

TO: Directorate of Regeneration & Neighbourhoods
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**PLANNING
STATEMENT 2023**
DATE: 30.11.21
REF: 144c.415
JOB: 144c The Barns

Planning Statement 2023

1.0 Introduction

This Planning Statement has been prepared by Architectural Emporium Ltd on behalf of Mr Terry Cavanagh - MAC Roofing & Contracting Ltd.

The purpose of the Planning Statement is to assist Knowsley Metropolitan Borough Council in its consideration of a full planning application for the following development:

*“ERECTION OF 7 NO. DWELLINGS TOGETHER WITH VEHICULAR ACCESS,
PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS”*

This Planning Statement demonstrates that these proposals accord with the development plan and comprise a sustainable development in accordance with National Policy. As a consequence, there is a presumption in favour of granting planning permission for the scheme detailed within this application.

2.0 Background

The application site comprises just under 1 hectares [ha] of agricultural land which has already partially been converted into residential use by the conversion of an existing barn into 3no dwellings.

The land forms part of the wider East Halewood Sustainable Urban Extension [SUE] which is allocated for a residential development of approximately 1,100 dwellings within the Knowsley Local Plan Core Strategy (Policies SUE1, SUE2 and SUE2b) [Adopted 2015].

The proposals have been designed to complement the planned development of other parts of the East Halewood SUE and achieve a coherent and comprehensive development in accordance with local planning policy and the emerging East Halewood Masterplan and Supplementary Planning Document [SPD].

There are different land interests within the wider site, planning applications are being submitted separately by other large-scale developers, namely Bellway, Redrow Homes (Lancashire) Limited [Redrow] and Miller Homes Limited [Miller].

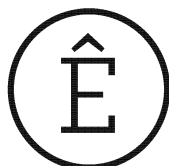
Whilst this application is to be considered on its own merits, we have consulted the land owners that our proposal shares a common boarder with to ensure there is synergy across the wider site. They have engaged with the Council for a considerable period of time through the Local Plan, Masterplan and SPD preparation. They continue to work with the Council in order to take the sites forward.

This new application should also be considered in relation to the previously approved:

21/00074/FUL – *Erection of 12 no. dwellings together with vehicular access, parking, landscaping and other associate works.*
- *Approved 16 August 2023*

It is essentially an extension / alteration to this previously approved scheme and the approval of this previous scheme should be a material consideration.

The fundamental principles and design and site layouts are the same



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3.0 Other Relevant Planning History

15/00116/FUL - Renovation and Conversion of Existing Agricultural Barn to Create 3 no. Dwellings and Associated Landscaping Works.

- *Granted 31 July 2015.*

16/00007/PREAPP - Construction of 2 no. five bedroom family homes and relocation of existing residential parking provision.

- *Advice Issued 13 May 2016.*

16/00577/FUL - Erection Of 2 no. 4 Bed Detached Dwellings Together with Relocation of Parking for Existing Dwellings.

- *Refused 15 December 2016 / Appeal Dismissed 25 April 2017.*

20/00005/PREAPP - Residential Development Consisting Of 11 No. Dwellings Together with Associated Infrastructure and Landscaping.

- *Advice issued 24 April 2020.*

19/00521/HYB - 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).

Address: Plot 1 - Land to North of Railway Line Bounded By Lower Road, Greensbridge Lane And Ditton Brook Watercourse, Halewood; And Plot 3 - Land To South Of Railway Line Bounded By Lower Road, Finch Lane And Baileys Lane, Halewood.

Applicant: Redrow Homes Limited / Trustees M Leary Life Interest.

- *Granted – 11 May 2021.*

<https://planapp.knowsley.gov.uk/online-applications/>

20/00063/FUL – 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).

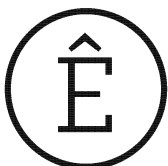
Address: Plot 2 - Land to North of Railway Line Bounded By Lower Road Greensbridge Lane And Ditton Brook Watercourse, Halewood; and Plot 4 - Land to South of Railway Line Bounded By Finch Lane, Baileys Lane and Higher Road, Halewood.

Applicant: Bellway Homes Ltd and Linda McLean.

Pending Decision – Planning committee (11 February 2021) delegated authority to Head of Planning to grant planning permission subject to:

(i) the conditions set out in the attached schedule, and; (ii) the applicants entering into a Section 106 legal agreement to secure the obligations set out at the end of this report.

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Development Plan History

The East Halewood SUE's removal from the Green Belt was contemplated as part of the preparation of the Knowsley Local Plan Core Strategy [KLPCS].

The Council explored a number of other options to Green Belt release as well as exploring whether some of the housing need could be met in neighbouring districts.

None of the alternative options were found to be feasible means of meeting the Council's housing needs and it was decided that releasing some Green Belt land beyond the existing settlements was unavoidable.

The Inspector found there to be no convincing evidence to suggest that this strategy was flawed and therefore concluded that the exceptional circumstances test required under the Framework had been met.

The East Halewood SUE was brought forwards alongside eight other favourable 'Sustainable Urban Extensions' and formally liberated from the Green Belt through the adoption of the KLPCS in January 2016.

4.0 Site & Surroundings

The application site is within the wider East Halewood SUE which is located to the east of Halewood within Knowsley Borough Council administrative authority area.

Wider Context

The wider East Halewood SUE extends to an area of approx 80 ha. It comprises three distinct development parcels which are physically subdivided by the Manchester to Liverpool railway line and the A562 (Higher Road / Speke Boulevard link). The area to the north of the railway line comprises around c.30 ha, whilst the central and southern portion of the site comprises c.50 ha.

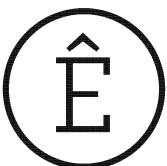
In a general sense the Site is located in reasonably close proximity to many convenience shops, play areas, schools, a Leisure Centre and Halewood train station. The site is easily accessible by road and other modes of transport. A regular bus service operates along the southern boundary of the site on Lower Road. There is a pond within the Site and many more on the land surrounding it.

