



## **Halsnead West: Phase 2 Reserved Matters**

### **Planning and Design Statement**

On behalf of **Bloor Homes**



Project Ref: 332010533 | Date: April 2022

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Registered Office: Buckingham Court Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire, HP11 1JU  
Office Address: 61 Oxford Street, Manchester, M1 6EQ  
T: +44 (0)161 245 8900 E: manchester.uk@stantec.com

## Document Control Sheet

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**Report Title:** Planning and Design Statement

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|                                                | Name          | Position          | Signature | Date       |
|------------------------------------------------|---------------|-------------------|-----------|------------|
| <b>Prepared by:</b>                            | Megan Beattie | Graduate Planner  | MB        | April 2022 |
|                                                | Bal Tiwana    | Associate Planner | BT        | April 2022 |
| <b>Reviewed by:</b>                            | Bal Tiwana    | Associate Planner | BT        | April 2022 |
| <b>Approved by:</b>                            | Bernard Greep | Planning Director | BG        | April 2022 |
| <b>For and on behalf of Stantec UK Limited</b> |               |                   |           |            |

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|          |      |             |          |          |          |
|          |      |             |          |          |          |

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# 1 Introduction

## 1.1 Purpose of this Planning and Design Statement

- 1.1.1 This Planning and Design Statement has been produced by Stantec UK Ltd<sup>1</sup>, on behalf of our client, Bloor Homes Limited<sup>2</sup>, to support a reserved matters application pursuant to the outline planning permission granted as part of hybrid planning permission (ref: 18/00283/HYB). The outline component of the hybrid planning permission relates to the erection of up to 237 dwellings, car park and associated works at Halsnead West to the east of Windy Arbor Road in Whiston, Knowsley. The scheme – which is the subject of this reserved matters application – is to be known as Phase 2 of the Elowen Garden Village development.
- 1.1.2 In this Planning and Design Statement, we describe the application site and the proposed development and explain how the scheme accords with relevant local planning and design policies, specifically in relation to each of the four matters reserved for determination, namely appearance, landscaping, layout and scale.

## 1.2 Overview

- 1.2.1 Since February 2016, Stantec<sup>3</sup> has been advising Bloor Homes since in respect of its proposed residential development scheme at the Halsnead West site, having closely monitored the evolution of the strategic planning background in the area over preceding years. Stantec secured the hybrid planning permission for the development of up to 360 homes at the site which was granted on 17 March 2021 following the completion of a Section 106 Agreement.
- 1.2.2 The hybrid planning permission is described as follows on the Decision Notice:
- ‘Hybrid application comprising full application for erection of 123 no. dwellings, construction of vehicular/pedestrian accesses, laying out of public open space and associated works; outline application for erection of up to 237 no. dwellings, car park and associated works (access into site to be considered – all other matters reserved for future approval).’*
- 1.2.3 Our client’s site forms part of Halsnead Garden Village, which encompasses two of nine Sustainable Urban Extensions that were allocated in the Knowsley Local Plan Core Strategy (adopted January 2016), namely the ‘South of Whiston’ SUE and the neighbouring ‘Land South of M62’ SUE. In January 2017, Halsnead was one of 14 new Garden Villages across the country that were announced by the Government.
- 1.2.4 For planning purposes, Halsnead Garden Village has been divided into three Character Areas. The full component of the hybrid application is Phase 1 of the Halsnead West Character Area, whilst the outline component of the application – and the subject of this reserved matters application – comprises the Phase 2 remainder of the Halsnead West Character Area.
- 1.2.5 The development is being delivered by one of the country’s leading, multi award-winning housebuilders, Bloor Homes. As we explain in this document, Bloor’s design team has taken meticulous care to ensure that it is a sensitively and well-designed development.

## 1.3 Application Documents

- 1.3.1 The reserved matters application is supported by a range of reports and drawings which reflect the requirements of: Knowsley Council’s Local Validation Requirements Checklist and the details required by conditions attached to the outline planning permission.

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<sup>1</sup> Hereafter referred to as ‘Stantec’

<sup>2</sup> Hereafter referred to as ‘Bloor’ or ‘Bloor Homes’

<sup>3</sup> Then trading as ‘Peter Brett Associates’ or ‘PBA’

- 1.3.2 The proposed development forms Phase 2 of Elowen Garden Village in the western part of the wider Halsnead Garden Village, which is identified in the adopted Core Strategy for the development of approximately 1,500 new homes, 22.5 hectares of employment land and a country park.
- 1.3.3 The hybrid planning application comprised EIA development and an Environmental Statement formed part of the planning application submission. The documents and plans which comprise the current reserved matters application submission are summarised in Tables 1.1 and 1.2, the latter containing details of the drawings and plans which have been prepared by Bloor.

Table 1.1 Schedule of Application Documents and Plans

| Documentation                                               | Consultant         |
|-------------------------------------------------------------|--------------------|
| Application Form                                            | Stantec            |
| Planning and Design Statement                               | Stantec            |
| Transport Note                                              | Eddisons           |
| Surface Water Drainage Scheme                               | Lees Roxburgh      |
| Updated Arboricultural Impact Assessment & Method Statement | Tree Solutions Ltd |

Table 1.2 Schedule of Application Drawings produced by Bloor Homes

| Drawing No               | Drawing Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NW056-PD-2002            | Location Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| NW056-PD-2001            | Site Layout                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| NW056-PD-2001 (Coloured) | Coloured Layout                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Housetype Pack           | <ol style="list-style-type: none"> <li>1. Lawrence Brick (301.PL-01)</li> <li>2. Lawrence Render (301.PL-02)</li> <li>3. Byron Brick (372_372-1.PL-01)</li> <li>4. Byron Render (372_372-1.PL-02)</li> <li>5. Makenzie Brick (384_384-1.PL-01)</li> <li>6. Makenzie Render (384_384-1.PL-02)</li> <li>7. Makenzie (384_384-1.PL-04)</li> <li>8. Henley Brick (385.PL-01)</li> <li>9. Henley Render (385.PL-02)</li> <li>10. Henley Tudor (385.PL-03)</li> <li>11. Kilburn Brick (386_386-1.PL-01)</li> <li>12. Kilburn Render (386_386-1.PL-02)</li> <li>13. Grovier Brick (389_389-1.PL-01)</li> <li>14. Grovier Render (389_389-1.PL-02)</li> <li>15. Hillcott Brick (400.PL-01)</li> <li>16. Hillcott Render (400.PL-02)</li> <li>17. Hillcott Tudor (400.PL-03)</li> <li>18. Wollaton Brick (401.PL-01)</li> <li>19. Wollaton Render (401.PL-02)</li> <li>20. Wollaton Tudor (401.PL-03)</li> <li>21. Wollaton Plans (401.PL-05)</li> <li>22. Hallam Brick (470.PL-01)</li> <li>23. Hallam Render (470.PL-02)</li> <li>24. Hallam Tudor (470.PL-03)</li> <li>25. Lydgate Brick (471.PL-01)</li> <li>26. Lydgate Render (471.PL-02)</li> <li>27. Lydgate Tudor (471.PL-03)</li> <li>28. Lydgate (471.PL-05)</li> <li>29. Wyatt Brick (476.PL-01)</li> <li>30. Wyatt Render (476.PL-02)</li> <li>31. Wyatt Tudor (476.PL-03)</li> <li>32. Wyatt Floor Plans (476.PL-05)</li> <li>33. Morris Brick (477.PL-01)</li> <li>34. Morris Render (477.PL-02)</li> </ol> |

| Drawing No    | Drawing Title                                                                                                                                                                                                    |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | 35. Locke Brick (486.PL-01)<br>36. Locke Render (486.PL-02)<br>37. Locke Tudor (486.PL-03)<br>38. Lyttelton Byron Brick (807.PL-01)<br>39. Lyttelton Byron Render (807.PL-02)<br>40. Lyttelton Byron (807.PL-04) |
| Garage Pack   | Single (1) Brick (GL01.PL-01)<br>2. Single (2) Brick (GL02.PL-01)                                                                                                                                                |
| NW056-PD-2004 | Means of Enclosure                                                                                                                                                                                               |
| NW056-PD-2007 | Materials Layout                                                                                                                                                                                                 |
| NW056-PD-2010 | Hard Surfacing Plan                                                                                                                                                                                              |
| NW056-PD-2011 | Vehicle Charging                                                                                                                                                                                                 |
| NW056-PD-2012 | Shed and Bin Layout                                                                                                                                                                                              |
| NW056-PD-2017 | Reserved Units Plan                                                                                                                                                                                              |
| NW056-PD-2045 | Fence Details                                                                                                                                                                                                    |
| NW034-LS-019a | Site Landscaping P2                                                                                                                                                                                              |
| NW034-LS-020a | Site Landscaping P2                                                                                                                                                                                              |
| NW034-LS-021a | Site Landscaping P2                                                                                                                                                                                              |
| NW034-LS-022a | Site Landscaping P2                                                                                                                                                                                              |
| NW034-LS-023a | Site Landscaping P2                                                                                                                                                                                              |
| NW056_PH2     | Coloured Street Scenes                                                                                                                                                                                           |

