and meet local housing needs. Affordable homes will be integrated into the overall residential development in clusters for ease of maintenance. High quality building materials and boundary treatments will be used within the development.
- 6.10 In summary, the design principles which have been followed in the formulation of Barratt's proposals are:
- 1 To create green links emanating from major open spaces located at Finch Woods;
 - 2 To create a simple and legible access and movement plan;
 - 3 To form a distinctive and attractive neighbourhood;
 - 4 To create a legible and well-connected urban structure; and,
 - 5 To reinforce connections with the existing Halewood Local Centre.
- 6.11 It is therefore considered that the proposals represent an appropriate form of development that meets the objectives of the Council set out in the CS and the Masterplan. In particular:
- 1 The housing generally overlooks the estate roads and areas of open space. This creates continuity of streetscape to the public domain and provides opportunities for natural surveillance.
 - 2 The predominant scale of development will be two-storey (with some taller, three storey buildings to create focal points in the townscape such as the apartment buildings) comprising detached, semi-detached, mews and apartment dwellings.
 - 3 The proposals incorporate a range of attractive and accessible green spaces. Plot 1 and the western portion of Plot 3 incorporate areas of Public Open Space ("POS"). Development within these plots was approved by the Hybrid Permission and the subsequent RMA1 meaning they remain relevant to this subject application. Plot 3 is served by Finch Woods and incorporates a Green Corridor. There are also areas of incidental POS dispersed throughout Plot 3, some of which includes balancing ponds.
 - 4 The proposed layout achieves the normal interface distances to secure appropriate levels of privacy and amenity. Interface distances are discussed in greater detail within the amenity section below.
 - 5 The development provides policy compliant levels of affordable housing which will be tenure blind, thereby ensuring that visible differences between tenures are minimised.
- 6.12 With regards to Redrow's approved layout, Barratt's proposals are consistent in terms of the internal highway layout, and the positioning and orientation of homes, specifically with regards to homes fronting onto Finch Woods in the west, the PRoW to the south and Finch Lane in the east. These homes provide a good level of natural surveillance as required by the Masterplan. The legible and permeable street layout which is consistent with Redrow's approved details also accords with the Masterplan.
- 6.13 On this basis, the proposals are considered to be in accordance with CS Policy SUE2.

Scale

- 6.14 Scale is defined in the DMPO as *“the height, width and length of each building proposed within the development in relation to its surroundings”*. (Article 2 of Part 1).
- 6.15 CS Policy SUE2 (SUE Development Principles) requires proposals to be of a high design quality, among other criteria.
- 6.16 The proposals will predominantly comprise two storey family housing, laid out to create an interesting new neighbourhood with a wide range of house types. Three apartment blocks comprising three storeys will be provided in the south western corner of the Site to add variety and to act as focal points.
- 6.17 The density, height and massing will vary to help establish a variety of character throughout the development. The scale of the proposed development is entirely in keeping with that to which was considered acceptable as part of the full element of the Hybrid Permission. We do not consider that there has been any material change in circumstances which would alter the Council’s assessment of this.
- 6.18 With regards to Redrow’s approved details, Barratt proposes a similar scale of buildings in terms of two storey homes and three storey apartment buildings. The latter are located in the same location that Redrow had approved, fronting onto Finch Woods in the south western corner of the Site and offering a key wayfinding point for visitors and residents arriving at the Site from the south. This scale in the Woodland Edge character area is permitted within the Masterplan and is therefore considered to remain acceptable.
- 6.19 The least dense element of the Site is located in the eastern portion of the Site, fronting onto Finch Lane, as required by the Country Edge character area in the Masterplan.
- 6.20 On this basis, the proposals are considered to be in accordance with CS Policy SUE2.