The SUE has been divided into three parcels, taking account of existing features and land ownerships:

Parcel A is bounded to the west by residential dwellings fronting Greensbridge Lane, to the south by a railway line and Lower Road and, to the north by the Netherley Brook / Ditton Brook. The north and eastern area of the parcel may be susceptible to flooding as it is partially identified as falling within Flood Zone 2 and 3 by the Environment Agency. There is a small wooded area outside the site boundary which is designated as a Site of Biological or Local Geological Interest as is the Brook itself. The site has few notable features and is predominantly flat and is in active use for intensive agricultural use. There are no internal field boundaries within the site although some parts of the site boundaries are lined with hedgerows and trees. The Greensbridge Lane boundary comprises a mix including trees and hedgerows. To the north is the former Bridgefield Forum site which has been recently developed for residential purposes by Countryside Properties.

Parcel B is bounded by the aforementioned railway and Lower Road to the north, by Finch Lane to the east (beyond which is the Everton Training Ground at Finch Farm. To the south is the A562. The southern portion of the site comprises a kennels which are operated by the RSPCA which have developed around the former Lodge Farm. To the east lies Baileys Lane beyond which is the urban area of Halewood, including Halewood Leisure Centre. The centre of Halewood lies approximately 550m to the west. Finch Woods Academy is located adjacent to Baileys Lane and within the wider site. The site backs onto the rear gardens of a ribbon of existing dwellings along Baileys Lane to the north of the school.

Parcel C is a relatively narrow strip of land to the south of the A562 and the second Manchester to Liverpool railway line (via Warrington). There is a large layby on the A562. Between the road and railway are approximately three fields subdivided with fencing. There is a remnant stable building adjacent to the layby. In the north-east corner of this parcel is a telecoms mast with its associated compound. To the east is higher road on either side of which are small areas of woodland.



5.0 Development Proposals

Amount

Mr Terry Cavanagh - MAC Roofing & Contracting Ltd propose a development of 7 dwellings located on a single land parcel located within the wider East Halewood SUE. The proposal includes the provision of associated infrastructure; including access, internal roads, footpaths, landscaping, and other open spaces. Further detail of the proposal is set out below and within the accompanying planning application documents.

There will be a mix of dwelling types with 2 / 4 / 5 bedroom properties. The aim is to provide for a broad range of dwellings (both types and sizes) offering an extensive mix of market housing from first time homes to larger family homes. The proposals include a varied mix of dwelling sizes and types to meet the needs of different groups in the community and takes account of the Council's Strategic Housing Market Assessment [SHMA] and the Applicant's knowledge of the local market. See Housing Schedule:

No of Bedrooms	Dwelling Type	No. of Dwellings	Percentage
2	Terraced House	3	43.0 %
4	Semi-Detached House	3	43.0 %
5	Detached House	1	14.0 %

Design & Layout

The Council has produced a Masterplan for the wider SUE site. A Design & Access Statement has been prepared which demonstrates how Architectural Emporium's proposals have responded to the site condition and the Masterplan. Together, they establish the parameters for this development within the wider East Halewood SUE and demonstrate that the layout and design of the new homes will complement the other proposals within the wider SUE site, as well as the existing housing in the local area.

Our proposals offer a higher spatial quality, better proportioned contemporary response to the agricultural setting that the standard house builder response on the adjacent sites.

The housing has been laid out to respond to the strong natural & heritage amenity on the site, the existing pond and barn are the key organising principles and all housing is situated in accordance to them.

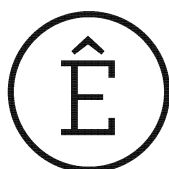
There will be a mixture of dwelling types and sizes including detached, semi-detached, and terraced properties to create a more diverse housing stock and meet local housing needs. High quality building materials, architectural detail and boundary treatments will be used throughout the development.

Scale & Density

The residential scheme will comprise two and three storey family housing, laid out to create an interesting new neighbourhood with a range of house types. The three storey properties will sit directly on the pond to maximise the visual amenity of the feature.

The Low-Density nature of the development is a direct result of the existing site conditions as follows:

- Limited access past existing barn building;
- Proximity of Railway way line and the need to keep clear to avoid risk of acoustic / vibration issues;
- Existing Pond and the desire to keep this visual & biodiversity feature;



Access

Existing Access to the site is via a single lane in / out to the east of the existing barn. This system has operated for over 6 I have spoken with the Highway Engineer, they have no issues in principle with the increase in properties using the access/egress serving the site as approved. There may be a requirement to formalise the crossing of the footpaths by introducing more formal crossing points but the details of this can be agreed as part of the application. years with no issues / incidents.

Due to the increase in residential units on the site we propose to improve access by creating a second single lane route into the site, to the west of the existing barn, and operating a one-way in / out system. The proposed arrangement has been tested by tracking a large fire appliance / refuse truck around the site with no issues / clashes found.

See Transport Statement included with application.

The Local Authority Highways Department have stated that they will not adopt the internal roadways of the development so offered no formal feedback, however commented the arrangement seems fine in principle.

The access arrangement have been reviewed informally via Kevin Foster and the following advice was received:

'I have spoken with the Highway Engineer; they have no issues in principle with the increase in properties using the access/egress serving the site as approved. There may be a requirement to formalise the crossing of the footpaths by introducing more formal crossing points but the details of this can be agreed as part of the application.'

Consultation

Informal Pre-application advice has been received by Kevin Foster regarding suitability of application, type of application to submit, and highways issues. No immediate concerns were raised.

Due to the similarity to the previously approved application 21/00074/FUL it was deemed that no formal pre-app was required. We are happy to work proactively with the planning officers and make amendments, supply additional or updated supporting information though the planning process as required.

Engagement with statutory stakeholders will be on-going throughout the planning application determination period as required.