1.3.4 The reserved matters application seeks to comply with the following conditions attached to the outline planning permission granted as part of hybrid planning permission 18/00283/HYB:

- No. 13 – Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission and the development shall be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
- No. 14 – No development within the outline area shown on Planning Layout Plan referenced NW034-SL-002 Rev. B received 20 November 2019 shall be commenced on any part of the development for which outline permission has been hereby granted until full details of the following reserved matters, in respect of that phase within the development, have been submitted to and approved in writing by the local planning authority: i. Appearance; ii. Landscaping; iii. Layout; and, iv. Scale.
- No. 15 – Any subsequent reserved matters application shall consist of no more than 237 dwellings.
- No. 16 – The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1 (of the Decision Notice).
- No. 17 – Any subsequent reserved matter application pursuant to this permission shall be accompanied by full details of how surface water will be drained from the site. The submitted surface water drainage scheme shall include details of how the drainage system can accommodate surface water from neighbouring land. The development shall be carried out in accordance with the agreed details and maintained thereafter.
- No. 18 – Any subsequent reserved matter application pursuant to this permission shall be accompanied by an updated Arboricultural Impact Assessment.

## 1.4 Consultation and Engagement

- 1.4.1 A comprehensive programme of consultation and engagement was undertaken prior to the submission of the hybrid planning application, the details of which were included in the Statement of Community Involvement ('SCI') that formed part of the hybrid application. Stakeholders including and local residents had the opportunity to provide their feedback on the proposal, which was publicised in a variety of ways including the following activity:
- Information leaflets were distributed to over 850 residents and businesses located close to the application site, which provided an overview of the proposed scheme together with details of how local people could get involved in the consultation on the plans.
  - Letters and a copy of the information leaflet were sent to a wide range of political stakeholders – including councillors at Knowsley Council and at ward (Whiston & Cronton) level, as well as the Member of Parliament for St Helens South and Whiston – and local schools.
  - A press release was issued to local media (Liverpool Echo, St Helens Star, St Helens Reporter and Prescott Online), which publicised the consultation and included details of how people could comment and submit their feedback on the proposals.
  - A dedicated project website was established which included detailed information on the proposals, including an illustrative masterplan and artist impressions. A facility for local residents to submit their feedback via an online form was also provided.
  - A community information line was set up, as well as an email address, to enable people to make their comments known to the project team.
- 1.4.2 Furthermore, in addition to extensive dialogue in advance of the adoption of the Halsnead Garden Village Masterplan SPD in June 2017, Stantec liaised with officers of Knowsley Council during the working up of the hybrid planning application. That close liaison continued throughout the determination period of the hybrid application, and involved a combination of the following activity:
- Regular meetings with and presentations to officers at Knowsley Council's offices.
  - Meetings with ward members at Knowsley Council, also attended by officers.
  - Various meetings with the Halsnead North Delivery Group.
  - A site walkover with the Leader of Knowsley Council (Cllr. Graham Morgan) and Cabinet Member for Regeneration and Economic Development (Cllr. Tony Brennan).
- 1.4.3 The extensive dialogue outlined above has resulted in a high-quality scheme that fits in well with its surroundings and responds to and addresses any concerns that have been raised. The dialogue has also informed the production of the drawings and plans that will be submitted as part of the reserved matters application.

## 1.5 Structure of the Planning and Design Statement

- 1.5.1 The remainder of the Planning and Design Statement is structured as follows:
- Section 2 describes the location and characteristics of the application site and the surrounding area, and summarises the strategic planning background to the site;
  - Section 3 provides details of the proposed development;
  - Section 4 considers the proposed development against local planning and design policies;
  - Section 5 considers the design principles and concepts that have been applied to the proposed development; and
  - Section 6 provides our overall summary and conclusion.

## 2 Strategic Context

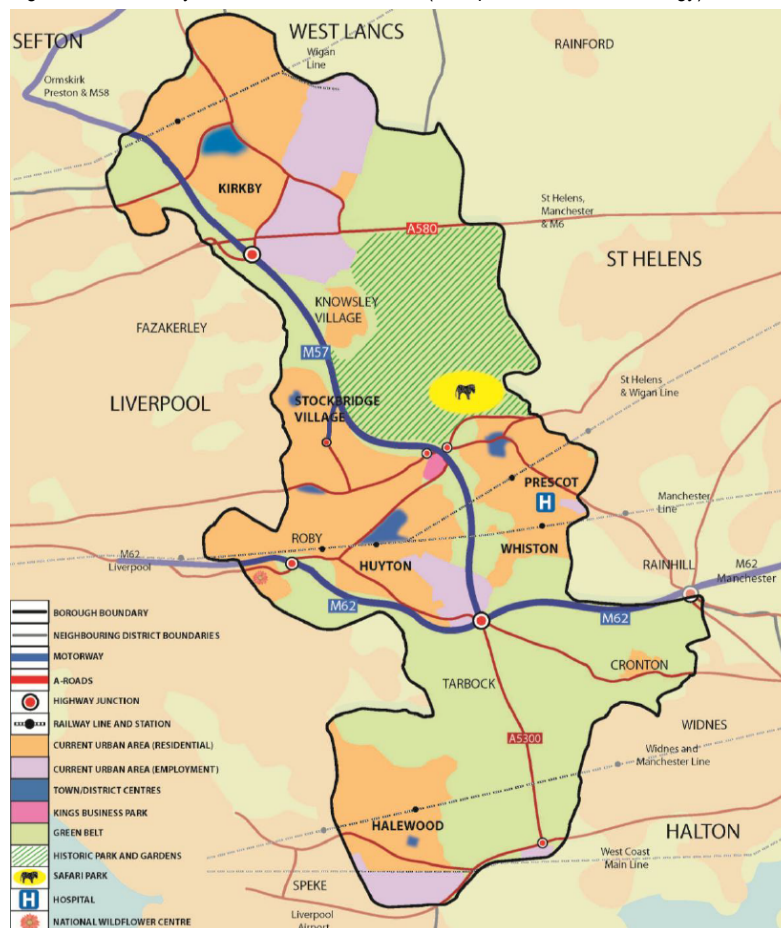
### 2.1 Introduction

- 2.1.1 In this section, we describe the application site and explain the evolution of the strategic planning policy background to set the context for the remainder of the Planning and Design Statement.

### 2.2 Site Location

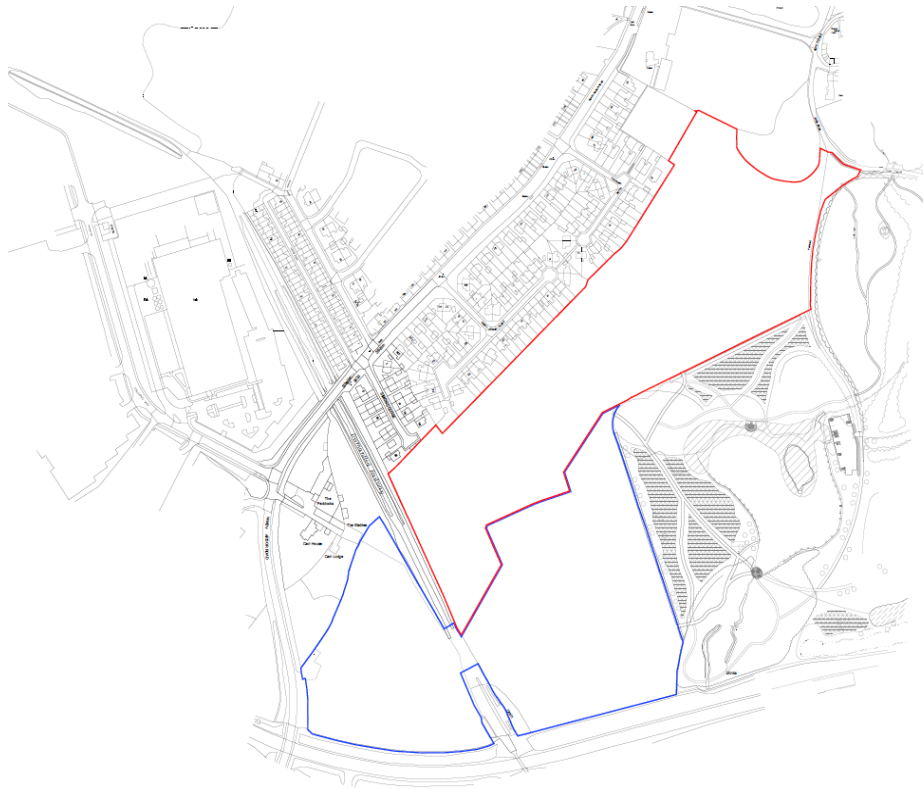
- 2.2.1 Bloor's land at Halsnead West extends to approximately 14.5 hectares, of which approximately 7.2 hectares is the subject of this current reserved matters application. The application site is located approximately 1km to the south of Whiston Town Centre, slightly to the north east of the Tarbock Island interchange, where the M62 and M57 motorways meet. A plan extracted from the Knowsley Local Plan Core Strategy, which explains this strategic context, is provided below at Figure 2.1.