Appearance

- 6.21 Appearance is defined in the DMPO as *“the aspects of a building or place within the development which determines the visual impression the building or place makes, including the built form of the development, its architecture, materials, decoration, lighting, colour and texture”*. (Article 2 of Part 1).
- 6.22 CS Policy SUE2 (SUE development principles) requires proposals to be of a high design quality which enhances local distinctiveness. CS Policy CS19 (design quality and accessibility in new development) relates to the design and appearance of new development.
- 6.23 A varied mix of housetypes are proposed within the Site but remain similar in terms of materials and design in the context of Redrow’s development to the north and Bellway’s development to the south, ensuring a development that is complementary to existing development. Alternative finishes of the same housetype (for example, brick or render options) are also peppered throughout the Site, as shown on the accompanying Materials Layout. This provides variation and provokes interest and enhanced legibility within the Site.

- 6.24 The proposed housetypes are similar as those which were previously considered acceptable and approved as part of full element of the Hybrid Permission. However, small changes have been proposed, including reducing the size of the homes to take account of the different market segments that Redrow and Barratt operate within. For example, Barratt's four bedroom detached housetype comprises 1,317 square feet compared against Redrow's four bedroom detached housetype which comprises 1,769 square feet. The one bedroom affordable apartments are proposed to be reduced from 545 square feet for Redrow to 502 square feet for Barratt. We do not consider that there has been any material change in circumstances which would alter the Council's assessment of this.
- 6.25 With regards to Redrow's approved details, as discussed, Barratt proposes a similar layout and scale of development. The built form of the proposed development is therefore considered to be similar to the details that have previously been found acceptable by the Council. Details of the housetypes including their architectural style and building materials such as the brick cladding or render materials are consistent with Redrow's wider Plot 3 development and the Masterplan's requirements for the three character areas located within the Site.
- 6.26 We therefore consider that the proposals are in accordance with CS Policies SUE2 and CS19.

Landscaping

- 6.27 Landscaping is defined in the DMPO as:
- “the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes— (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.” (Article 2 of Part 1).*
- 6.28 CS Policy CS8 (green infrastructure) seeks to protect and enhance high quality open space, and CS Policy CS21 (greenspaces and trees) protects existing greenspaces and trees. Saved UDP Policy DQ4 (trees and development) requires the planting of trees and other soft landscaping.
- 6.29 In terms of landscape, existing trees, hedgerows and other features have been retained and accommodated where possible and a range of attractive and accessible green spaces are proposed across the Site. This includes an area of open space around Finch Woods.
- 6.30 Greenspace is also provided on the southern and eastern boundary. The landscaping scheme includes new trees, hedges, native hedges, ornamental shrubs, native shrubs, grasses, meadow mixes, specimen planting, hedgerow mixes and climbers. These represent a high-quality landscape scheme which will complement the surrounding countryside character and neighbouring green spaces such as Finch Woods.
- 6.31 The proposed landscaping is consistent with the landscaping already approved as part of the full element of the Hybrid Permission and is similar to what Redrow had approved within the Site. We do not consider that there has been any material change in circumstances which would alter the Council's assessment of this matter. On this basis, the

proposals are considered to accord with CS Policies CS8 and CS21, and saved UDP Policy DQ4.

7.0 **Compliance with the Outline Permission**

7.1 The following section sets out how this reserved matters submission complies with conditions of the hybrid planning permission.

Conditions to be approved as part of the Reserved Matters

7.2 The following conditions are relevant to the submission of reserved matters for residential development and their discharge are sought as part of this application:

- Condition 31 (details of appearance, landscaping, layout and scale);
- Condition 32 (LEMP);
- Condition 35 (quantitative and qualitative hydrogeological risk assessment and mitigation strategy);
- Condition 36 (drainage scheme); and,
- Condition 40 (protection of public sewers).