5.0 Planning Policy Context

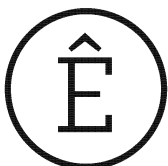
Section 70[2] of the Town and Country Planning Act 1990 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise

National Planning Policy Framework

The National Planning Policy Framework (the Framework) was published on 27th March 2012 by the Department for Communities and Local Government. This document does not form part of the Development Plan but is a material consideration. The principal aim of the Framework is to deliver sustainable development to support the Government's economic growth objectives.

The Framework identifies three dimensions to sustainable development, economic, social and environmental. It states the following:

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking."



For decision making it goes on to advise:

- Approving proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - Any adverse impacts of doing so would significantly outweigh the benefits, when assessed against the policies in the framework as a whole; or
 - Specific policies in this Framework indicate development should be restricted.

The Framework is clear that: “...development which is sustainable should be approved without delay.”

The Framework lists twelve land-use planning principles that should inform both plan-making and decision-making. One of these twelve principles requires Local Planning Authorities to:

“Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.”

Section 6 of the Framework relates to housing, and of particular note in the context of this application is paragraph 52 which acknowledges that the supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns.

Paragraph 47 identifies a need to boost significantly the supply of housing, meet objectively assessed needs for housing, and requires local authorities to be able to demonstrate a 5-year supply of housing.

National Planning Practice Guidance

In 2014, the Government launched the online National Planning Practice Guidance. The Practice Guidance includes sections relevant to the consideration of planning applications, the use of planning conditions, and planning obligations. It also includes advice on specific topic areas including the natural environment, design, noise, air quality, contamination and open space. Those sections are referred to below as appropriate in the consideration of the proposed development.

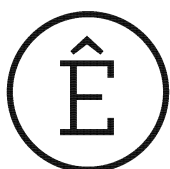
Local Planning Policy

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. The Development Plan for the site comprises:

- the Knowsley Local Plan Core Strategy adopted in January 2016;
- the saved policies from the Knowsley Replacement Unitary Development Plan [UDP], adopted 2006;
- the UDP Proposals Map which was subject to a number of amendments following the adoption of the Core Strategy; and,
- the Merseyside and Halton Joint Waste Local Plan.

The Knowsley Local Plan Core Strategy sets out the overall spatial strategy for the Borough up until 2028.

The Council have 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 [KLPSADMPD]. However, the production of this is yet to formally commence and a timetable has not yet been published.



Knowsley Local Plan Core Strategy

During the preparation of the KLPCS, it was established that the borough did not accommodate enough suitable, available and deliverable land within the urban area to meet the housing need for the whole of the Local Plan period. A review of the borough's Green Belt was subsequently undertaken which resulted in the release of nine sites, referred to as 'Sustainable Urban Extensions' [SUE's] in order to provide the additional land needed to meet development requirements up to 2028 and beyond.

These sites are allocated for development by Policy SUE1 of the Core Strategy and the UDP Proposals Map was updated to reflect this. The application site forms part of SUE G, "East of Halewood" which is allocated primarily for residential.

Along with allocating the application site as an SUE, the Core Strategy provides policies against which development proposals will be considered. The most relevant policies are as follows:

Principle of Development

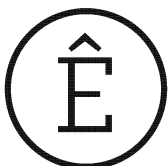
- Policy SUE1 [Sustainable Urban Extensions and Safeguarded Land] – Defines the nine sites that have been removed from the Green Belt. The policy should be read in conjunction with the revised UDP Proposals Map.
- Policy SUE2 [Sustainable Urban Extensions – Development Principles] – Sets the broad development principles for the SUE's. The policy seeks to ensure that sustainable development is achieved across all of the sites and that the development of the SUE's accords with other policies within the Core Strategy.
- Policy SUE2b [Sustainable Urban Extension – East of Halewood] – Specifically regards the application site and sets the overall development strategy and site-specific development requirements.

Sustainable Development

- Policy SD1 [Sustainable Development] – Sets out how the Council will work with applicants to achieve sustainable development having due regard to the NPPF.
- 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 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.

Housing

- Policy CS3 [Housing Supply, Delivery and Distribution] – Sets a housing requirement of 8,100 dwellings between 2010 and 2028 which equates to an annual average of 450 dwellings. The policy also sets the distribution of new housing, 16% of which is directed to Halewood. Housing developments should achieve a minimum density of 30 dwellings per hectare.
- 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.

Highways & Infrastructure

- Policy CS7 [Transport Networks] – Establishes the overall transport strategy for the borough in order to support a sustainable and integrated transport system.
- 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.

Environmental

- Policy CS22 [Sustainable and Low Carbon Development] – Requires development to meet high standards of sustainable design and construction and to minimise carbon emissions.
- 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

The Replacement 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 saved all but four of the 82 Replacement 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 KLPCS. There are 39 extant Replacement UDP policies. Those most relevant to the consideration of this application are as follows:

Highways & Transport

- Policy T8 [Transport Assessments] – Requires the submission of a Transport Assessment to support planning applications for major development proposals or any other traffic generating proposals. Proposals resulting in a material increase in traffic will be required to undertake necessary mitigation measures.

AE Note: This revised application will now not be a major development so a Transport Assessment will not be required. We have however submitted the previous Transport Assessment as some of the information contained in still relevant (visibility splay information for example).

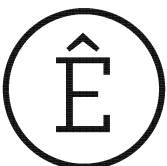
Environmental

- 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.

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 KLPCS is now the principal Local Plan for the borough.

Merseyside and Halton Joint Waste Local Plan

The Merseyside and Halton Joint Waste Local Plan was adopted in 2013 and is a material consideration in the determination of planning applications. Of relevance to the consideration of this application are the following two policies:



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- 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.