Figure 2.1 'Knowsley Local Context as at 2013' (from p.19 of the Core Strategy)



- 2.2.2 The Halsnead West site gently slopes downwards from north to south, with views out across the Mersey Valley beyond the M62 motorway to the south. As shown on the plan at Figure 2.2, the Phase 2 site which is the subject of this reserved matters application (outlined in red) is located immediately north of the Phase 1 site (outlined in blue) for which full planning permission for the development of 123 dwellings has been approved by Knowsley Council under the hybrid planning permission 18/00283/HYB.

Figure 2.2 Site Location Plan



- 2.2.3 Existing residential development is situated to the north west of the application site, whilst woodland is located to the east of the site, beyond which is Big Water lake and Halsnead Mobile Home Park.

## 2.3 Surrounding Area

- 2.3.1 The wider Halsnead Garden Village covers 174 hectares of land, comprising two broad parcels of land to the north and south of the M62, respectively.
- 2.3.2 Halsnead Garden Village comprises the majority of the former Halsnead Park estate, which was disbanded in the early 20<sup>th</sup> century and has been severed by the M62 motorway. Many of the original estate features have been demolished or incorporated into the surrounding environment, but surviving landscape features – including Big Water lake and a series of natural and semi-natural woodlands to the east of the site – contribute to the overall landscape character.
- 2.3.3 The site is highly accessible to the strategic highway network given its situation to the immediate east of the Tarbock Island interchange. Liverpool City Centre to the west can be reached by car in 20 minutes and Manchester City Centre is a 35-minute drive-time to the east.
- 2.3.4 The Garden Village benefits from good accessibility to Whiston Rail Station, which is located approximately 1.2km from the centre of the Phase 2 site. Three services per hour provide rail access to Liverpool Lime Street Station, which can be reached in around 20 minutes, and St Helens can be reached in just 9 minutes via two rail services per hour.
- 2.3.5 The application site is also close to a range of bus routes which stop at Windy Arbor Road, Lickers Lane and Cronton Road. Those services provide frequent access to destinations such as Liverpool City Centre, Prescot, Runcorn, St Helens and Whiston Hospital. Furthermore, National Cycle Network route 56 runs adjacent to the north-western edge of the Garden Village.

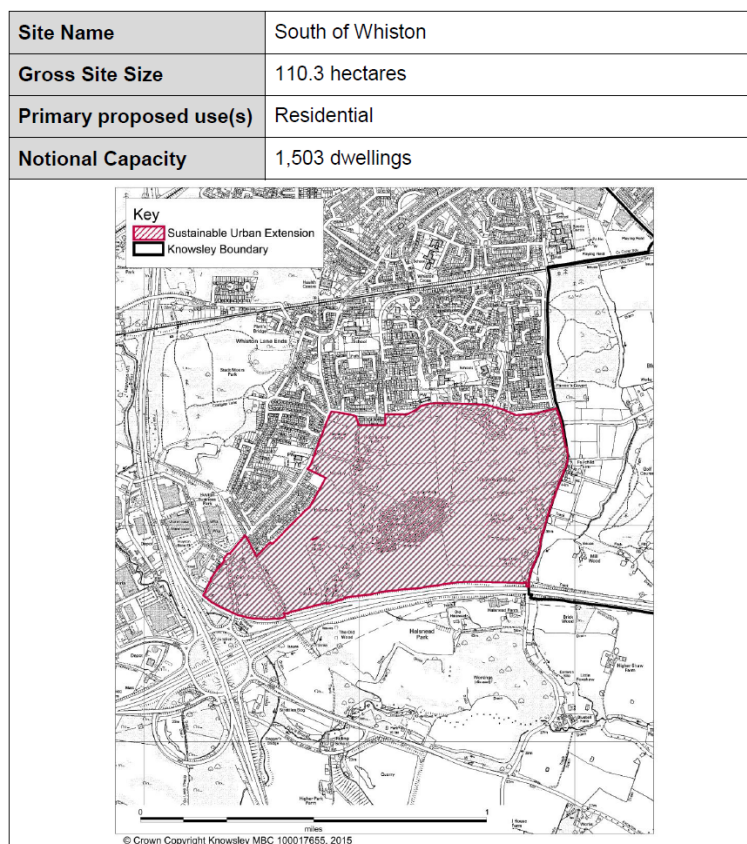
- 2.3.6 A range of retail, services and other uses are available in Whiston Town Centre, approximately 1km to the north of the site, and various other services and community facilities are also within easy reach.

## 2.4 Strategic Planning Background

### *Knowsley Local Plan Core Strategy*

- 2.4.1 The Knowsley Local Plan Core Strategy<sup>4</sup> was adopted on 6 January 2016. Core Strategy Policy SUE1 allocates nine SUEs to help meet the Borough's residential and employment needs. Bloor's site forms part of the 'South of Whiston' SUE, which covers approximately 110 hectares of land and is primarily identified for residential use.
- 2.4.2 Core Strategy Policy SUE2c specifically relates to 'South of Whiston and Land South of M62', which for the purposes of that policy is treated as a single SUE. Land to the north of the M62 – that is, the land which encompasses the land controlled by Bloor – is identified by Policy SUE2c for approximately 1,500 dwellings<sup>5</sup>, with the stated aim of providing a wider choice of housing. Land to the south of the M62 is identified for at least 22.5 hectares of logistics, storage and distribution uses (within Use Class B8), and a new country park within the broad extent of the former Cronton Colliery.
- 2.4.3 Appendix E to the Core Strategy contains plans depicting the extent of each location identified as a SUE, together with an 'Allocation Profile' which specifies each SUE's gross site area, primary proposed use(s), notional development capacity and key planning constraints/opportunities. The plan for the South of Whiston SUE and the associated Allocation Profile are reproduced below as Figures 2.3 and 2.4 for ease of reference.

Figure 2.3 Site Plan – South of Whiston SUE



<sup>4</sup> Hereafter referred to as 'the Core Strategy'.

<sup>5</sup> The Halsnead Masterplan SPD variously states that the SUE has capacity to deliver 'up to' and 'approximately' 1,600 new homes.

Figure 2.4 Allocation Profile – South of Whiston SUE

#### Key Site Constraints and Opportunities

- Flood Zones 2 and 3 are located along the northern boundary of the site (Environment Agency Flood Map, February 2014 Update)
- Local Wildlife Sites 13 (Lickers Lane Wood, Whiston), 14 (Woodland, Sandfield Park, Whiston), 16 (Big Water, Halsnead), 49 (The Old Wood, north, Halsnead) and Local Geological Site 85 (Cronton Mineral Line) are located within the site
- The northern fringe also contains existing urban greenspace in the form of outdoor sports provision adjacent to the junctions of Windy Arbor Road/Lickers Lane and a cemetery at the junction of Lickers Lane/Fox's Bank Lane.
- [Policy SUE2c](#) identifies specific development and infrastructure requirements and proposes that a Supplementary Planning Document be developed for this site and the Land South of M62 Sustainable Urban Extension which is located directly to the south of the site.

#### 2.4.4 Core Strategy Policy SUE2 contains the following text:

*'Proposals for development within each of these locations will only be granted planning permission where they are consistent with a single detailed master plan for the whole of the Sustainable Urban Extension which is approved by the Council. The master plan should accord with development plan policy and any associated Supplementary Planning Document and may be submitted prior to or with the application. Planning permissions must be linked to any necessary legal agreements for the improvement, provision, management and maintenance of infrastructure, services and facilities, open spaces and other matters necessary to make the development acceptable and which facilitate comprehensive delivery of all phases of development within the Sustainable Urban Extension in accordance with the single detailed master plan.'*

#### 2.4.5 The principle of the proposed development has been established by virtue of hybrid planning permission ref: 18/00283/FUL, which approves the development of up to 360 homes at Bloor's site off Windy Arbor Road.

#### **Halsnead Garden Village Masterplan SPD**

#### 2.4.6 Early in 2016, Knowsley Council announced that it would be commissioning consultants to work up a masterplan for the South of Whiston and Land South of the M62 SUEs.

#### 2.4.7 During the course of 2016, Stantec attended a series of workshops at Knowsley Council's offices, which informed the production of a draft Masterplan and SPD for the 'South of Whiston' SUE and the neighbouring 'Land South of the M62' SUE, together known as Halsnead.