7.3 Full details of the requirements of these conditions are set out in Section 3 above.

Other Relevant Conditions

7.4 The following section details the other conditions that will be addressed through this reserved matters application:

- Condition 16 requires the submission of a scheme for the protection of each property from external noise entering habitable rooms;
- Condition 39 requires the submission of a Travel Plan including details of how measures to promote and encourage alternative modes of transport to the single-occupancy car would be communicated to new residents. For the avoidance of doubt, the Travel Plan shall include, but not be limited to, the following:
 - a Production and distribution of an information pack for residents detailing travel options and information on all modes of transport.
 - b Information on existing transport policies, services and facilities, travel behaviour and attitudes.
 - c Access for all modes of transport.
 - d Advice on appropriate measures and actions to reduce car dependency and encourage sustainable travel.

7.5 The requirements of the approved Travel Plan shall be implemented on initial occupation of each dwelling.

7.6 Condition 38 does not require the submission of any information but requires reserved matters to not prejudice the provision of access requirements as set out in Section 3 above.

7.7 **Section 106 Requirements**

- 7.8 The signed S106 made provisions for the payment of contributions for any reserved matters applications. Please refer to Table 7.1 for our calculations based on the contribution per dwelling which is secured by the S106.

Table 7.1 Section 106 Contributions Calculations based on 129 homes

Schedule	Provisions Secured	Amount per dwelling	Total
3	Improvements to off-site healthcare and dental facilities	£80	£10,320
4	Enhancement, management and maintenance of Finch Woods	£777	£100,233
5	Full-time entry nursery school/external childcare places	£833	£107,457
6	Primary school places	£3,528	£455,112
7	Improvement of outdoor sports provisions at Halewood Leisure Centre	£872	£112,488
8	Costs of monitoring the Social Value Strategy	£70	£9,030
9	Costs of subsidising the diversion of existing and/or the creation of new bus routes	£500	£64,500
10	Higher Road/Bailey's Lane (removal of existing roundabout and introduction of traffic signals). Higher Road/Finch Lane (introduction of traffic signals). Lower Road / Greensbridge Lane and Church Road / Bailey's Lane (integration of the two junctions). A Traffic Regulation Order along Finch Lane to provide for one-way traffic	£3,340	£430,860
Total contributions to be paid			£1,290,000

Source: Signed S106

- 7.9 Schedules 1 and 2 secure the provision of on-site affordable and an Estate Management Scheme and Landscape Plan. Other S106 requirements include:

- The completion of a leisure questionnaire;
- Payment of monitoring fee;
- Contributions for Traffic regulation order to reduce speed limit along Lower Road; and,
- The approval of a Flood Basin Management Plan.

8.0 Other Considerations

Residential Amenity

- 8.1 CS Policy SUE2b (East of Halewood) requires proposals within the SUE to deliver appropriate interface distances within the site and to existing residential areas, and to maintain a good standard of amenity, among other criteria.
- 8.2 The development has been designed to provide a high level of amenity to future residents, whilst safeguarding the amenity of the adjacent development.
- 8.3 The hybrid application was accompanied by an ES which included a chapter on noise. This concluded that any noise impact could be appropriately mitigated. The Hybrid Permission was granted subject to condition 16 which requires the submission of details of a scheme for the protection of each property from external noise entering habitable rooms. This application is accompanied by an addendum to the Noise Assessment prepared by Hepworth Acoustics.
- 8.4 This sets out the necessary noise mitigation measures required in connection with the proposed detailed design of the approved residential development. For the avoidance of doubt, Hepworth Acoustics has not recommended any mitigation that was not previously considered by the Council in this location, noting that the Site is not located in close proximity to the railway line to the north. The previously recommended mitigation includes glazing specification, ventilation, and sound insulation for external walls. We consider that the proposed mitigation is fully compliant with the requirements of the condition and thus the parameters set by the Hybrid Permission.
- 8.5 With regards to interface distances, the proposed terraced homes at plots 1-8 have a separation distance of approximately 21 metres between the northern elevation (rear) and the rear elevation of adjacent numbers 329-334 in Redrow's development to the north. The proposed detached and semi-detached homes at plots 19-25 have a similar 21 metre separation distance between the northern elevation (rear) and the southern elevation of plots 243-246 in Redrow's development. The proposed home at plot 12 has a separation distance of approximately 14 metres between its eastern elevation (rear) and the western elevation of plot 246 in Redrow's development, adjacent.
- 8.6 The proposed three-storey apartment building located in the south western corner of the Site (apartments 99-107) has a separation distance of approximately 51 metres between the southern elevation (rear) and the northern elevation (principal) of plot 28 in Bellway's development to the south. The proposed home at number 68 has a separation distance of approximately 46 metres between the southern elevation (principal) and the northern elevation (principal) of Bellway's plot 87 to the south. The proposed home at number 85 has a separation distance of approximately 40 metres between its southern (principal) elevation and the northern elevation (principal) of number 74 in Bellway's development to the south.
- 8.7 On this basis, it is considered that appropriate interface distances have been achieved throughout the Site. This will ensure that adequate levels of privacy and amenity for occupiers of new and existing neighbouring properties are maintained. The appropriate boundary treatments will be implemented in order to ensure mitigation for ensuring good

