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Knowsley Council
Huyton Library
Civic Way
Huyton
L36 9GD

Date: 31 July 2024

Our ref: 41497/20/SPM/SRo/32467126v1

Dear Kevin,

Plots 1 and 3, East Halewood Sustainable Urban Extension

Applications for a Non-Material Amendment to Extant Hybrid Planning Permission (ref. 19/00521/HYB) and Subsequent Reserved Matters Approval (ref. 22/00466/REM)

On behalf of Redrow Homes Limited [Redrow], Lichfields hereby submits two applications for non-material amendments [NMA] to the above permissions on Plots 1 and 3 of the East Halewood Sustainable Urban Extension. The applications are made pursuant to Section 96a of the Town and Country Planning Act 1990 (as amended) [the Act].

Redrow propose three non-material amendments concerning two brick type substitutions in Plot 1 and 3; and the replacement of a single space detached garage type with a double space detached garage type and an amendment to the access to the primary substation within Plot 3. This necessitates an amendment to the wording of conditions 2 (approved plans) and 14 (approved materials) attached to the hybrid permission (ref. 19/00521/HYB) (as amended by NMA refs. 19/00521/NMA; 19/00521/NMA1; 19/00521/NMA2; 19/00521/NMA3; 19/00521/NMA4; 19/00521/NMA5). It also requires an amendment to the wording of conditions 1 (approved plans) and 7 (boundary treatments) attached to the reserved matters approval (ref. 22/00466/REM) (as amended by NMA ref. 22/00466/NMA). A brief summary of the original permissions and the previous changes is provided below.

Knowsley Council granted the hybrid permission on 11 May 2021 and the reserved matters approval was granted on 26 July 2023.

Application Submissions

These NMA applications has been submitted via the Planning Portal (refs. PP-13233748 and PP-13233686). It comprises this covering letter and the following:

- Completed Application Forms;

- Detailed Site Layout Halewood South (sheets 1 and 2) prepared by Redrow (refs. 4152-DSL-001 rev. T and 4152-DSL-002 rev. F);
- Landscape Proposal sheet 11 prepared by Trevor Bridge Associates (ref. 6412.34 rev. C);
- Halewood North Materials Layout prepared by Redrow (ref. 4150-DSL-002 rev. L);
- Halewood South Materials Layout (sheets 1 to 3) prepared by Redrow (refs. 4152-ML-001 rev. K; 4152-ML-002 rev. E; and 4152-ML-003 rev. C);
- Ibstock Dorkett Head Minster Sandstone sample photographs;
- Ibstock Dorkett Head Hardwick Webeck Red Mixture sample photographs;
- Single Garage Floor Plans and Elevations prepared by Redrow (ref. GAR_SGS2_M.1);
- Double Garage Floor Plans and Elevations prepared by Redrow (ref. EF_GAR_DGD1); and,
- New Gridforce Brochure prepared by Corden Group Limited.

Proposed Non-Material Amendments [NMA]

In relation to the hybrid permission, Redrow propose non-material amendments to conditions 2 (approved plans) and 14 (approved materials). With regards to the reserved matters approval, Redrow propose non-material amendments to conditions 1 (approved plans) and 7 (boundary treatments).

The proposed amendments comprise:

- 1 The Ibstock Sandringham brick type is proposed to be replaced by the Ibstock Dorkett Head Minster Sandstone and the Ibstock Dorkett Head Windsor brick type is proposed to be replaced by the Ibstock Dorkett Head Hardwick Webeck Red Mixture. Please refer to the accompanying sample photographs for reference. These photographs compare the existing approved brick types with the proposed and demonstrate a like-for-like substitution. This proposed amendment relates to the conditions attached to both the hybrid permission and the reserved matters approval.
- 2 It is proposed to amend the wording of condition 7 attached to the reserved matters approval. The material layout plans that were submitted to discharge the condition included details of the boundary treatments including brick types. These plans were approved with the condition being discharged on 15 November 2023 (ref. 22/00466/DISCON). To ensure there is no conflict between the material layout plans, it is proposed to amend the wording of this condition to become a compliance condition, in accordance with the material plans submitted with this application.
- 3 The replacement of a single space detached garage with a double space garage for house number 172 in Plot 3. Redrow propose this amendment in response to market demand. The façade and style of garage door will remain the same. A pyramid hip roof style is proposed to replace the open gable roof design. Please refer to Figure 1 for a comparison between the approved layout and the proposed layout of house 172. Redrow propose no other amendments to garage types or any other homes within the site. This proposed amendment relates only to conditions attached to the hybrid permission as this home was approved in full detail by the hybrid.
- 4 It is proposed to amend the access arrangements to the primary substation. The utility provider, SPEN, has advised Redrow that due to a ransom strip located between Redrow's ownership and