#### 2.4.8 Knowsley Council published the Consultation Draft Halsnead Garden Village Masterplan SPD<sup>6</sup> and associated technical documents in December 2016.

#### 2.4.9 In January 2017, Halsnead was named as one of 14 new Garden Villages across the country that were announced by the Government, and at a meeting on 27 June 2017, the Cabinet of Knowsley Council resolved to adopt the Masterplan SPD. The Adoption Statement confirms that the SPD is a material consideration in decisions on planning applications.

#### 2.4.10 The adopted Halsnead Masterplan SPD identifies Halsnead West – within which the application site is located – as one of three 'Character Areas'.

<sup>6</sup> Hereafter referred to as 'the Halsnead Masterplan SPD'.

- 2.4.11 The excellent accessibility of the Garden Village is highlighted in the Masterplan SPD, which describes Bloor's site adjacent to Windy Arbor Road as a '*prominent gateway*' with '*potential to play a strategically significant placemaking role.*'

#### **Halsnead Garden Village Design and Local Distinctiveness Guide**

- 2.4.12 In July 2020, Knowsley Council adopted the Halsnead Garden Village Design and Local Distinctiveness Guide<sup>7</sup>. The Design Guide has been prepared to provide parameters for the development of Halsnead Garden Village and support key stakeholders to secure the objectives of the development.
- 2.4.13 Outlined within the Design Guide is the strategic thinking that underpins the requirements for design of streets, public realm, green and blue infrastructure which together contribute to the requisite identity and quality standards of the Garden Village. The Design Guide also sets out detailed requirements to achieve distinctive Character Areas and their supporting typologies and palettes of materials.

## **2.5 Summary**

- 2.5.1 In this section, we have described the application site along with its surrounding context and summarised the evolution of the strategic planning policy background, to set the context for the remainder of the Planning and Design Statement.
- 2.5.2 The application site forms part of a SUE in Whiston allocated by Policy SUE1 of the adopted Core Strategy. The South of Whiston SUE, in combination with the Land South of the M62 SUE – together known as Halsnead Garden Village – is an important part of the established strategy for meeting identified needs in Whiston and Knowsley.
- 2.5.3 The principle of the proposed development has been firmly established by virtue of the strategic policy background, as well as hybrid planning permission ref: 18/00283/FUL.

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<sup>7</sup> Hereafter referred to as 'the Design Guide'.

## 3 Proposed Development

### 3.1 Introduction

- 3.1.1 In this section of the Statement, we provide an overview of the Phase 2 scheme proposals that are the subject of this reserved matters application, which has been submitted pursuant to outline planning permission granted as part of hybrid planning permission 18/00283/HYB.
- 3.1.2 The outline component of the planning permission – and the subject of this reserved matters application – is Phase 2 of what is to be known as the Elowen Garden Village development.

### 3.2 Scheme Overview

- 3.2.1 Following the submission of the hybrid planning application, various amendments were made to the proposed scheme. However, for brevity, the hybrid planning permission is described as follows on the Decision Notice:

*'Hybrid application comprising full application for erection of 123 no. dwellings, construction of vehicular/pedestrian accesses, laying out of public open space and associated works; outline application for erection of up to 237 no. dwellings, car park and associated works (access into site to be considered – all other matters reserved for future approval).'*

- 3.2.2 Whilst the latest revision of the description of the hybrid planning permission technically enables the development of up to 237 dwellings, the actual number of homes now proposed to be delivered at the Phase 2 site, by virtue of this reserved matters application, is now 208 dwellings. An artistic impression of the proposed development is provided at Figure 3.1

Figure 3.1 Artistic Impression of the Proposed Development (As Viewed from the South-East)



### 3.3 Mix and Tenure

- 3.3.1 In terms of the mix of homes, half of the 208 dwellings (104) are proposed to be 3-bedroom homes and the other half will be 4-bedroom homes. The majority (174) of the 208 proposed dwelling houses in Phase 2 are two storeys in height, with the remaining 34 homes being 2.5 storeys in height. A schedule of the proposed dwellings is provided at Table 3.1.

Table 3.1 Phase 2 Proposed Dwelling Schedule

| Housetype             | Number of Bedrooms | Number of Storeys | Number of Units |
|-----------------------|--------------------|-------------------|-----------------|
| Grovier               | 3                  | 2                 | 28              |
| Byron                 | 3                  | 2                 | 2               |
| Lyttelton SD          | 3                  | 2                 | 2               |
| Lawrence              | 3                  | 2                 | 15              |
| Kilburn               | 3                  | 2                 | 12              |
| Henley                | 3                  | 2                 | 5               |
| Mackenzie             | 3                  | 2.5               | 10              |
| Hallam                | 4                  | 2                 | 16              |
| Lydgate               | 4                  | 2                 | 5               |
| Locke                 | 4                  | 2                 | 21              |
| Hillcott              | 4                  | 2                 | 4               |
| Wyatt                 | 4                  | 2                 | 32              |
| Wollaton              | 4                  | 2                 | 16              |
| Morris                | 4                  | 2.5               | 10              |
| *391 Grovier          | 3                  | 2                 | 6               |
| *372/373 Byron        | 3                  | 2                 | 5               |
| *376/377 Lyttelton SD | 3                  | 2                 | 3               |
| *386 Kilburn          | 3                  | 2                 | 2               |
| *384 Mackenzie        | 3                  | 2.5               | 10              |
| <b>TOTAL</b>          |                    |                   | <b>208</b>      |

- 3.3.2 A Viability Appraisal was submitted as part of the hybrid planning application on behalf of Bloor, and was assessed by the Council's independent assessors. The Viability Appraisal explains that it is financially unviable to provide affordable housing at Halsnead West given the abnormal costs in developing the site, when taking account of other financial contributions as required by local planning policy.
- 3.3.3 The hybrid planning application was approved by Members subject to a number of conditions and recommendations, including the requirement for the Applicant to enter into a Section 106 agreement requiring the submission of a Viability Review to identify any uplift in residual land value capable of delivering on-site affordable housing up to 25 per cent.
- 3.3.4 The Section 106 Agreement, dated 3 March 2021, sets out (at Schedule 1) the mechanism for an affordable housing viability review. Schedule 1, Part 1.1 states that no more than 45 dwellings can be occupied at the Halsnead West site unless a Viability Review has been submitted to the Council. Part 1.2 goes on to state that:
- '...the Owner is at liberty to make one or more Reserved Matters Applications consecutively or concurrently at any time but if a Reserved Matters Application is made before it has been determined whether or not there is any Surplus ("Pre RMA") the owner shall submit for the Council's approval a scheme showing 25% of the Dwellings ("Reserved Dwellings") within the Pre RMA for the provision of Affordable Housing pending determination of the Surplus (if any)...'*
- 3.3.5 In accordance with the Section 106 Agreement, Bloor has made provision for the Phase 2 development to include up to 25 per cent affordable housing should the Viability Review find that the reserved matters scheme can viably accommodate this. In the event that the Viability Review demonstrates that it is viable for the Phase 2 scheme to make provision for affordable

dwelling, those house types identified by a star symbol (\*) will be reserved for use as affordable housing. A Reserved Units Plan which shows the potential location of the affordable units is submitted as part of this reserved matters application (ref. NW056-PD-2017).

- 3.3.6 It is important to note that Bloor remains committed to making financial contributions to other strategic infrastructure as secured via the Section 106 Agreement.

### 3.4 Layout and Density

- 3.4.1 As explained in more detail in Section 5 of this Statement, in formulating the layout of the Phase 2 scheme, the design team has followed the parameters established via the hybrid planning permission, as well as the guidelines set out in the Halsnead Masterplan SPD and the accompanying Design Guide.
- 3.4.2 A drawing which shows the proposed layout of these dwellings is provided at Figure 3.2.

Figure 3.2 Phase 2 Proposed Layout



- 3.4.3 The internal layout has been designed to accord with typical Manual for Streets principles as well as adhering to the aspirations of the wider Masterplan SPD. The development will provide medium-density family homes at a density of 29 dwellings per hectare.

### 3.5 Movement and Accessibility

- 3.5.1 As part of the hybrid planning application, full planning permission was sought for a new vehicular spine route accessed via a signalised junction at Windy Arbor Road forming a 6.0m to 7.3m wide 'residential avenue'. It is proposed to achieve the main vehicular access to the Phase 2 development via the spine route secured via the hybrid permission. The spine route will serve as a natural extension from the Phase 1 site immediately to the south and is proposed to extend to the north of the Phase 2 site, thereby enabling connectivity with the wider Halsnead Garden Village, in line with the Masterplan SPD. Bloor's site can be also accessed in the north-east via a priority-controlled junction at Main Drive.
- 3.5.2 The internal layout has been designed to provide a safe environment for pedestrians and cyclists with clearly defined walkways, crossing points and traffic calming features where appropriate. There will also be formal turning areas to allow refuse and delivery vehicles to manoeuvre safely.
- 3.5.3 While most of the internal highway layout will be offered for adoption, there are a number of short private drives which will remain in private ownership. None of these drives will serve more than three dwellings, which is a requirement of Knowsley Council.
- 3.5.4 The reserved matters application also makes provision for a 12-space car park to the east of the Phase 2 site, for general use by visitors to the area. The proposed car parking will accord with Knowsley Council's current standards.