residential amenity by reducing overlooking and maintaining privacy between the dwellings.

- 8.8 The high-quality design and landscape scheme provides an attractive development. Amenity space is provided throughout the development in the form of street tree planting, areas of POS and rear gardens to dwellings.
- 8.9 CS Policy CS19 (design quality and accessibility in new development) requires proposals to maintain a good standard of amenity for all existing and future occupants, avoiding unacceptable impacts on existing residents and minimise crime including good levels of natural surveillance, among other criteria.
- 8.10 Homes have been orientated to front Finch Woods to the west (plots 119-129) and the PRoW to the south of the development (plots 77-85), ensuring natural surveillance over these areas.
- 8.11 Overall, the proposals are consistent with the parameters and conditions set by the Hybrid Permission. It is considered that the proposals demonstrate satisfactory level of separation distances and residential amenity in accordance with CS Policies SUE2b and CS19, the Masterplan and the Halewood SPD.

Mix of Size and Tenure

- 8.12 CS Policy CS17 (Housing Sizes and Design Standards) requires proposals for residential developments of 15 dwellings or more to demonstrate how the scheme contributes to rebalancing Knowsley's housing market which it has been established does not always meet the needs of existing or new residents.
- 8.13 This application proposes a varied mix of new homes to maintain and enhance Knowsley's position as a sought-after residential location in convenient commutable distance to both Liverpool City Centre and Warrington Town Centre. The proposed mix of housing reflects the Council's ambitions for the SUE and takes into account Barratt's market knowledge and specific experience in Knowsley, which is further supported following their merger with Redrow, with schemes such as the award-winning Summerhill Park development in Knowsley as well as Redrow's adjacent development.
- 8.14 Due regard has been given to these recommendations when formulating the mix of homes although it is noted that Policy CS17 also seeks to maintain flexibility so that new residential developments can respond to site specific characteristics and opportunities. The Council has confirmed that their vision for the East Halewood SUE is to deliver a predominately family orientated development with a housing mix comprising predominately 2, 3 and 4 bed dwellings. There is no requirement within the Masterplan to provide bungalows. The proposals have responded to this by proposing the following mix of dwellings:

Table 8.1 Proposed Housing Mix

Number of Bedrooms	Quantum	Percentage
Affordable Homes		
1	4	8%
2	32	62%

Number of Bedrooms	Quantum	Percentage
3	16	30%
4	0	0%
Sub Total	52	100%
Market Homes		
1	0	0%
2	0	0%
3	36	47%
4	41	53%
Sub Total	77	100%
Total	129	100%

Source: Planning Layout prepared by Barratt

- 8.15 It is therefore concluded that the proposed housing mix accords with the objectives of the relevant development plan policies and in particular Policy CS17. Barratt's proposed mix is in broad accordance with the split approved as part of the full element of Redrow's Hybrid Permission which were found to be acceptable by the Council and in full compliance with local policy. We do not consider that there has been any material change in circumstances which would alter the Council's assessment of this.