Other Material Considerations

The Council has adopted the following Supplementary Planning Documents which are principally relevant to the consideration of the current application:

- Design Quality in New Development SPD [Adopted January 2016] – Sets out the Council’s aspirations and expectations for design standards in new development.
- New Residential Development SPD [Adopted January 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 5th September 2018.
- Developer Contributions SPD [Adopted June 2016] – Establishes the Council’s approach to securing development contributions, pursuant to Policy CS27 of the KLPCS; and,
- Trees and Development SPD [Adopted June 2016] – Provides additional guidance regarding the loss of trees in development, pursuant to Policy CS21 of the Core Strategy.

Emerging Planning Policy

East of Halewood Sustainable Urban Extension SPD

Policies SUE2 and SUE2b of the KLPCS indicate that the Council will prepare an SPD for this specific site. Policy also requires that a masterplan is prepared and that this should be approved by the Council.

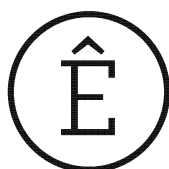
Cushman & Wakefield and AECOM were originally appointed by the Council, in late 2014, to prepare SPDs for each of the Sustainable Urban Extensions. The scope of their work was tightly defined and whilst the SPD for East Halewood was to include a Spatial Development Framework it was not intended to include a masterplan as also required by Policy. Draft documents were prepared this was not progressed.

Following this, it was intended that the Masterplan process would be developer led. However, in respect of East Halewood, the Council made a decision in 2017 that they would take control of the Masterplan process and appointed Optimised Environments Ltd [OPEN] at the end of February 2018. In parallel to this, an updated SPD has been prepared by the Council which will assist in guiding future development across the site including a spatial development framework plan.

Both the draft Masterplan Document and SPD were published for consultation in March 2019. Rather than a single plan, the Masterplan comprised a comprehensive document including a detailed design guide, the Housebuilders submitted joint representations to the document.

Knowsley Local Plan Site Allocations and Development Policies

The Knowsley Local Plan Site Allocations and Development Management Policies Document [KLPSADMPD] document will identify additional site allocations for housing, employment and other development, as well as establishing more detailed development management policies to support the delivery of the KLPCS. Work is yet to comment on the KLPSADMPD document and the Council are yet to publish a timetable for its production.



However, strategic sites, including the wider East Halewood SUE were allocated in the KLPCS and therefore, the current absence of this document means it holds no relevance to the consideration of this planning application.

Liverpool City Region: Emerging Spatial Development Strategy

In October 2017, the Liverpool City Region [LCR], including Knowsley, published an initial draft of the LCR Strategic Housing and Employment Land Market Assessment [SHELMA] for consultation. The document is intended to provide the evidence base for housing and employment land needs over the period to 2037 with a view to informing the preparation of a non-statutory LCR Spatial Development Strategy [SDS] which will cover matters relating to future economic performance, job growth, Objectively Assessed Housing Need [OAHN] and affordable housing requirements across the LCR (including West Lancashire).

The preparation of the LCR SDS is currently in its early stages and at present there are no fixed timescales associated with its delivery and indeed the production of a SDS. Given that the application sites have already been allocated for residential development within the KLPCS, the emerging SHELMA to hold little relevance in the context of this planning application.

6.0 Compliance with Planning Policy

This section considers the compliance of the planning application with the relevant policies of the statutory development plan and supplementary planning guidance. It demonstrates that the proposals accord with the relevant policies and in accordance with Section 38 (6) of the 2004 Act and Section 70(2) of the 1990 Act should be granted planning permission.

Principle of Development

Section 70(2) of the Town and Country Planning Act 1990 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

In this instance the Development Plan comprises the KLPCS adopted in January 2016 and remaining 'saved policies' from the UDP 2006. The application land parcels form part of a wider site allocated for a residential development of approximately 1,100 under Policy SUE1 of the KLPCS. Policies SUE2 and SUE2b are also relevant in establishing the principle of the development. The East Halewood SUE allocation Policy SUE2b sets out the overall development strategy for the site:

"Overall Development Strategy. The comprehensive development of the land East of Halewood will be supported. The site is allocated for: A new residential development comprising approximately 1,100 dwellings, to provide a wider choice of housing;

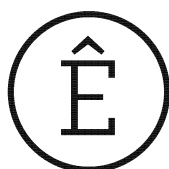
Policy SUE2 set specific development principles for the SUE sites which essentially require a comprehensive approach to be taken to bringing forwards the sites and for them to be developed in accordance with other KLPCS policies. The policy also sets out a commitment for the Council to produce an SPD to set out a spatial framework for a number of the larger SUE's, including East Halewood. The policy stipulates those proposals for development at these sites will only be granted planning permission where they are consistent with a single detailed Masterplan which is approved by the Council.

In summary, the application proposes the development of housing on land that is allocated for housing under Policy SUE1 of the KLPCS. The proposals accord with all of the principles identified in Policies SUE2 and SUE2b and the wider provisions of the KLPCS as demonstrated in the remainder of this Planning Statement.

The site is considered to be an essential part of the Council's housing land supply, and the application proposals seek to secure key objectives of the KLPCS in this regard also. As such, the principle of the development is clearly recognized.

Compliance with Policy SUE2 & SUE2b of the KLPCS and the Emerging East Halewood Masterplan & SPD

Policy SUE 2 sets out the broad development principles for all of the SUE sites. At the heart of these principles is a requirement for proposals within the SUE sites to be consistent with a single detailed master plan for the whole of the SUE which is approved by the Council. The policy does not however specify that a Masterplan must be



prepared by or commissioned by the Council. Nor does the policy prescribe the level of detail that the Masterplan should contain.

In respect of East Halewood, the Council made a decision in 2017 that they would take control of the Masterplan process and appointed a company called OPEN.

The specific part of the masterplan which makes up the site Architectural Emporium are looking at is zoned for residential development. As our application proposes only residential development it is clear that we are fully compliant with the Masterplan.

A key principle of Policies SUE2 and SUE2B is a requirement for the delivery of sustainable development that is approached in a comprehensive manner, including the provision of infrastructure.