### 3.6 Green Infrastructure and Play Space

- 3.6.1 The proposed development includes landscape measures that will complement the existing woodland and other trees/vegetation within and adjacent to the site.
- 3.6.2 New trees, amenity grass areas and wildflower meadow are proposed to be planted along the eastern boundary of the site, where a footpath will run from north to south. Along the northern boundary of the site, trees, conifers, amenity grass areas, a wildflower meadow, native woodland mix and woodland edge mix are proposed to be planted.
- 3.6.3 As part of the hybrid planning application, full planning permission was granted for a high-quality, Locally Equipped Area for Play ('LEAP') within the Phase 1 site. The LEAP will feature traditional play equipment and more natural elements within the central green space. The LEAP will be 400 sq.m in size – as required by the SPD – and will be well-connected to the Phase 2 scheme, thereby providing safe and convenient access for residents.

### 3.7 Delivery

- 3.7.1 The Phase 2 scheme will be delivered by Bloor Homes as a natural extension to its Phase 1 scheme at Elowen Garden Village. Showhomes at Elowen Garden Village opened to the public in March 2022. Bloor Homes is a leading, multi-award winning national housebuilder, which began building homes in 1969 when it was founded by John Bloor and today is one of the largest privately owned house building groups in the UK, building more than 3,250 homes each year.
- 3.7.2 Bloor Homes covers eight regions and has scooped numerous awards over the years including the LABC Developer of the Year and various accolades in 'What House Awards' including the 'Best Brownfield Developments', 'Best Exterior' and 'Best Large Housebuilder' categories. In 2021, Bloor was awarded 5-star builder status in the National New Home Customer Satisfaction Survey for the third consecutive year.
- 3.7.3 Key factors which contribute to Bloor's success include:
- **A financially independent and family-owned business:** Bloor Homes is the UK's largest privately-owned housebuilder, with a PLC equivalent financial standing not founded on debt.
  - **A national reputation with a regional knowledge:** Bloor Homes operates in eight regions across the UK, resourced by professionals with extensive local experience.

- **A proven track record of delivering strategic land:** Bloor Homes has a comprehensive understanding of what drives land value and how to deliver this through the planning system. The 'life blood' of the business is successful delivery of strategic land to achieve growth objectives.
- **Working in partnership with landowners:** Transparency generates trust. Bloor Homes works with all types of landowners and maintains a flexible and forward-looking attitude to promotion and acquisition, which is tailored to specific requirements.
- **Locally distinctive place making:** Bloor Homes delivers high quality schemes which are designed to complement the local area.
- **Recognising the importance of community engagement:** From Local Authorities to Parish Councils, Bloor Homes identifies key local matters and maintains an ongoing dialogue with stakeholders.
- **Long term relationships and legacy:** Bloor Homes builds lasting relationships with its many partners by investing for the long term.

3.7.4 All of the properties developed by Bloor Homes are designed to an extremely high standard. Bloor Homes has significant financial resources and is committed to continuing the swift delivery of a very high-quality scheme at its Halsnead West site.

## 4 Local Planning Policy

### 4.1 The Development Plan

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that:

*‘...if regard is to be had to the Development Plan for the purpose of any determination to be made under the planning acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.’*

4.1.2 In Knowsley’s case, the adopted development plan against which the reserved matters application must be determined comprises the Knowsley Local Plan Core Strategy, which was adopted on 6 January 2016, in combination with saved policies of the Knowsley Replacement Unitary Development Plan (‘UDP’, adopted June 2006) and the Joint Merseyside and Halton Waste Local Plan (adopted July 2013).

4.1.3 In June 2017, Knowsley Council adopted the Halsnead Garden Village Masterplan SPD. Furthermore, in July 2020, Knowsley Council adopted the Halsnead Garden Village Design and Local Distinctiveness Guide. Whilst the Halsnead Masterplan SPD and the Design Guide do not form part of the statutory development plan, they are material planning consideration in the determination of all planning applications within Halsnead Garden Village and therefore we provide a summary of these documents alongside other relevant SPDs in this section of the Planning and Design Statement.

### 4.2 Knowsley Local Plan Core Strategy

#### *Sustainable Urban Extensions*

4.2.1 Policy SUE1 (‘Sustainable Urban Extensions and Safeguarded Land’) identifies nine sites which have been removed from the Green Belt to meet development requirements including ‘South of Whiston’, for which ‘residential’ is identified as the primary proposed use.

4.2.2 Policy SUE2 (‘Sustainable Urban Extensions – Development Principles’) sets out the Council’s expectations of how the SUEs will be developed, and it provides details of site-specific requirements for the development of each of the SUE locations. The policy goes on to state that the Council will prepare a SPD for each of the locations referred to in Policies SUE2a to SUE2c, which will provide a spatial development framework for the site, along with details of infrastructure requirements (see Halsnead Garden Village Masterplan SPD below).

4.2.3 Policy SUE2c (‘Sustainable Urban Extension – South of Whiston and Land South of M62’) allocates land to the north of the M62 for new housing development comprising approximately 1,500 dwellings. The policy goes on to identify the following specific development requirements:

- *‘Safe and convenient highways access for the sites together with a well connected internal road system and traffic mitigation measures, including any measures needed to address the impact of the development on traffic generation in the wider area;*
- *Provision for public transport, walking and cycling, which enhance linkages within the area and surrounding areas including linkages to the former mineral railway line linking Cronton Colliery and Stadt Moers Park and to Whiston railway station;*
- *Public Open Space (POS) within a wider Green Infrastructure network integrating with existing POS, recreational assets, areas of ecological value and the Whiston to Cronton strategic green link (see Policy CS8: Green Infrastructure); and*
- *Key infrastructure and services, including consideration of requirements for new local retail provision and a primary school of appropriate scale to meet needs arising from the site, and/or appropriate financial contributions to meet these needs off-site.’*

4.2.4 The principle of the proposed development has been established by the allocation of the SUE, alongside the hybrid planning permission which approves the development of up to 360

homes at the overall Halsnead West site. We go on to consider specific development requirements, below.

### ***Thematic and Development Management Policies***

- 4.2.5 Chapters 8 to 11 of the Core Strategy set out thematic policies covering social, economic and environmental topics relevant to planning, as well as policies relating to infrastructure delivery mechanisms. The following Development Management policies are considered relevant to the proposed development.

#### ***Policy CS15 – Delivering Affordable Housing***

- 4.2.6 Policy CS15 (*‘Delivering Affordable Housing’*) states that the Council will seek the provision of 25 per cent affordable on sites identified as SUEs within Policies SUE1 to SUE2c. The Council will seek in-kind or financial contributions from developers to secure affordable housing provision, through an appropriate legal agreement or other mechanism as appropriate.
- 4.2.7 Part 1a of Policy CS15 indicates that a lower proportion of affordable housing may be acceptable where it is demonstrated, to the satisfaction of the Council, that the required proportion of affordable provision would prejudice the economic viability of the market housing proposal.
- 4.2.8 As discussed in Section 3 of this Statement, the Section 106 Agreement secured in respect of the hybrid planning permission makes provision for up to 25 per cent affordable housing to be delivered at the Phase 2 site should a Viability Review find that the reserved matters scheme can viably accommodate this. A Reserved Units Plan which shows the potential location of the affordable units is submitted as part of this reserved matters application (ref. NW056-PD-2017).

#### ***Policy CS17 – Housing Sizes and Design Standards***

- 4.2.9 Policy CP2 (*‘Housing Sizes and Design Standards’*) states that the Council will seek an appropriate mix of dwelling sizes across the Borough, having regard to evidence of local housing needs and the monitoring of housing completions. For individual residential developments of 15 dwellings or more, developers must demonstrate how their scheme contributes to the re-balancing of Knowsley's housing market in terms of the size of dwellings provided. All new residential development in Knowsley will be encouraged to comply with design standards.
- 4.2.10 As set out in Table 3.1 of this Statement, half of the 208 dwellings (104) are proposed to be 3-bedroom homes and the other half will be 4-bedroom homes. The majority (174) of the 208 proposed dwelling houses in Phase 2 are two storeys in height, with the remaining 34 homes being 2.5 storeys in height. It is considered that this mix and scale is accordance with the principles established by virtue of the hybrid planning permission.