Affordable Housing

- 8.16 CS Policy CS15 (delivering affordable housing) seeks to secure a provision of 25% affordable housing on the sites allocated as SUE's. This provision is also secured by the signed Section 106 Agreement pursuant to the Hybrid Permission (the "S106").
- 8.17 In terms of calculating affordable housing, Schedule 1 of the S106 defines this as:
- "...In calculating the number of Affordable Housing Units any figure of 0.5 or above shall be rounded up and any figure of less than 0.5 shall be rounded down and "Affordable Housing Unit" shall be construed accordingly;"*
- 8.18 Barratt proposes 52 affordable homes within the Site. This is a net increase of two affordable homes relative to Redrow's approved development within the Site. Redrow had 166 affordable homes approved across Plots 1 and 3 meaning there will now be 168 affordable homes. Redrow had 662 homes approved across Plots 1 and 3. Taking into account the additional 23 homes proposed by Barratt, there will be 685 homes across Plots 1 and 3. 168 affordable homes divided by 685 homes, 25% when rounded to a whole number, in accordance with Policy CS15.
- 8.19 The affordable homes will be integrated with and will not be distinguishable from the wider development.
- 8.20 The S106 requires the submission of an affordable housing scheme prior to the commencement of that phase. This will be provided to the Council in accordance with these timeframes in due course.
- 8.21 It is therefore concluded that the proposed onsite affordable housing provision accords with CS Policy CS15 and the Developer Contributions SPD.

Open Space

- 8.22 CS Policy CS8 (green infrastructure) seeks new development proposals to provide access to high quality open space for leisure and recreational purposes, among other criteria.
- 8.23 CS Policy CS21 (greenspace and trees) and the Developer Contributions SPD define the Council's POS requirements. These identify that greenspace provision is expected on all residential developments of 11 homes or more.
- 8.24 Barratt do not propose any amendments to the amount of POS provision previously secured by the RMA1 and the Hybrid Permission. Specifically, POS in Plot 3 is located surrounding the perimeter of Finch Woods and an area of open space is located in the western element of Plot 3. This also includes a 400 square metre Local Equipped Area of Play.
- 8.25 In relation to these proposals, Schedule 4 of the S106 secures a contribution to enhance, manage and maintain Finch Woods, which based on 129 homes, would amount to £100,233. This is £17,871 more than what was previously secured (based on £777 per dwelling). On this basis, the proposals are considered to accord with Policies CS8 and CS21, and the Developer Contributions SPD.

Highways

- 8.26 Policy CS7 (transport networks) requires new proposals to prioritise sustainable modes of transport and to comply with the Council's parking standards, among other criteria. Policy CS19 (design quality and accessibility in new development) requires new development to provide safe, secure and convenient routes for movement, prioritising walking, cycling and public transport.
- 8.27 The access arrangements into the Site were secured by the outline element of the Hybrid Permission, as well as the permission for the Bellway development to the south. These are as shown on the approved layout plans. The layout has been designed to fully comply with the accesses established by the Hybrid Permission.
- 8.28 Any impact on the local highway network was fully assessed as part of the hybrid application and mitigation has already been secured as part of the S106. This section therefore deals with the internal road network only.
- 8.29 Pedestrian and cycle access will be provided at a number of locations around the perimeter of the wider East of Halewood SUE. Specifically, the Site retains and improves the PRow located on the southern boundary of the Site. This PRow connects Finch Woods in the west with Finch Lane in the east. A second pedestrian footpath into Finch Woods is also proposed, located opposite plot 123.
- 8.30 Roads and junctions have been designed to accommodate appropriate access for waste and delivery vehicles. Barratt do not propose to amend the layout of the internal road network which the Council found acceptable with regards to the RMA1.
- 8.31 Car parking and cycle storage will be provided in line with the Council's Parking Standards as defined within the Ensuring a Choice of Travel SPD. The Parking Standards identify a maximum provision of two spaces for 2 and 3-bedroom homes and three spaces for 4+ bedroom homes. The accompanying Parking Strategy Plan prepared by Barratt illustrates the quantum of parking, including cycle storage in rear gardens. Parking will also support the appropriate provision of infrastructure for the charging of electric vehicles in line with

the Council's requirements. This is already secured by condition 19 attached to the Hybrid Permission and specification has been agreed with officers.