In terms of sustainable development, the proposals will provide a visually attractive, functional and sustainable environment for future residents within and surrounding the wider East Halewood SUE. The implementation of the proposals will contribute to the social, environmental and economic aspects of sustainable development at all stages in the life of the project, as well as contributing towards the comprehensive development of the wider site.

The development will be self-sufficient in terms of open space, access and other infrastructure provision due to contractual requirements with the landowners and the fact that the development has its own dedicated access.

Policy SUE2b specifically relates to the East Halewood SUE and sets out an overall development strategy, along with specific development requirements. The specific development requirements set out within Policy SUE2b are as follows (with AE response below in ***Bold Italics***):

a *Safe and convenient highways access for the site 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 development will benefit from its own vehicular connections onto the existing highway, with separate pedestrian connections. The Transport Assessment has identified that the development will connect seamlessly and not affect the functioning of Lower Road. Full details of the visibility splays and overall strategy are set out within the Transport Assessment which demonstrates that the development will have no detrimental impact on highways capacity in the surrounding area.

b *Provision for public transport, walking and cycling, which enhance linkages within the area and surrounding areas including linkages to Halewood District Centre, Sports Centre and Railway Station;*

The Site is adjacent to an existing well serviced bus stop and all houses are within walking distances of this. Each house is also provided with an area for secure cycle parking with will encourage the use of cycles as a means of transport.

c *Key infrastructure and services to meet needs arising from the site and/or appropriate financial contributions for delivery of required infrastructure offsite; and,*

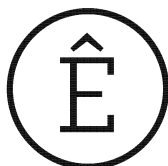
Details of any S106 Agreement to be agreed with client's solicitor.

d *Appropriate interface distances within the site and to existing residential areas at Baileys Lane, Greensbridge Lane, Aldersgate Drive, and Lower Road to maintain a good standard of amenity."*

Not applicable.

Overall, it is considered that the proposals are compliant with Policies SUE2, SUE2B and the wider policies of the KLPCS.

In addition, the proposals are fully compliant with the elements of the draft Masterplan Document/SPD that are consistent with Policies SUE2 and SUE2B of the KLPCS.



Design & Layout

Architectural Emporium and their Client share the Council's vision of creating a high-quality urban extension and neighbourhood to Halewood as set out in the KLPCS [Policy SUE2/SUE2b]. The proposals have been developed following a comprehensive process of site survey, feasibility study, design development, peer review and consultation

The design principles which have been followed in the formulation of our proposals are:

- To create a sensitive, safe and legible access and movement plan;
- To maximise the visual amenity of the Pond on the site and disrupt it as little as possible;
- To create site specific contemporary housing development which offers something different to the adjacent mass housing; and,
- The housing overlooks the developments roads and areas of open space (pond). This creates continuity of streetscape to the public domain and provides opportunities for natural surveillance.
- The predominant scale of development will be 2 & 3 storey comprising detached, semi-detached, and terraced dwellings.
- The proposals incorporate a range of attractive and accessible green spaces. A route is also proposed around the existing pond which will be accessible to all residents.
- The proposed layout achieves the normal interface distances to secure appropriate levels of privacy and amenity.
- The development provides policy compliant levels of affordable housing which will be tenure blind, thereby ensuring that visible differences between tenures are minimised.

Housing Mix

The proposals will provide 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 site.

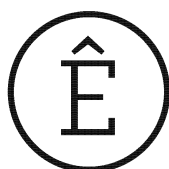
Knowsley Council have confirmed that their vision for the East Halewood SUE is to deliver a predominately family orientated development with a dwelling mix comprising predominately 2, 3, 4, & 5 bed dwellings. There is no requirement within the draft Masterplan Document to provide bungalows. The proposals have responded to this by proposing the following mix of dwellings:

No of Bedrooms	Dwelling Type	No. of Dwellings	Percentage
2	Terraced House	3	43.0 %
4	Semi-Detached House	3	43.0 %
5	Detached House	1	14.0 %

It is therefore concluded that the proposed housing mix accords with the objectives of the relevant development plan policies and in particular Policy CS 17 of the KLPCS.

Affordable Housing

Due to the number of homes provided no affordable housing is required. Affordable housing is provided under the previous application Ref: [21/00074/FUL](#).



Other Contributions Open Space

The proposed development will provide open and recreational space and to meet the needs of the future residents.

The Councils Public Open Space requirements are based upon Policy CS21 of the KLPCS and the associated Developer Contributions SPD which includes detailed guidance on greenspace provision. This identifies that greenspace provision is expected on all residential developments of 11 dwellings or over.

Measurement of open space within Knowsley is measured against quantitative, qualitative and accessibility standards based around the division of the Borough into Substantial Residential Areas and Community Areas.

For East Halewood, the Council have sought to set out a bespoke requirement for the East Halewood SUE site within the draft Masterplan Document. This identifies four tiers of open space which are summarised below:

Tier 1 – Strategic open space located outside the development areas, but of strategic Placemaking significance;

Tier 2 – Strategic open space located outside of the development areas, but to be incorporated into and delivered as part of development proposals;

Tier 3 – Strategic open spaces serving defined attenuation, mitigation, easement and amenity functions in fixed locations; and,

Tier 4 – Smaller scale open spaces distributed throughout the residential development area.

Tier 1 & Tier 2 spaces are not relevant to our Proposals. Tier 3 the existing attenuation pond on the site will remain and act as a significant Tier 3 Area. Numerous Tier 4 spaces are provided throughout the development, private garden spaces, grass verges / areas of planting and nature walk around the pond.

On the basis of the above, Architectural Emporium's proposals are considered to fully comply with the open space principles set out within the draft Masterplan Document. A management company will be established to maintain communal areas provided onsite by the client.

See Landscape Management & Maintenance Strategy prepared by Architectural Emporium Ref: 144.410.

Highways & Transport

See Transport Statement prepared by AMNI Transportation provided with planning application.