#### ***Policy CS19 – Design Quality and Accessibility in New Development***

- 4.2.11 Policy CS19 (*‘Design Quality and Accessibility in New Development’*) sets out the Council's expectations regarding the principles that new development is expected to achieve in order to enhance the local distinctiveness, identity and accessibility of places. The policy also sets out the requirement for new development proposals to maintain a good standard of amenity for all existing and future occupants, as well as the need for developments to address the challenges of climate change as well as future changes in social, economic and environmental priorities.
- 4.2.12 Design quality and accessibility has been a crucial consideration in the formulation of this reserved matters application. As we go on to discuss in Section 5 of this Statement, due regard has been given to ensure compliance with the parameters drawings and Design Principles document which was approved as part of the hybrid planning permission.
- 4.2.13 The reserved matters application is supported by a Transport Note prepared by Eddisons, which explains that the proposed development has been designed to accord with typical

Manual for Streets principles as well as adhering to the aspirations of the wider Masterplan SPD, thereby providing a safe accessibility for pedestrians and cyclists.

***Policy CS21 Greenspaces and Trees***

- 4.2.14 Policy CS21 ('Greenspaces and Trees') sets out the Council's requirements for greenspace protection as well as its local greenspace standards. The policy also explains that the Council will support improvements to existing and new areas of greenspace if they are accessible and of good quality.
- 4.2.15 New trees, amenity grass areas and wildflower meadow are proposed to be planted along the eastern boundary of the site, where a footpath will run from north to south. Along the northern boundary of the site, trees, conifers, amenity grass areas, a wildflower meadow, native woodland mix and woodland edge mix are proposed to be planted.
- 4.2.16 In accordance with the requirements of Condition 18 attached to the Decision Notice, an updated Arboricultural Impact Assessment ('AIA') – which has been prepared by Tree Solutions Ltd – forms part of this reserved matters application. The AIA and the accompanying Method Statement explains that all significant trees within influencing distance to the proposed development north on and adjoining the site – comprising twelve individual trees, five tree groups and three woodlands – have been surveyed. The report concludes that no trees of any significant value are to be removed to accommodate the proposed development, and that there are no impacts to retained trees caused by the proposed development.

***Policy CS22 – Sustainable and Low Carbon Development***

- 4.2.17 Policy CS22 ('Sustainable and Low Carbon Development') sets out the requirements for new development to meet high standards of sustainable design and construction, and to minimise carbon emissions.
- 4.2.18 As shown on the Vehicle Charing Layout drawing which is submitted as part of this reserved matters application, the proposed development makes provision for wall-mounted electric vehicle charging points to be provided at each dwelling.
- 4.2.19 Condition 30 attached to the Decision Notice requires an updated Construction Environmental Management Plan ('CEMP') to be submitted and approved in writing by the Local Planning Authority. Bloor Homes will adhere to the approved CEMP, which will incorporate a range of mitigation measures to minimise the environmental effects of construction.

***Policy CS24 – Managing Flood Risk***

- 4.2.20 Policy CS24 ('Managing Flood Risk') states that the drainage of new development shall be designed to reduce surface water run-off rates to those associated with a green-field site by treating it at its source.
- 4.2.21 A Flood Risk Assessment (FRA) has been prepared by Lees Roxborough and is submitted in support of this application. In accordance with the requirements of Condition 17 attached to the Decision Notice, surface water drainage details are required to be submitted as part of the reserved matters application. A surface water drainage strategy for the site is incorporated within the submitted FRA.

***Policy CS26 – Waste Management***

- 4.2.22 Policy CS26 ('Waste Management') states that the Council will, inter alia, encourage good design in new development in order to minimise waste, promote the use of reclaimed and recycled materials and to facilitate the collection and recycling of waste.
- 4.2.23 The Shed and Bin Layout which is provided as part of the submission documents demonstrates how provision has been made to facilitate the collection of household waste and recycling.

- 4.2.24 As explained in the Transport Note, the internal layout makes provision for formal turning areas to ensure that refuse vehicles can safely and efficiently turn around to be able to enter and leave the various culs-de-sac in forward gear.

***Policy CS27 – Planning and Paying for New Infrastructure***

- 4.2.25 Policy CS27 (*‘Planning and Paying for New Infrastructure’*) states that proposals for new development will be required to demonstrate that any negative impacts that the development may have on the improvement, replacement or provision of new infrastructure will be avoided and/or appropriately mitigated as part of the planning process.
- 4.2.26 The Section 106 Agreement related to the hybrid planning permission for the development at the Halsnead West site secures a series of developer contributions, as summarised below:
- **Play Area and Community Facilities Contribution:**
    - Play Area and Community Facilities Contribution A: The sum of £61,131 applied towards the provision of a Neighbourhood Equipped Area for Play (‘NEAP’), community orchard, allotments and associated enabling works to be located on the Council Community Land<sup>8</sup>; and
    - Play Area and Community Facilities Contribution B: The sum of £497 per dwelling applied towards the provision of a NEAP, community orchard, allotments and associated enabling works to be located on the Council Community Land.
  - **Health Contribution:**
    - Healthcare Contribution A: The sum of £11,562 applied towards the provision of improvements to off-site healthcare and dental facilities and services in the local area identified by the Knowsley Clinical Commissioning Group (‘CCG’); and
    - Healthcare Contribution B: The sum of £94 per dwelling applied towards the provision of improvements to off-site healthcare and dental facilities and services in the local area identified by the Knowsley CCG.
  - **Strategic Green Infrastructure Delivery Contribution and Surface Outfall Sum:**
    - Strategic Green Infrastructure Delivery Contribution A: The sum of £11,636 applied towards the provision of approximately 9.6 ha of ‘Tier 1’ open space and green infrastructure on the Open Space Land<sup>9</sup>;
    - Strategic Green Infrastructure Delivery Contribution B: The sum of £932 per dwelling applied towards the provision of approximately 9.6 ha of ‘Tier 1’ open space and green infrastructure on the Open Space Land; and
    - Surface Outfall Sum: The sum of £103,000 attributed to the costs of the Surface Outfall Works<sup>10</sup>.
  - **Strategic Green Infrastructure Maintenance Contribution:**
    - Strategic Green Infrastructure Maintenance Contribution A: The sum of £284,745 applied towards the ongoing maintenance of the Open Space Land; and
    - Strategic Green Infrastructure Maintenance Contribution B: The sum of £2,315 per dwelling applied towards the ongoing maintenance of the Open Space Land.
  - **Nursery Education Contribution:**

<sup>8</sup> ‘Council Community Land’ refers to the land owned by the Council within Halsnead Garden Village.

<sup>9</sup> ‘Open Space Land’ refers to land within the vicinity of and including Big Water and its adjacent woodlands within Halsnead Village.

<sup>10</sup> ‘Surface Outfall Works’ refers to works comprising the construction or laying out of fishing pegs, car parking areas, paths and open space within the Open Space Land.

- Nursery Education Contribution A: The sum of £137,145 applied towards the provision of 65 full time entry nursery school/external childcare places within the locality of the development; and
- Nursery Education Contribution B: The sum of £1,115 per dwelling applied towards the provision of 65 full time entry nursery school/external childcare places within the locality of the development.
- Primary Education Contribution:
  - Primary Education Contribution A: The sum of £434,928 applied towards either the provision of additional places at existing schools nearby the development or towards a new school to be constructed in Halsnead Garden Village; and
  - Primary Education Contribution B: The sum of £3,536 per dwelling applied towards either the provision of additional places at existing schools nearby the development or towards a new school to be constructed in Halsnead Garden Village.
- Outdoor Sports Contribution:
  - Outdoor Sports Contribution A: The sum of £71,955 applied towards the improvement of outdoor sports provisions at Lickers Lane playing fields including improvements to access, car parking provision, pitch improvements and changing facilities; and
  - Outdoor Sports Contribution B: The sum of £585 per dwelling applied towards the improvement of outdoor sports provisions at Lickers Lane playing fields including improvements to access, car parking provision, pitch improvements and changing facilities.
- Social Value Contribution:
  - Halsnead GV Monitoring Fee: The sum of £6,750 towards the additional resource costs arising from the monitoring of the development as part of the Halsnead Garden Village;
  - Social Value Contribution A: The sum of £8,610 applied towards the costs of monitoring the Social Value Strategy<sup>11</sup>; and
  - Social Value Contribution B: The sum of £70 per dwelling applied towards the costs of monitoring the Social Value Strategy.

## 4.3 Knowsley Replacement UDP

4.3.1 The Knowsley Replacement UDP was adopted in June 2006. Given that the UDP technically covers the period to 2016, it is not up-to-date and some UDP policies have been superseded by policies within the adopted Core Strategy, as well as the Merseyside and Halton Joint Waste Local Plan. Remaining policies have, however, been 'saved' by the Secretary of State until they are replaced by future development plan documents. The following 'saved' UDP policies are considered to be relevant to the current application:

### ***Policy DQ2 – Security in the Built Environment***

4.3.2 Policy DQ2 ('Security in the Built Environment') ensures that new development is designed in such a way as to provide good levels of personal and property security. A number of examples are provided including designing buildings and landscaped areas to avoid creating potential hiding places.