- 8.32 Overall, the layout of the highways is consistent with what has already been considered acceptable and approved as part of the detailed element of the Hybrid Permission. We do not consider that there is any material change in circumstances which would alter this assessment. On this basis, it is considered that the proposals accord with Policies CS7 and CS19.

Sustainable Travel

- 8.33 It is considered that the Site is well located to benefit from existing pedestrian, cycle and public transport infrastructure in accordance with the key policies. The existing infrastructure provides access to a wide variety of key facilities and destinations both in Halewood and further afield. The existing infrastructure will be further enhanced by the widening of the footway and reduction of speed limits on Lower Road to improve pedestrian amenity, and also additional access points across the perimeter of other sides within the East Halewood SUE.
- 8.34 In accordance with the requirements of condition 39 attached to the Hybrid Permission, a Travel Plan will be submitted to the Council prior to the occupation of the development, should the Council be minded to approve this application.

Ecology

- 8.35 There are three policies that relate to ecology, CS Policy CS2 (development principles) promotes sustainable development and the protection of environmental assets, among other criteria. CS Policy CS8 (green infrastructure) requires new development proposals to adequately mitigate for green infrastructure or biodiversity loss, among other criteria. CS Policy CS21 (greenspaces and trees) provides protection to existing greenspaces and criteria which must be met if a development would result in the loss of such spaces.
- 8.36 The hybrid application was accompanied by an ES which included a chapter on biodiversity. The comprehensive ecological assessment included survey and consideration of habitats across both plots, including a Great Crested Newt survey, breeding bird survey and a winter bird survey and the conclusions were accepted by officers. Planning permissions were subsequently granted subject to a condition which requires the submission of LEMP for each phase (condition 32 attached to the Hybrid Permission). In the case for the outline element, there is a requirement for this information to accompany the reserved matters application.
- 8.37 This application is accompanied by a LEMP prepared by Urban Green required by condition 32 of the Hybrid Permission. This provides details of the long-term objectives, management responsibilities and maintenance schedules for the landscaped areas and newly created habitats within the development.
- 8.38 As such, the development will ensure the protection of existing habitats and the creation of new and diverse habitats and the proposed development is considered to achieve compliance with the requirements of the CS Policies CS2, CS8 and CS21.

Flood Risk and Drainage

- 8.39 CS Policies CS2 (development principles) and CS24 (managing flood risk) seek to ensure that development will not cause an unacceptable risk of flooding and that surface water is drained in a safe and sustainable manner. CS Policy SUE2 (SUE development principles) also sets out that proposals should demonstrate a comprehensive approach to infrastructure provision and that having adequate drainage in place is key in achieving this.
- 8.40 A drainage strategy was assessed as part of the hybrid application and was found to be acceptable in principle. It was accepted that Plot 3 is entirely within an area at low risk of flooding and no mitigation measures are required. The strategy was that surface water would be drained by gravity to attenuation ponds located along Lower Road, where it would then be released into existing land drains that eventually lead to Ditton Brook. Conditions were attached to the Hybrid Permission which requires the submission of a detailed drainage scheme and drainage calculations (condition 36) in line with the approved drainage strategy.
- 8.41 United Utilities (“UU”) also requested a condition which required the submission of a Hydrogeological Risk Assessment to confirm that there is no risk to the public posed by infiltration of abstraction boreholes at Greenbridge Lane. Condition 35 was attached to the Hybrid Permission on that basis.
- 8.42 Condition 40 attached to the Hybrid Permission requires details of means of ensuring that any part of the development falling within the easements of the existing public sewers that are laid within the site boundary are protected from damage as a result of the development.
- 8.43 Careful consideration has been given to the UU records previously submitted during the development of the detailed design of this phase to ensure that operation of the development does not adversely impact on the existing infrastructure. We understand that there are no gravity sewers to be diverted within the Site and thus no information is provided in this regard. The application is also accompanied by UU’s standard conditions for works adjacent to pipelines which will be complied with during construction and post completion.
- 8.44 It is therefore considered that the proposals comply with the parameters of the Hybrid Permission, and CS Policies CS2, CS24 and SUE2.