Finch Lane, they will not agree to access the substation via the approved access arrangements. As a result, Redrow propose to extend the internal road adjacent to the southern elevation of home 289 eastwards, towards the substation. This replaces the Finch Lane access. Instead of tarmac, Redrow propose a cellular web surface material to reinforce the ground in this landscaped location. To facilitate the amendment to the access, Redrow propose to reposition the primary substation circa 3 metres to the east. This requires the repositioning of trees and the repositioning of the two metre wide landscape buffer located around the perimeter. An additional tree is proposed. It is not proposed to increase the size or capacity of the substation. Please refer to Figure 2 for an illustrative comparison. This proposed amendment relates only to the conditions attached to the reserved matters approval.

Consideration of the Non-Material Amendments

Further to the approved non-material amendments, which amended a limited number of housetypes (ref. 19/00521/NMA), approved the erection of an electricity substation (ref. 19/00521/NMA1), substituted roof tiles (refs. 19/00521/NMA2 and 19/00521/NMA5), approved the erection of garden pods (refs. 19/00521/NMA3 and 19/00521/NMA4), and approved a first and second floor alteration to the apartment block floorplans (ref. 22/00466/NMA). Redrow propose three non-material amendments, unrelated to the previous approvals.

Taking the proposed non-material amendments in turn, the proposed brick type is similar in colour scheme, texture and finish to the approved brick type. Please refer to the accompanying sample photographs. The proposed substitution is not considered to have any adverse visual impacts on the approved development and is not considered material in planning terms.

With regards to the proposed amendment to condition 7 (boundary treatments) attached to the reserved matters approval. To ensure consistency across the suite of plans and drawings, it is necessary to seek to update the wording of this condition. This will ensure there is no conflict between the material layout plans being submitted with this application and those approved by the condition discharge application (ref. 22/00466/DISCON). The proposed amendment will not change the principle of the condition as the amendment only seeks to reflect the correct brick types. As this proposed specific amendment is considered to be an administrative exercise, it is considered to be non-material.

In relation to the garage type, the proposed replacement is to respond to customer demand for larger garages. The increased width of the garage will not impact the planning layout outside of the home's curtilage, e.g. the positioning of homes and extent of curtilages will be unaffected. Please refer to Figure 1 for a comparison of the approved layout and proposed layout for home 172 and refer to the accompanying garage elevations and floor plans for reference (refs. GAR_SGS2_M.1 and EF_GAR_DGD1). The proposed detached garage type is approved elsewhere within the site (e.g. home 138). It is similar in appearance to the attached garage of home 139 which is located adjacent to home 172 (to the north-west). Both 139 and 172 are visible from Lower Road. However, the proposed enlargement will not appear out of place in terms of size if viewing the site from Lower Road due to home 139. Given that the style of garage has been approved within the site, and as no amendments are proposed to the positioning of homes or curtilages, the proposed amendment is considered to be non-material in nature.

Figure 1 Comparison of the Proposed Replacement Garage to House 172 (black circle identifies the garage and the red line identifies curtilage)



Source: Approved Hybrid Layout on the left (ref. 4152-DSL-001 rev. B) and Proposed Hybrid Layout on the right (ref. 4152-DSL-001 rev. T).

With regards to the proposed amendment to the substation access. The internal road network in this location is approved for adoption (please refer to the 'Proposed Extent of Adoption Plan sheet 2 of 2' listed in Schedule 1 referenced by condition 1 pursuant to the reserved matters approval). This means there will be no issues with maintenance vehicles accessing the substation via the development due to private driveways.