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<sup>11</sup> 'Social Value Strategy' means a suitable strategy approved by the Council pursuant to the planning permission and to be employed for the development with the objective of maximising employment and training benefits for residents in the local area.

- 4.3.3 As explained in further detail in Section 5 of this Statement, the proposed development has been carefully designed in such a way to incorporate means of enclosure which does not cause harm to visual amenity, neighbouring amenities and highway safety.

**Policy ENV2 – Noise and Vibration**

- 4.3.4 Policy ENV2 ('Noise and Vibration') states that, where developments are permitted, conditions may be attached to the planning permission to ensure noise mitigation measures are carried out.
- 4.3.5 Condition 19 attached to the Decision Notice prohibits any of the dwellings being occupied until a scheme for their protection from traffic noise has been submitted to and approved in writing by the LPA. Furthermore, Condition 30 – which relates to the submission of an updated CEMP – requires methods for the mitigation of noise and vibration from building works to be approved by the LPA.

**4.4 Halsnead Garden Village Masterplan SPD**

- 4.4.1 The Halsnead Masterplan SPD was adopted by Knowsley Council on in June 2017. The SPD supplements the Core Strategy by establishing a framework for the comprehensive development of the South Whiston and Land South of the M62 SUE. The SPD confirms that, in January 2017, Halsnead was announced as one of 14 proposed new Garden Villages nationally and that the SUE has capacity to deliver up to 1,600 new homes, as well as 22.5 hectares of Use Class B8 development and a new country park.
- 4.4.2 Sections 5 to 7 of the SPD set out the Council's main requirements and guidance, which will be used in future decisions on planning applications. The requirements are items which developers must deliver, and the guidance is content which describes how the Council would like the site to be developed and against which developers must demonstrate how they have responded within their proposals.
- 4.4.3 It is worthy to note that Paragraph 6.93 states:
- 'This SPD does not aim to provide a design code or construction specification for open space or materials palette, but it does set a framework for location, extent and typology.'*
- 4.4.4 As we go on to explain in Section 5, Bloor's design team has worked diligently to create a sensitively and well-designed development based on the principles of a 'Garden Settlement', which accords with the principles of the Halsnead Masterplan SPD.

**4.5 Halsnead Garden Village Design and Local Distinctiveness Guide**

- 4.5.1 The Halsnead Garden Village Design and Local Distinctiveness Guide was adopted by Knowsley Council in July 2020. The document has been prepared to provide parameters for the development of Halsnead Garden Village and support key stakeholders to secure the objectives of the development. The Design Guide also out detailed requirements to achieve distinctive Character Areas and their supporting typologies and palettes of materials.

**4.6 Design Quality in New Development SPD**

- 4.6.1 Knowsley Council adopted the Design Quality in New Development SPD in January 2016. The SPD identifies the overarching context for design in the Borough, and highlights Borough-wide issues which should be taken into account in designing new development. This includes guidance relating to orientating buildings, density and form, accessibility, landscape measures, public open space, sustainable design, minimising crime, and preserving the built heritage.

## **4.7 New Residential Development SPD**

- 4.7.1 Knowsley Council adopted the New Residential Development SPD in January 2016. The aim of the SPD is to support local and national design policies by giving guidance on how proposals can achieve good design that is appropriate to its context. The SPD sits alongside and complements, the Design Quality in New Development SPD through more detailed guidance.
- 4.7.2 The SPD sets out the key guidance expected of new residential development through a number of expectations, including:
- Integration with existing development;
  - Defining the residential mix;
  - Mixed development and access to local services;
  - Considering accessibility and movement; and
  - Developing the residential layout.

## **4.8 Summary**

- 4.8.1 In this section of our Planning and Design Statement we have highlighted the relevant policies and provisions of the development plan, which in this case comprises the adopted Core Strategy and the saved elements of the Replacement UDP, along with relevant material planning considerations, including the Halsnead Masterplan SPD and associated Design Guide, the Design Quality in New Development SPD and the New Residential Development SPD.
- 4.8.2 The reserved matters application accords with the strategic objectives and relevant development management policies of the adopted development plan. As we go on to explain in Section 5, Bloor's design team has carefully considered the relevant development plan policies and SPDs in formulating scheme proposals to support the Council's aspirations for the delivery of the Garden Village.

## 5 Design Principles

### 5.1 Introduction

- 5.1.1 In this section of the Statement, we consider the design principles and concepts that have been applied to the proposed development and explain how they accord with the parameters established by virtue of the hybrid planning permission, as well as the Halsnead Masterplan SPD, the Design Guide and the Design Quality in New Development SPD.
- 5.1.2 At the outset, we provide an overview of the Design Principles statement which was approved as part of the hybrid planning application.

### 5.2 Overarching Design Principles

- 5.2.1 The purpose of the Design Principles statement is to explain the development proposals for Halsnead West to ensure that the rationale for design decisions is clearly understood by decision makers, stakeholders and local people. The Design Principles document explains that Bloor's vision for Halsnead West reflects the wider vision for Halsnead Garden Village, which is *'to become an attractive place of choice offering a high quality residential development and strategic employment space in a distinctive setting'*.
- 5.2.2 The Design Principles document includes general place-making principles as well as site-specific design principles. The general place-making principles relate to:
- Access;
  - Structure;
  - Movement, mobility and accessibility;
  - Quality and management of the public realm;
  - Safety and security;
  - Access and movement;
  - Ownership;
  - Character and content;
  - Adaptability, diversity and variety;
  - Quality built form;
  - Physical protection;
  - Activity; and
  - Management and maintenance.
- 5.2.3 The site-specific design principles are borne out of the design concept for the site, which has emerged following an evaluation of the site's constraints and opportunities. Below, we reproduce the key elements of the design concept as listed on page 24 of the approved Design Principles statement:
- *'An attractive residential avenue spine route that connects Windy Arbor Road and Main Drive, with a coordinated series of key spaces featuring high quality people-friendly public realm and distinctive built form. This route will give the development immediate access to Windy Arbor Road, a key link into the local highway network, and provide access to a permeable local network of streets and lanes.'*
  - *The form of the residential avenue will provide a composed continuous frontage of up to 2.5 storeys. Tertiary streets and lanes will also consist predominantly of 2 storeys with up to 2.5 storeys in key locations including key corner buildings to aid legibility.*

*Less formal frontages will characterise the 'green edge frontages' facing Big Water. Continuous frontages will be used to aid noise mitigation adjacent to the M62.*

- *A key green link specifies a strategic recreational route along the former Cronton railway, connecting people between Stadt Moers Park and the proposed Country Park to the south of the M62. This is integrated into a key linked space and fronted by positive residential frontage.*
- *Other green links establish important corridors for movement of pedestrians and cyclists, create a sensitive setting for maximising views towards Big Water and existing woodlands, and retain important ecological assets.*
- *A high quality gateway off Windy Arbor Road characterised by distinctive frontages and a high quality landscape.'*

5.2.4 The site-specific design principles accord with the design principles set out in the Halsnead Masterplan SPD, and they ensure that Bloor's proposals continue to meet the vision for Halsnead West and the wider Garden Village. The four site-specific design principles are as follows:

- Form:
  - Create distinctive key buildings through the use of scale and/or appearance to reinforce a sense of place and feasibility;
  - Establish a prominent gateway space at the Windy Arbor Road access point;
  - Establish a hierarchy of built form through a breadth of formal and less formal frontages and street type spaces; and
  - More continuous frontages will be used adjacent to the M62 to aid noise mitigation.
- Space:
  - Respect existing ecological and arboricultural assets with appropriate setbacks green buffer and positive frontages;
  - Integrate formal areas of play within public open space designed to be accessible, overlooked by dwellings and compliment adjacent semi-natural landscape setting; and
  - Establish sensitive layout to setting of Big Water and associated local woodlands.
- Movement:
  - An attractive residential avenue spine with connected permeable local network of access streets and lanes; and
  - Pedestrian and cycle pathways to be integrated within the open space network and linked to key strategic locations.
- Gateway – Strategic Opportunity Area:
  - Soft gateway at the site entrance off Windy Arbor Road including a combination of high quality landscape, open space and distinctive frontage; and
  - A legible entrance to the site, allowing views through to the remainder of Halsnead West.

5.2.5 The proposed development conforms with the first three site-specific design principles on several fronts, whereas the fourth site-specific design principle specifically relates to the Phase 1 development and therefore is not relevant to this current application.

