

Date: 4 April 2022
Our Ref: 332010533

Attention: Maxine Wishart
Planning Services
PO Box 26
Archway Road
Huyton
Knowsley
L36 9FB

Dear Maxine

RE: HALSNEAD WEST: PHASE 2 – RESERVED MATTERS APPLICATION

On behalf of our client, Bloor Homes Limited we are pleased to submit 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 Phase 2 of Halsnead West to the east of Windy Arbor Road in Whiston, Knowsley. Whilst 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 208 dwellings.

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

The application comprises the following documents:

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

The application also comprises the following plans and drawings, which have been prepared by Bloor Homes:

Drawing No	Drawing Title
NW056-PD-2002	Location Plan
NW056-PD-2001	Site Layout
NW056-PD-2001 (Coloured)	Coloured Layout

Drawing No	Drawing Title
Housetype Pack	1. Lawrence Brick (301.PL-01) 2. Lawrence Render (301.PL-02) 3. Byron Brick (372_372-1.PL-01) 4. Byron Render (372_372-1.PL-02) 5. Makenzie Brick (384_384-1.PL-01) 6. Makenzie Render (384_384-1.PL-02) 7. Makenzie (384_384-1.PL-04) 8. Henley Brick (385.PL-01) 9. Henley Render (385.PL-02) 10. Henley Tudor (385.PL-03) 11. Kilburn Brick (386_386-1.PL-01) 12. Kilburn Render (386_386-1.PL-02) 13. Grovier Brick (389_389-1.PL-01) 14. Grovier Render (389_389-1.PL-02) 15. Hillcott Brick (400.PL-01) 16. Hillcott Render (400.PL-02) 17. Hillcott Tudor (400.PL-03) 18. Wollaton Brick (401.PL-01) 19. Wollaton Render (401.PL-02) 20. Wollaton Tudor (401.PL-03) 21. Wollaton Plans (401.PL-05) 22. Hallam Brick (470.PL-01) 23. Hallam Render (470.PL-02) 24. Hallam Tudor (470.PL-03) 25. Lydgate Brick (471.PL-01) 26. Lydgate Render (471.PL-02) 27. Lydgate Tudor (471.PL-03) 28. Lydgate (471.PL-05) 29. Wyatt Brick (476.PL-01) 30. Wyatt Render (476.PL-02) 31. Wyatt Tudor (476.PL-03) 32. Wyatt Floor Plans (476.PL-05) 33. Morris Brick (477.PL-01) 34. Morris Render (477.PL-02) 35. Locke Brick (486.PL-01) 36. Locke Render (486.PL-02) 37. Locke Tudor (486.PL-03) 38. Lyttelton Byron Brick (807.PL-01) 39. Lyttelton Byron Render (807.PL-02) 40. Lyttelton Byron (807.PL-04)
Garage Pack	1. Single (1) Brick (GL01.PL-01) 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

Drawing No	Drawing Title
NW034-LS-021a	Site Landscaping P2
NW034-LS-022a	Site Landscaping P2
NW034-LS-023a	Site Landscaping P2
NW056_PH2	Coloured Street Scenes

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.

We look forward to receiving acknowledgement of our submission in due course and trust that the application can proceed to validation and determination swiftly. In the meantime, please do not hesitate to contact me if you wish to discuss any aspect of the application further.

Yours sincerely,



Bal Tiwana

Associate Planner

on behalf of Stantec UK Ltd