In terms of the ground materials, the proposed cellular web material will be used to reinforce the ground (please refer to the accompanying 'New Gridforce Brochure' for details). This material allows grass and wildflower to grow through it whilst supporting the weight of the maintenance vehicles so not to leave dirt tracks behind. Please refer to example images of the material being used in the aforementioned brochure. This material is considered to limit any required amendments to the approved wildflower and grass mix in this location.

The revised access does necessitate the repositioning of trees and the two metre wide landscape buffer located around the perimeter of the substation, to close the Finch Lane access and create a new access. Please refer to the accompanying Landscape Proposal sheet 11 and Figure 2. There will be a net increase in trees, from seven to eight. The additional tree is proposed to be located where the current approved Finch Lane access is located. The landscape buffer will continue to shield the substation from view of the future residents located nearby. This betterment in terms of an additional tree will ensure that to road users on Finch Lane, it does not appear that an access was ever planned in this location. No other amendments are proposed to the approved landscaping scheme.

To facilitate the amendment to the access, it is required to reposition the primary substation circa 3 metres to the east. No amendments are proposed to the size or capacity of the substation. Please refer to Figure 2 for an illustrative comparison.

Figure 2 Comparison of the Approved and Proposed Substation Access Arrangements



Source: Approved Detailed Site Layout on the left (ref. 4152-DSL-002 rev. B) and Proposed Detailed Site Layout on the right (ref. 4152-DSL-002 rev. F).

The proposed amendments do not alter the nature or description of the development, nor do they raise new planning issues or cumulative effects that have not previously been considered. The proposed amendments are therefore considered to be non-material when viewed in the context of the wider development, and in our view, are non-material.

Proposed Condition Wording

Proposed additions are in **bold**. Proposed deletions are shown with ~~striketrough~~.

Conditions attached to the Hybrid Permission

Condition 2 (approved plans)

Snippet from Schedule 1 (the proposed amendments relate only to the three plans listed below):

Title	Reference	Version	Date Received
Detailed Site Layout (Southern Parcel)	4152-DSL-001	B -T	04-05-2020 31-07-2024
Materials Layout (Northern Parcel)	4150-DSL-002	J L	04-05-2020 31-07-2024
Materials Layout (Southern Parcel)	4152-ML-001	G K	04-05-2020 31-07-2024

Condition 14 (approved materials)

“The development shall be carried out in full accordance with the approved materials stated in plans referenced 4150-DSL-002 Rev L J and 4152-ML-001 Rev K G.”

Conditions attached to the Reserved Matters Approval

Condition 1 (approved plans):

Snippet from Schedule 1 (the proposed amendments relate only to the four plans listed below):

Title	Reference	Version	Date Received
Detailed Site Layout	4152-DSL-002	B F	12-05-2023 31-07-2024
Materials Layout	4152-ML-002	B-D	12-05-2023 31-07-2024
Materials Layout	4152-ML-003	A-C	12-01-2023 31-07-2024
Landscape Proposal Sheet 11 of 11	6412.34	B-C	12-05-2023 31-07-2024

Condition 7 (boundary treatments):

“Notwithstanding the approved plans, details of the brick to be used for the boundary treatment shall be submitted to and approved in writing by the local planning authority prior to the erection of any boundary treatments. The development shall be carried out in full accordance with the agreed details and retained thereafter.”

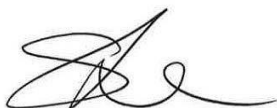
The boundary treatments shall be built in accordance with the approved materials stated in plans referenced 4152-ML-002 rev. D and 4152-ML-003 rev. C.”

Concluding Remarks

The proposed amendments are considered to be ‘non-material’ in the context of the permitted development having regard to the detail and justification provided within this letter.

We trust that the information provided is sufficient to enable you to validate the application and that it can be progressed towards determination at the earliest opportunity. Should you require any further information please contact me on 0161 837 6130.

Yours sincerely



Steve Rowe

Planner

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