5.2.6 Notably, various materials have been used to illustrate the residential street hierarchy. Residential accommodation will be provided generally in a perimeter block form incorporating strong/active frontages, staggered frontages to back of pavement as well as private gardens.

In respect of space, existing trees will be retained within the proposed development and the LEAP, which has been granted full planning permission and will be accessible to future residents of the Phase 2 site, will be provided within the central green space with the Phase 1 site. This will ensure that the LEAP is overlooked by neighbouring dwellings and there is a seamless transition between more formal areas of play and public open space. In terms of movement, the spine route will be extended along the eastern edge of the Phase 2 site and there will be a number of access streets and lanes which will lead off the spine route.

- 5.2.7 The Design Principles statement which formed part of the hybrid planning application was accompanied by an Illustrative Masterplan – providing a framework for the location of residential development, proposed planting, the spine road, areas for play, noise mitigation and proposed SUDS – along with a series of Parameter Plans relating to land use and access, green infrastructure and scale.
- 5.2.8 The approved Illustrative Masterplan and Parameters Plans have formed the basis of this reserved matters application.

### 5.3 Amount, Scale and Density

- 5.3.1 The Phase 2 application is for 208 dwellings, half of which (104) are proposed to be 3-bedroom homes and the other half will be 4-bedroom homes.
- 5.3.2 The majority (174) of the 208 proposed homes in Phase 2 are two storeys in height, with the remaining 34 homes being 2.5 storeys in height.

Figure 5.1 Artist Impression of the Phase 2 development (North-West View)



- 5.3.3 Please refer to the submitted house type plans and elevations produced by Bloor Homes for further details relating to each dwelling type.
- 5.3.4 The average density across the site will be circa 33 dwellings per hectare, which is based on a net developable area of approximately 6.2 hectares (the total Phase 2 site area being 7.2 hectares).
- 5.3.5 The proposed development is therefore consistent with the aspirations outlined within Character Area 1 (Halsnead West) on page 127 of the adopted Masterplan SPD, which expects provide medium-density family homes in the range 30-40 dwellings per hectare to be provided at Halsnead West.

### 5.4 Access and Circulation

- 5.4.1 In accordance with the requirements set out within the Halsnead Masterplan SPD, it is proposed that the main vehicular access to the Phase 2 development will be achieved via the spine route secured via the hybrid permission. The spine route will serve as a natural extension from the Phase 1 site immediately to the south and is proposed to extend to the

north of the Phase 2 site, thereby enabling connectivity with the wider Halsnead Garden Village, in line with the Masterplan SPD. Bloor's site can be also accessed in the north-east via a priority-controlled junction at Main Drive.

- 5.4.2 The Phase 2 site sets out clear access points and is based on a legible street hierarchy in accordance with the principles set out within the Halsnead Masterplan SPD and Design Guide.
- 5.4.3 A shared footpath/cycleway, which contexts the Phase 1 development, with the Phase 2 development and beyond to the surrounding Garden Village is also proposed, therefore encouraging sustainable travel permeability throughout the wider development.

## 5.5 Layout

- 5.5.1 The location of the new homes has been driven by and arranged around the strategic road network described above.
- 5.5.2 As shown on the proposed site layout drawings which are submitted for determination, a high quality layout is proposed which responds positively to the requirement established through the Halsnead Masterplan SPD and the Design Guide.
- 5.5.3 The residential properties will address the streets and spaces at the perimeter and provide secure internal spaces at the centre. The public realm will deliver attractive streets and public spaces that provide a good quality environment for pedestrians.
- 5.5.4 Other key elements of the proposed layout include:
- all public open spaces overlooked by dwellings including windows, entrances and doors;
  - a co-ordinated frontage along the main spine road with consistent setbacks and boundaries;
  - strong street frontages, lined with houses that positively address the street;
  - appropriate levels of private amenity space and back gardens; and
  - provision of in-curtilage car parking so as to not dominate the street-scene.

## 5.6 Appearance

- 5.6.1 The external elevations have been designed to define the character and appearance of the development and assimilate with the character and appearance of the surrounding area, including the approved Phase 1 scheme. The residential dwellings are proposed to comprise a combination of brick and feature render façades at key locations throughout the development.
- 5.6.2 The proposed residential designs and floor plans can be found in the Housetype Pack which forms part of this application. In accordance with the Design Principles statement, the proposed materials are appropriate within the surrounding landscape and will enhance the quality of the built form. For example, the doors are proposed to be painted in earthy tones using Farrow & Ball paint. The proposed materials palette is shown on the Materials Layout drawing which forms part of this application. Please note that, due to on-going materials availability issues, in order to ensure the timely delivery of new homes, it may be necessary to substitute some materials, such as bricks and roof tiles with materials with a similar appearance.
- 5.6.3 To maintain positive aesthetics, bin storage will be provided at the rear of each dwelling. The proposed garage designs are also submitted as part of this application.
- 5.6.4 A series of artistic impressions which demonstrates the likely appearance of the proposed dwellings is provided at Figures 5.2 to 5.4.

Figure 5.2 Artistic impression of proposed residential development looking towards Plots 179 to 181, 269 to 272 and 281 to 284



Figure 5.3 Artistic impression of proposed residential development looking towards Plots 312 to 322



Figure 5.4 Artistic impression of proposed residential development looking towards Plots 206 to 208, 220 to 229 and 238



## 5.7 Landscape Measures

- 5.7.1 The design provides good cohesion between the mature woodland areas to the east and plots allowing both to coexist well ensuring the high amenity value they afford is enhanced further in the future. The woodland areas provide an attractive mature landscape to the site that will be seen as a real asset to future occupants. This, together with the proposed new tree planting, will radically enhance the landscape character and setting of the area.
- 5.7.2 As per the Phase 1 development, the broad landscape principles for the Phase 2 site comprises:
- Provide shrub, hedge and individual tree planting within the front gardens of housing bordering the road network to provide seasonal interest and colour on the journey through the scheme;
  - Provide tree planting alongside the roads to frame views along streets and into public open spaces;
  - Define public / private space through planting appropriate boundary shrub and hedge planting;
  - Create attractive and naturalistic amenity spaces through planting native trees and wildflower meadows; and
  - Enhance biodiversity and wildlife habitat creation through the implementation of native shrub, hedge and tree planting where possible.
- 5.7.3 As detailed within the Landscaping drawings which form part of this application, the proposed palette of trees, hedgerows, shrubs and grasses has been selected according to their presence on site, the surrounding area and elsewhere within the region. These landscape measures are supplemented by small numbers of other trees and cultivars chosen for their accent and suitability to particular planting situations.
- 5.7.4 The proposed hard landscape materials are of the highest possible quality and a consistent materials palette has been used throughout. As set out in the Hard Surfacing Plan which forms part of this application, a variety of road surfacing materials is proposed including Marshall Tegula Paving ('Traditional') or similar, black tarmac and black hot rolled asphalt with medium grey chips. Granite block paving channels will be used at pedestrian crossing points.
- 5.7.5 As set out in the Means of Enclosure plan and accompanying fence details drawing, residential curtilages will be enclosed through a variety of means including fences with trellises, screen walls, timber access gates and hedges.

## 5.8 Summary

- 5.8.1 Bloor Homes has committed significant time and resources to detailed scheme design to meet the requirements and aspirations of relevant planning policies and guidance including the Halsnead Masterplan SPD and the Design Guide, which demonstrates its commitment to achieving a very high quality scheme.
- 5.8.2 Due consideration has been afforded to the vision to create a place which integrates successfully with surrounding areas and delivers a genuinely sustainable development designed around a connected network of spaces, which is befitting of the scheme's Garden Village status.

## 6 Summary and Conclusion

- 6.1.1 This Planning and Design Statement has been prepared by Stantec, on behalf of our client, Bloor Homes, to support the reserved matters application pursuant to hybrid planning permission 18/00283/HYB). The reserved matters application is for the development of 208 dwellings, a car park and associated works, at Halsnead West to the east of Windy Arbor Road in Whiston, Knowsley, to be known as Phase 2 of the Elowen Garden Village development.
- 6.1.2 In this Planning and Design Statement, we have described the application site and the proposed development, and we have explained how the scheme accords with relevant local planning policies. We have also explained how the scheme accords with the design parameters and principles established through the outline planning permission.
- 6.1.3 It has long since been accepted that the site is a suitable and sustainable location for residential uses, and the current application submission demonstrates that the scheme proposed by Bloor will make a positive contribution to the area and continue to enable the delivery of much-needed family homes in this area of Knowsley, on land where the principle of development has firmly been established.
- 6.1.4 We have demonstrated that the development proposed by Bloor aligns with the parameters and principles established by the hybrid planning permission granted for this site. Due consideration has been afforded to create a thoughtfully designed place which integrates successfully with surrounding areas and delivers a genuinely sustainable development. Accordingly, we respectfully invite the Council to approve the details submitted in this application.



Design with  
community  
in mind