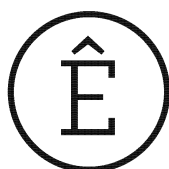
The report considers the highways impacts of the development on the surrounding road network and movement within the site boundary. The proposals compliance with planning policy in this context is considered below.

Detailed assessments of the site's accessibility and sustainability have also been undertaken and included in the Transport Statement.

The site has been shown to be accessible for pedestrians, cyclists and public transport with extensive facilities within walking distance of the site. The public transport options that are located near to the site offer services to various locations.

Car parking and cycle storage will be provided in line with the Council's Parking Standards as set out within the Ensuring a Choice of Travel SPD. The Parking Standards identify a maximum provision of two spaces for 2/3-bedroom properties and three spaces for 4+ bedroom properties.

On the basis of the above, Architectural Emporium's proposals accord with the Policies CS7 (Transport Networks) & CS27 (Planning for and Paying for New Infrastructure) of the KLPCS, the draft Masterplan Document and the Framework.



Noise and Vibration

See NOISE ASSESSMENT AND MITIGATION SCHEME - A0129-REP01 prepared by Auditive provided with planning application.

Noise and ground borne vibration levels at the site of the proposed housing development have been surveyed during daytime and night-time periods. The survey results have confirmed that the dominant source of noise affecting the proposed houses will be train movements along the railway embankment that lies to the south of the application site.

The noise survey results have been used to develop and calibrate a noise propagation model that has allowed noise levels impacting upon all of the proposed houses to be calculated. Whilst average daytime and night-time noise levels on the site are relatively low, instantaneous maximum noise levels produced by passing trains have the potential to cause intrusion to the most exposed houses at night.

Therefore, targeted mitigation measures have been recommended within Section 7 of this report involving the installation of acoustically rated background ventilators to bedrooms within specific plots. These measures will ensure that internal acoustic comfort criteria recommended by BS8233 are met within all of the houses.

Groundborne vibration monitoring at the location of the nearest house to the railway embankment has confirmed that vibration dose values within the dwelling will fall below the threshold at which a low probability of adverse comments occurs and that the risk of vibration induced building damage is negligible.

It is therefore concluded that noise and vibration conditions at the application site are suitable for residential development provided that the noise mitigation measures recommended within this report are implemented. If necessary, the implementation of an adequate scheme of noise mitigation could be ensured through the imposition of a suitably worded planning condition.

It is therefore considered that the proposals comply with the relevant development plan policies [UDP Policy ENV2] and the Framework.

Air Quality

See AIR QUALITY ASSESSMENT prepared by Redmore Environmental provided with planning application.

The proposals have the potential to cause air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during operation, as well as expose future residents to any existing air quality issues. As such, an Air Quality Assessment was undertaken in order to determine baseline conditions, consider site suitability for the proposed end use and assess potential effects as a result of the scheme.

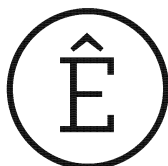
Potential construction phase air quality impacts from fugitive dust emissions were assessed as a result of earthworks, construction and trackout activities. It is considered that the use of good practice control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level.

Potential impacts during the operational phase of the proposals may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. Dispersion modelling was therefore undertaken in order to predict pollutant concentrations at sensitive locations as a result of emissions from the local highway network both with and without the development in place. Results were subsequently verified using local monitoring data.

Review of the dispersion modelling results indicated that predicted air quality impacts as a result of traffic generated by the development were not significant at any sensitive location in the vicinity of the site.

The results of the assessment also demonstrated that predicted pollution levels were below the relevant air quality standards across the development. As such, the site is considered suitable for the proposed end use from an air quality perspective.

Based on the assessment results, air quality issues are not considered a constraint to planning consent for the development.



It is therefore considered that the proposals comply with the relevant development plan policies [KLPCS Policy CS2] and the Framework.

Flood Risk

See Flood Risk Assessment prepared by Brighton Consulting Engineers Limited provided with planning application.

The proposal will meet sustainability requirements of the Knowsley Metropolitan Borough Council in terms of energy, water, space, waste etc., and the development will not increase flood risk elsewhere if recommended mitigation measures are carried out and hence, the proposal is consistent with the Exception Test related requirements.

The site is in Flood Zone 1. Therefore, fluvial and tidal flood risk is low. The site is well above the 1% and 0.5% AEP climate change flood levels in 2115. The development will increase surface runoff volume and rate. Therefore, it is recommended to attenuate surface runoff using SUDS to greenfield levels. It is also recommended to incorporate flood resilient/resistant measures into the building design including raising of the FFL 300mm above surrounding average ground level.

Foul flows will be discharged to the public foul sewer network in the immediate vicinity of the site via a gravity connection. Full Detail of Foul & Rainwater discharge will be provided via Planning Condition as agreed with the Planning Officer.

It is therefore considered that the proposals comply with the relevant development plan policies [KLPCS Policy CS24] and the Framework.

Ecology

See Preliminary Ecological Appraisal prepared by Tyrer Ecological Consultants Ltd provided with planning application.

Residential development can be achieved across the site with no significant adverse effect on designated sites for nature conservation and ecologically valuable habitats.

Adverse effects on species are reasonably discounted and measures for the protection of bats, nesting birds and common toad will be achieved.

The proposed development will secure management in the long-term of all retained and created habitats in accordance with conservation objectives.

In addition to the significant areas of Green Infrastructure, public open space and habitat creation, the proposed development will secure beneficial measures within the built environment for breeding and feeding birds and roosting bats.

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 Policies CS2, CS8 and CS21 of the Knowsley Local Plan Core Strategy.

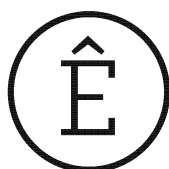
Ground Conditions

See Phase 1 Desk Study / Preliminary Risk Assessment Report prepared by Geo-Ventures (UK) Limited provided with planning application.

This report has established that the area adjacent to the refurbished former barn was originally part of a larger complex of farm buildings occupied by Hayes Farm whereas the parts alongside the lake were originally open agricultural land.

A Phase 2 Investigation is required to provide information on potential problems due to ground contamination and the presence of hazardous gases together with information for foundation design.

As noted previously a Phase 3 Remediation Strategy and Phase 4 Verification Report will be produced at the appropriate time.



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The assessment concludes that there will be no significant residual effects on ground conditions during either the construction or post completion phase of the proposed development for all of the development plots.

It is therefore considered that the proposals comply with the relevant development plan policies [UDP Policy ENV5] and the Framework.

Heritage

See Archaeological & Heritage Assessment prepared by Architectural Emporium Ltd provided with planning application.

The site is not located in a Conservation Area and there are no Listed Buildings either on the site or in the near vicinity.

The assessment has established that there will be no impact on any designated heritage assets or their settings and significance within the surroundings of the study site as our development is suitable set back and designed with a sympathetic approach to form and materiality.

It is therefore considered that the proposals comply with the relevant development plan policies [KLPCS Policy CS20] and the Framework.

Socio Economics

The detailed proposals in our planning application will have a beneficial socio-economic impact across Merseyside, but this will be felt most strongly in Knowsley Borough and particularly the local impact area.

The most significant impacts of the development on the local economy are likely to include:

- Investment of around £2-3 million over a 2-year construction period;
- Creation of numerous direct construction jobs over the duration of the development phase;
- Net additional spending from new residents and first occupation expenditure, which will help to support jobs in the area;
- Delivery of 7 new dwellings which will help to meet 5% of the housing target for the Borough over the plan period, improve the level of housing choice within the local area and reduce affordability issues by bringing more properties to market;
- Improve the socio-economic outcomes of deprived areas of the LIA by offering convenient new employment opportunities and low-cost housing; and;

The proposed development therefore represents a significant new capital investment in the area, which will help to enhance the profile of Halewood and will raise the overall level of economic activity and expenditure in the area.

The proposals are therefore considered to fully comply with the KLPCS and the Framework.

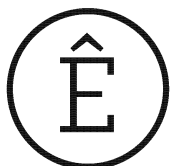
Landscape & Visual Impact

See Drawing 2.006 Soft Landscaping Plan & Landscape Management & Maintenance Strategy prepared by Architectural Emporium Ltd provided with planning application.

The proposals aim to retain as much of the sites inherent Landscape and Biodiversity whilst accommodating new housing. The Pond is retained as a key feature of the development.

Landscape mitigation will be implemented as part of the construction works. Mitigation involving soft landscaping will take time to establish so the full potential for mitigation will not be realised in the subsequent years after planting.

The soft landscape design and plants selected will ease the transition from the urban area to the west of the site into the rural fringe to the east. Planting will be primarily native and will serve to increase the connectivity of the site.



Overall the visual impact would be extremely limited, due to the vegetation located on the site boundaries, the vegetation within the immediate environs and the existing barn which blocks views into the site from Lower Road.

It is therefore considered that the proposals comply with the relevant development plan policies [KLPCS Policies CS8 & CS19] and the Framework.

Trees

An Arboricultural Impact Assessment with Tree Protection Measures has been prepared by Tyrer Ecological Consultants Ltd which accompanies this application.

Fifteen individual trees, eleven groups of trees and two hedges were recorded. In accordance with BS5837:2012 Trees in relation to design, demolition and construction one individual tree and two groups of trees were recorded as retention category 'B'; and a mixture of thirteen individual trees, nine groups of trees and two hedges were recorded as retention category 'C'.

The trees were generally found to be in a good to fair condition, however, one individual tree (T19) was classified as retention category 'U' (unsuitable for retention).

The proposed development directly impacts upon several trees. These trees shall require removal due to their close proximity to construction activity. All of the trees proposed for removal are considered to be low quality ('C' category) specimens, many of which are self-seeded.

The retained trees will be protected to British Standard BS5837:2012 Trees in relation to design, demolition and construction to ensure that they remain in a healthy condition during and post development. The Tree Protection Plan to the rear of this report highlights the recommended tree protection measures.

Any arboricultural work undertaken should be done so by a competent arborist in line with British Standard BS3998:2010 Tree Work, and after permission has been granted to do so by the local planning authority.

It is recommended that a detailed tree risk assessment is undertaken post development to identify any potential hazards obscured during the initial tree survey, and is used to inform an arboricultural management strategy.

Significant Tree planning is proposed on the site as part of the Landscape Proposals. This will off-set any minor losses to facilitate the construction. See *Drawing 2.006 Soft Landscaping Plan*.

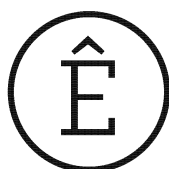
Electric Vehicle Charging Points

In September 2018, the Council adopted an amendment to the existing New Residential SPD which introduced a requirement to provide electrical vehicle charging points in new residential developments. This has introduced a requirement for every new dwelling built with one or more dedicated parking space to be provided with one outdoor, weatherproof EVCP readily accessible from one of the dedicated parking spaces. Further EVCPs should be provided for areas providing communal parking at a rate of at least one for every two communal parking bays.

The SPD does not provide any guidance on the specifications or requirements for EVCPs but simply requires them to be provided.

We are proposing to provide an electric charging point to each new dwelling, See Architectural Emporium *Drawing 2.005 Electric Charging Point Plan*.

It is therefore considered that the proposals comply with the relevant development plan policies [KLPCS Policies CS2, CS7 & CS27] and the Framework.



Conclusion

It is concluded that Architectural Emporium's proposals do not conflict with the relevant policies contained in the KLPCS, UDP and the Framework with regards to the principle of the development, design & layout, housing mix & affordable housing, other contributions and all associated environmental topics. The proposals fully comply with Policies SUE2 and SUE2b of the KLPCS, adhering to one single, detailed masterplan.

7.0 Sustainable Development

Economic Role

The Project will contribute to building a strong, responsive and competitive economy. The proposals will bring a number of economic and fiscal benefits in terms of job creation and increased expenditure on the local economy which is a material consideration in the determination of the application.