Other matters

- 8.45 The following matters were assessed by the hybrid planning application and requirements to deliver mitigation or comply with approved details are already secured by condition where relevant:
- **Density** – within the **Woodland Edge**, the proposed density is 34 dwellings per hectare (“dph”), not including the apartments. The Masterplan suggests this character area should have a density up to 40 dph so this proposed density accords with the Masterplan. Including the apartments within the Woodland Edge, the proposed density increases to 82 dph. Whilst this exceeds the density recommended by the Masterplan, the Masterplan does permit up to three storey buildings within this character area overlooking Finch Woods, where the apartments are proposed. The proposed apartment buildings are therefore considered to accord with the general parameters of

this character area. Furthermore, Barratt's proposed apartment buildings are located in the same position and are similar in scale to Redrow's approved details in this location. Within the **Community Core**, the proposed density is 43 dph. The Masterplan suggests this character area should have a density of up to 35 dph. The proposed density marginally exceeds the recommended density however this is not considered to be discernible to residents. For example, a variety of housetypes are proposed including detached dwellings on corner plots (similar to Redrow's scheme), and semi-detached and terrace style homes throughout the rest of the character area. All homes within this character area have private rear gardens and soft landscaping including trees and hedgerows are proposed throughout to soften the appearance of the built form. The form and scale are therefore not considered to be materially different to Redrow's development to the north. Within the **Country Edge**, the proposed density is 40 dph. The Masterplan suggests this character area should have a density of up to 30 dph. The exceedance arises from the proposed terrace style homes located in the south eastern corner within the Site, located in proximity to the substation. This style of home is similar in style and scale to Redrow's approved details in this location. The Masterplan seeks a lower density in this location to act as a transition from the urban area in the west to the semi-rural area in the east. The substation is proposed in the same location as Redrow's approved details and this is considered to act as a buffer between the proposed terrace style homes and Finch Lane. The substation will be surrounded by landscaping as demonstrated on the submitted plans. This will further soften the appearance of the development if viewing it from Finch Lane. If travelling north through the Site, plots 26-31 which look out onto Finch Lane are proposed to be low density detached dwellings. Therefore, it is considered that the proposals within this character area generally accord with the parameters of the Masterplan.

- **Compliance with the SPD** – The SPD defines eight design principles for development proposals to comply with. These are discussed in detail within the accompanying Design Compliance Statement (“DCS”). By way of a summary, the proposals provide three distinct character areas in accordance with the Woodland Edge, Community Core and Country Edge character areas. These areas offer a variety of housetypes with differing densities to reflect the transition from suburban to semi-rural surroundings. Publicly accessible greenspace is proposed around the perimeter for Finch Woods and the existing PRoW is retained and enhanced. Soft landscaping is also proposed throughout the Site in relation to new trees, hedgerows and ornamental planting.
- **Trees** – a tree survey and arboricultural impact assessment (“AIA”) were assessed during the consideration of the hybrid planning application and were found to be acceptable. These included an assessment of the outline element and the trees which would be required to be removed to accommodate development. The AIA is an approved document pursuant to condition 21 attached to the Hybrid Permission and thus development is required to be undertaken in accordance with the approved AIA.
- **Environmental** – an air quality assessment (“AQA”) was assessed during the consideration of the hybrid planning application and was found to be acceptable and planning permission was granted subject to appropriate mitigation. This mitigation was secured by condition requiring the submission of a construction and environmental management plan, including site waste management plan (condition 33) and the

provision of the infrastructure for electrical vehicle charging points (condition 19) attached to the Hybrid Permission.