Economic Benefits during Construction

Construction employment for the wider development has been estimated based on a construction cost of approximately £2-3 million. The development will create construction jobs over A 2 year build period, with a further direct/indirect supply chain jobs as well.

Construction firms use a combination of their own permanent workforce and local contractors on projects, with a proportion of construction workers drawn locally. Based on the size of the development, it is reasonable to expect that the job will be constructed by a local contractor.

It is also likely that some businesses in the local area, would benefit from the trade linkages that would be established to construct the development. This means that further indirect jobs would be supported locally from suppliers of construction materials and equipment. Local businesses would also benefit to some extent from temporary increases in expenditure as a result of the direct and indirect employment effects of the construction phase.

Additional employment opportunities would result in terms of indirect and induced jobs. For example, as a result of businesses in the local area benefiting from the trade linkages that would be established to construct the development.

Economic & Fiscal Benefits after Completion

Once the dwellings are occupied, residents will require decorators, plumbers, electricians, kitchen fitters, gardeners and other such services. Residents moving to the development from outside the local area will also create additional demand for facilities such as shops, restaurants etc, resulting in additional local economic benefits.

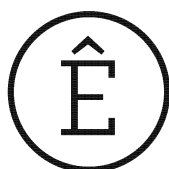
A significant proportion of this expenditure could be retained locally within Knowsley and South Liverpool, providing a valuable source of trade for local businesses and helping to sustain retail related employment.

The wider development will generate New Homes Bonus payments. The New Homes Bonus matches the additional Council tax raised for each new house for four years after it is built.

Labour Market Flexibility

Housing supply can play a key role in the flexibility of the local labour market, which itself is an important component in local economic competitiveness. This is because a shortage of housing, or a lack of affordability, can act as a barrier to accessing employment opportunities. It can also result in long-distance commuting and unsustainable travel patterns.

The shortage of housing in Knowsley, and in particular high-quality aspirational housing, is a major problem for the Borough, and one which is currently preventing it from achieving its huge economic potential.



The geographical mismatch between labour supply and demand can also impede national economic productivity levels. This is particularly the case for lower and intermediate level skills where a lack of geographical mobility is in part caused by a lack of available affordable housing.

The additional housing supply generated by the wider development could therefore allow for a better match of labour and employment, thus improving economic competitiveness and performance.

Sufficient Land

A key requirement of the economic role is to ensure that there is sufficient land available to support growth. The East Halewood SUE is a crucial part of the Council's identified housing supply and will have a significant impact on the ability of the LPA to attract inward investment and maintain a skilled workforce for employers in Knowsley.

The proposals will provide housing for current and future employees and thereby help to meet the LPA's aim of offering a full range of dwellings, including aspirational and higher value housing, which is not well provided for in Halewood. The proposals will:

- Encourage high-earners to live in the area who will have disposable income to spend in the local economy and who have the potential to invest in local business opportunities;
- Provide a higher quality more aspirational form of housing to the mass house building being carried out in the vicinity;
- Provide high-quality homes that ambitious people growing up in Halewood can aspire to live in and stay close to their family and enjoy high quality employment without feeling they have to move away.

Supply of Housing

The wider site represents the borough's second largest strategic housing allocation and its delivery is fundamental to the LPA in meeting its housing requirements whilst securing sustainable patterns of growth and development. Our proposals specifically will provide a high quality and diverse mix of dwellings.

The proposals will include a mixture of dwelling types and sizes, including, terraced, semi-detached and detached properties to reflect local housing requirements.

Social Role

The development will support the creation of a strong, vibrant and healthy community by increasing the supply of housing of a type and tenure to meet the needs of the area in a sustainable location.

Open Market Housing

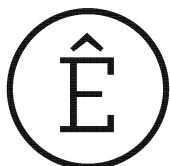
At present, the existing housing stock in Knowsley does not contain sufficient quality family housing, particularly for aspirational households. The availability of such housing is as an important element of the attractiveness of Knowsley as a place to live and the improvement of its housing offer will draw more skilled people from elsewhere in the Liverpool City Region, and in particular the affluent south Liverpool neighbourhoods.

There is therefore a need to deliver appropriate housing across Knowsley to capture its share of future housing growth, including aspirational housing to attract high earning families.

Our proposals can be brought forward imminently to help boost housing supply and improve the Borough's stock of high-quality aspirational family housing.

Conclusion

It is concluded that our proposals perform a positive economic, social and environmental role and comprises sustainable development in accordance with the provisions of the Framework. As a result, we ask that you support our application and grant Planning Permission for the 7 houses proposed and associated landscape works.



8.0 Conclusions & Planning Balance

The starting point for the consideration of Architectural Emporium's proposals must be whether the proposals comply with the development plan. In this case the relevant policies are contained within the KLPCS and the Replacement UDP. It is demonstrated, within this statement, that the proposals accord with the policies of the adopted development plan and there is therefore a presumption in favour of granting planning permission.

In particular, the proposals fully adhere to the development principles for SUE's set out with Policy SUE2 of the KLPCS, the site-specific development principles set out within Policy SUE2b, along with adhering with the emerging East Halewood draft Masterplan Document and SPD.

There are also material considerations which weigh in favour of the proposed scheme.

The proposed development represents sustainable development. The proposals will secure benefits to the economic and social roles with a neutral or limited adverse impact on the environmental role. As a consequence, the adverse impacts of permitting the development would not significantly and demonstrably outweigh the benefits. In accordance with the Framework, the application proposals therefore benefit from the presumption in favour of sustainable development, which should be given substantial weight in the planning balance.

The proposals will deliver much needed housing, within the borough's second largest strategic housing allocation and its delivery is fundamental to the delivery of the KLPCS.

Our proposals specifically will provide a high quality and diverse mix of dwellings which will provide much needed variety to the standardised housebuilder developments adjacent.