- **Ground conditions** - the ground conditions chapter of the ES was assessed as part of the hybrid planning application. It found that Plot 3 included elevated concentrations of ground gas and material with elevated pH levels and therefore ground protection measures and the removal of material with a 300mm layer of clean cover in gardens are required. The Hybrid Permission was granted subject to condition 34 which requires the submission of a remediation strategy to ensure compliance with saved UDP Policy ENV5 (contaminated land).
- **Heritage** - The ES included a chapter on heritage and a desk-based heritage assessment was appended to that document. This concluded that the proposed development on Plots 1 and 3 will have no impact on the Grade II Listed Gravestone. It also concluded that there will be no direct or indirect impacts on other designated assets due to intervening topography, buildings and vegetation and there are no historical associations with the site. No requirement for further assessment or detailed mitigation was required by the LPA to make the development acceptable in planning terms. In general terms, the proposals have been considered to respond to the historic semi-rural agricultural landscape setting and the non-designated components within the wider SUE site. The proposed development is consistent with what was previously considered acceptable by officers and approved as part of the detailed element of the Hybrid Permission. We do not consider that there has been any material change in circumstances which would alter the Council's assessment of this. On this basis we consider the proposals accord with Policy CS20 (managing the borough's historic environment) and the Framework.
- **Lighting** – the requirement to submit a lighting scheme is already secured by condition 15 attached to the Hybrid Permission which is required prior to occupation of dwellings.
- **Utilities** – a utilities statement was submitted with the hybrid planning application and remains relevant to this submission.
- **Community Engagement** - a Statement of Community Involvement was submitted with the hybrid planning application and remains relevant to this submission.
- **Sustainability** - a sustainability statement was submitted with the hybrid planning application and remains relevant to this submission.

9.0 Conclusion

- 9.1 The granting of the Hybrid Permission established the principle of residential development at the application site. Reserved matters approval is sought for part of Plot 3 of the SUE.
- 9.2 This Statement has demonstrated that the proposals are broadly consistent with Redrow's approved layout within the Site. No changes have been proposed to the layout and a similar built form, building density, scale and height is proposed throughout the development, relative to Redrow's approved details.
- 9.3 The proposals are consistent, where relevant, with the eight design principles defined in the SPD for the reasons discussed, and the requirements of the Masterplan.
- 9.4 In accordance with Paragraph 11 of the Framework, the Council should work proactively with Barratt to secure development that improves the economic, social and environmental conditions in the area. Barratt is committed to delivering a high-quality residential development.
- 9.5 This phase of development will provide 129 new homes. The layout, scale, appearance and landscaping are entirely appropriate within the other consented development, the existing area and the parameters set by the Hybrid Permission. As set out in this Statement, the proposals are in accordance with the policies in the statutory development plan.
- 9.6 In view of the above, the reserved matters application should be granted without delay.

Appendix 1 Economic Infographic

The economic benefits of New Homes in Halewood, Knowsley

Approval of reserved matters: layout, scale, appearance, and landscaping pursuant to hybrid planning permission 19/00521/HYB (as amended) for residential development, internal access roads, public open space, a substation and other associated works.

The proposal



129 New homes **40%** Affordable homes

Construction benefits



£17m
Construction value
(total construction cost)



£13.5m GVA
Economic output
(additional GVA p.a.)



70 Jobs
Construction jobs
(temporary jobs over the 20 year build period)



85 Jobs
Supply chain jobs
(indirect/induced 'spin-off' jobs supported)



Operational and expenditure benefits



£709,500
First occupation expenditure
(spending to make a house 'feel like a home')



£754,550
Resident expenditure
(within local shops and services p.a.)



10 Supported jobs
(from increased expenditure in local area)



Local Authority revenue benefits



£222,200
New Homes Bonus payments
(p.a. over a six year period)



£240,000
Council Tax revenues
(p.a.)



Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk