
APPLICATION NO: 24/00211/FUL **CASE OFFICER:** Clare Appleyard

WARD: Whiston & Cronton **PARISH:** Whiston Town Council

LOCATION: Fox's Bank, Halsnead Garden Village, Land West of Fox's Bank Lane and North of M62, Whiston, Knowsley, L35 3SS

PROPOSAL: Variation of conditions to allow new solar panels to the roof of a number of plots, changes and rebuilding of the boundary wall along Fox's Bank Lane, new fencing adjacent to Snape Gate Barn and other minor alterations and changes to delivery timescales. Variation of the following conditions: 2 (approved plans), 3 (phasing plan), 4 (arboricultural statement), 5 (Fox's Clump method statement), 6 (CEMP), 7 (bat mitigation), 8 (noise attenuation), 9 (acoustic fence method statement), 10 (boundary treatments), 13 (SUDS), 14 (flood risk), 16 (management/maintenance), 17 (method statement), 20 (hard landscaping), 21 (soft landscaping), 23 (LEMP), 27 (ped/cycle link), 48 (pedestrian crossing) and 52 (road connections) of planning application 20/00417/FUL and removal of condition 30 (RSA) of planning application 20/00417/FUL – Residential development comprising the erection of 350 no dwellings together with the construction of vehicular access off Fox's Bank Lane (comprising signalised junction), SUDS ponds, landscaping, boundary treatments and other associated works (including demolition of existing farm buildings).

Site Description

The application site forms part of Halsnead Garden Village and lies to the west of Fox's Bank Lane and to the North of the M62. Halsnead has national significance as one of the first 14 sites in England awarded Garden Village Status by the Government in 2017. It is a strategic housing and employment development which will deliver approximately 1600 homes, approximately 22.5ha of employment land, 33 hectares of strategic greenspace and a country park.

The application site originally consisted of former Halsnead Parkland and agricultural land. There is a pond and woodland to the centre of the site. Two listed buildings lie due north (Rainhill Lodge or NE Lodge, 73 Fox's Bank Lane) and due south (Snape Gate Barn). The grade II listed gate piers also lie to the north of the site. The caravan park lies to the west of the site. The gradient of the site falls away to the motorway.

Proposal

The proposal seeks to make variations to a number of conditions as well as some variations to the approved plans relating to approved planning application 20/00417/FUL which was for:

'RESIDENTIAL DEVELOPMENT COMPRISING OF THE ERECTION OF 350 NO. DWELLINGS TOGETHER WITH THE CONSTRUCTION OF VEHICULAR ACCESS OFF FOX'S BANK LANE (COMPRISING SIGNALISED JUNCTION), SUDS PONDS, LANDSCAPING, BOUNDARY TREATMENTS AND OTHER ASSOCIATED WORKS (INCLUDING DEMOLITION OF EXISTING FARM BUILDINGS).

The changes to the development include the addition of solar panels to the roofs of a number of properties to help meet the new Building Regulations. The proposal also includes the rebuilding of the wall fronting Fox's Bank Lane, changes to the height of the wall, hedge planting adjacent to part of Fox's Bank Lane and the erection of a fence running along the northern garden boundary of Snape Gate Barn which is proposed to run down towards Fox's Bank Lane, and replaces a proposed wall that was part of the original consent (20/00417/FUL). The proposal also removes a sycamore tree adjacent to Fox's Bank Lane due to the roots being elevated into a pedestal of earth and stones where the roots had intertwined with the wall, making rebuilding the wall or adding a hedge difficult to achieve.

The proposed condition changes are summarised below with condition numbers relating to the original conditions on planning ref 20/00417/FUL:

Condition 2 (approved plans) – amended to update the plans to accommodate the new solar panels and the changes to the boundary treatment.

Condition 3 (phasing plan) – updated to include the key features phasing plan reference 20285 PPP 01 REV B.

Condition 4 (arboricultural impact assessment/method statement) – updated to reference the updated impact assessment and the updated arboricultural method statement.

Condition 5 (method statement and construction plan) – updated to ensure details are submitted around and within Fox Clump prior to occupation of the 150th dwelling.

Condition 6 (CEMP) – updated to reflect the details approved under the 20/00417/DISCON

Condition 7 (bat roost mitigation) – minor changes to the mitigation strategy wording.

Condition 8 (noise attenuation) – Updated to include references to the phasing plan and to include the updated boundary treatment plans.

Condition 9 (acoustic fence method statement) – updated to reflect the new AMS dated August 2024 Version 4 and the new elevation details for the boundary treatment around Snape Gate Barn.

Condition 10 (boundary treatments) – updated to reflect the new boundary treatment plans, removal of sycamore tree and hedge planting and the changes to the stone wall elevations.

Condition 13 (suds) – updated to reflect the phasing plan.

Condition 14 (flood risk) – updated to reflect the details approved under DISCON reference 20/00417/DISCON

Condition 16 (management and maintenance) – updated to change the occupation trigger to prior to the 150th dwelling.

Condition 17 (working method statement) – updated to account for the plans approved under the DISCON reference 20/00417/DISCON.

Condition 20 (hard landscaping) – updated to change the trigger to prior to the 150th dwelling trigger.

Condition 21 (soft landscaping) – updated to reflect amended landscaping and levels plans and the phasing plan.

Condition 23 (LEMP) – updated to reflect the details approved under reference 20/00417/DISCON.

Condition 27 (pedestrian and cycle link) – updated to change the trigger to prior to the 250th dwelling.

Condition 48 (ped crossing) – updated to change the trigger to prior to the 150th dwelling.

Condition 52 (road connections) – updated to ensure delivery in accordance with the infrastructure delivery plan.

Consultations

Whiston Town Council – Objected on highway safety and visual amenity grounds. WTC have stated that the sandstone wall has been removed and has not been reinstated. Complaints have also been made about the sequence of the traffic lights. WTC opposes the development due to lack of infrastructure, highway issues, drainage issues and visual impact on the area.

Merseyside Fire and Rescue – No objections

Environmental Health – No objections

Highways – No objections

Conservation and Design – No objections

ESS – Levels comments made and landscaping acceptable. Concerned about use of gravel on the footpath.

Trees – No objections

Representations

This application has been publicised by letters sent to neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The development plan is considered sufficiently up to date such that the tilted balance need not apply. The following policies are relevant to the determination of this application.

Knowsley Replacement Unitary Development Plan (saved policies 2006):

- T5 - Location of Major Traffic Generating New Development
- T7 –new Development and Walking & Cycling Routes
- T8 - Transport Assessments
- T9 - Travel Plans
- T10 – Access for the Less Mobile
- DQ2 - Security in the Built Environment
- DQ4 - Trees and Development
- ENV2 - Noise and Vibration
- ENV3 – Light Pollution
- ENV5 - Contaminated Land

Knowsley Local Plan Core Strategy (2016)

SD1 - Sustainable Development
CS1 - Spatial Strategy for Knowsley
CS2 - Development Principles
CS3 - Housing Supply Delivery and Distribution
CS7 - Transport Networks
CS8 - Green Infrastructure
CS15 - Delivering Affordable Housing
CS16 – Specialist and Supported Accommodation
CS17 - Housing Sizes and Design Standards
CS19 - Design Quality and Accessibility in New Development
CS20 – Managing the Borough’s Historic Environment
CS21 - Greenspace and Trees
CS22 – Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS26 - Waste Management
CS27 - Planning and Paying for New Infrastructure
SUE1 - Sustainable Urban Extensions and Safeguarded Land
SUE2 - Sustainable Urban Extensions Development Principles
SUE2c - Sustainable Urban Extension – South of Whiston and Land South of the M62

The Joint Merseyside and Halton Waste Local Plan (2013)

WM8 - Waste Prevention and Resource Management
WM9 - Sustainable Waste Management Design and Layout of New Development

Adopted Supplementary Planning Documents (SPD)

Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
Trees and Development SPD (2016)
Developer Contributions SPD (2016)
Halsnead Garden Village Masterplan SPD (2017)
Amended New Residential Development SPD (2018)
Adding Social Value to Development: Employment and Skills SPD (2018)

Halsnead Design and Local Distinctiveness Guide

The *Halsnead Design and Local Distinctiveness Guide* was produced by the Council to provide parameters in relation to detailed design and planting specifications expected and providing a basis on which development proposals are evaluated for their compliance with the objectives and aspirations for Halsnead Garden Village. Whilst not having the same status as Supplementary Planning Documents, it is a material consideration in determining this application.

National Planning Policy Framework (2024)

Article 35 Statement

Officers have worked with the applicant in a positive and proactive manner to seek solutions to the issues relevant to the proposed development, consistent with the requirements in the National Planning Policy Framework (NPPF), paragraph 38.

Assessment

The principle of the development is acceptable as the application only seeks changes to an existing planning permission reference 20/00417/FUL which was consented and is in the process of being built out. The development aligns with policies SUE1, SUE2 and SUE2c of the Local Plan Core Strategy which allocates the site for residential development and sets out criteria against which proposals will be assessed. The minor changes proposed are considered to be satisfactory and minor in nature.

Changes to condition triggers

The main changes include changes to the triggers of conditions listed on the full consent, to take into account the fact that many conditions were linked with first occupation. Given the development has been occupied, the changes allow the developer to meet the requirements of those conditions that had prior to first occupation triggers. The changes to the triggers will still allow the bringing forward of a comprehensive development in accordance with policies CS19, SUE1 and SUE2 of the Local Plan Core Strategy.

Visual Amenity Impacts

The proposal seeks to include solar panels on the roofs of some of the dwellings to allow them to comply with the updated Building Regulations. The solar panels will be built such that they tie seamlessly to the roof tiles and are considered to be acceptable from a visual amenity perspective. This is subject to the roof tiles being in accordance with the information contained within an email from the agent dated. This is included in the list of approved documents. The solar panels are considered to be in keeping with the character of the area, will not harm visual amenity and include a sympathetic design.

The proposal includes the introduction of a timber fence adjacent to Snape Gate Barn which graduates down to Fox's Bank Lane as well as changes to the boundary wall including a partial rebuild of this wall. The applicant has submitted a report from an Arboriculturalist to confirm that a sandstone wall built to the northern boundary of Snape Gate Barn would harm the boundary trees and result in loss of some of these trees. The sandstone boundary wall adjacent to Fox's Bank Lane has been changed to allow for acoustic protection to some of the proposed properties as well as ensuring visibility into the development. The rebuild is due to the existing wall being unstable and potential health and safety risk; parts were at risk of imminent collapse and there were areas where the wall had failed already.

The clearance around the stone wall area to the south resulted in the exposure of

part of the roots of the Sycamore. This raised concerns about the safety of the tree in proximity to the road and whether a continued boundary treatment could be constructed in this location. There were some sandstone blocks that made a very small strip of 'wall' around the Sycamore tree proposed for removal, but on further inspection, due to the roots of the tree having grown entwined amongst the wall, what was left on removal of the sandstone was a raised pedestal containing earth and stones around the root base of the tree.

The applicant submitted a tree report recommending removal of the Sycamore tree. This report sets out that the tree is a middle aged multi stemmed tree, considered to be in good health, that had self seeded at the base of the wall. The entwining of the root structure within the wall meant that with removal of the wall for a safe rebuild has resulted in a situation whereby the position of the raised pedestal of the tree would preclude the installation of any boundary treatment with a good foundation or new hedge. The report also stated that it would not be possible to cultivate the ground around the tree to allow for establishment of a new hedge without further excavation and removal of tree roots which would undermine the tree health and stem. This would present a health and safety risk due to the location adjacent to the road.

On this basis the tree report recommended that the tree should be removed and a hedge should be planted. The report also recommended the planting of 2 trees to compensate for the loss of the trees and help create a green screen. This would compensate for the loss of the category B tree which is considered to have some amenity value given its prominent location on the street scene and it's contribution to greening the street scene. The tree is not in itself remarkable and no objections have been raised by the tree officer to its loss providing the new trees are subject to on-going maintenance to ensure their establishment.

No objections have been raised by the Tree Officer or the Council's ecologist and the applicant submitted a report outlining that the tree has no bat roost potential. The tree would also need to be checked by an ecologist for the presence of breeding birds prior to it's removal. On this basis, it was considered that a hedge would add a green screen to this part of the street scene and the tree could be removed subject to a condition to ensure a breeding bird check was undertaken, a condition to secure the hedge planting and a condition to ensure that 2 replacement trees were planted and the maintenance schedule followed for these additional trees. This has been included in the recommendation. The new tree planting will also secure further green screening on the street scene and mitigate the impact on the street scene.

The fencing and rebuilt sandstone wall incorporate St Bees sandstone and re-use of existing sandstone, mortar to match the existing, a half round coping stone and use of coursing which aligns with the original Halshead parkland wall. The fence will allow retention of trees and graduates down in height to reduce the impact of the fence on the street scene along the eastern boundary with Snape Gate Barn. From a visual amenity perspective, both the sandstone wall, hedge and timber fence are considered to be acceptable and in keeping with the character of the area. The design is sympathetic to the original estate wall and utilises similar construction.

The proposal complies with policies SUE2 and CS19 of the Local Plan Core Strategy

and the Halsnead Masterplan SPD on this basis.

WTC have raised concerns about the wall being reinstated. The wall is now well under construction and TW have now completed the majority of the wall in accordance with a phasing plan that has been approved by the LPA.

Concerns raised by Whiston Town Council in relation to lack of infrastructure, highway issues, drainage issues and visual impact on the area were all discussed and adequately addressed as part of the consideration of the original application and the impacts are not materially different. There have been no material changes to planning policy that would affect the decision and as such, all material planning considerations beyond the changes applied for in this application, remain as set out in the 2020 report and where appropriate mitigated by planning condition or legal agreement.

Heritage impacts

The application site is located close to a number of heritage assets. These comprise the Grade II Listed Barn at Snape Gate to the south east of the site, the Grade II Listed North East Lodge and the separately listed Grade II Listed gate piers to the lodge located to the north of the site.

There are also non designated heritage assets close to the site, which comprise the Halsnead Park wall and the Halsnead Park landscape. These assets are individually significant and also contribute to the rural setting of the area, helping to show the original function of the Halsnead Estate.

The application includes a submitted heritage statement which states that iterative work on the Halsnead Park wall and the boundary to the north of Snape Gate Barn is necessary as following further on-site inspection it became apparent that the approved plans would unduly impact ecology and trees. It states that the approved boundary along the north of the barn, which was for a sandstone wall, would impact the root protection areas of two identified trees and hedgerow. The application instead seeks to install a fence to this area, comprising of a 1.8m high close boarded timber fence leading from the road side, which would step up to a 2.4m height acoustic fence. It is noted that the 2.4m acoustic fence (set further back from Fox's Bank Lane) was approved under the previous application. The statement notes that there will be no harm to the setting of the barn and that the relationship between the fencing and the barn will allow for a clear identification of the historical course of the wall and an understanding of how the barn was an element of the Halsnead Estate. Therefore, whilst it is not of the same quality in terms of a material finish, the fence will not unduly harm the setting of the Grade II barn especially given the already approved acoustic fence.

Near the Grade II listed North East Lodge and associated Grade II listed Gate Piers on Fox's Bank Lane part of the wall associated with Halsnead Park requires rebuilding. The rebuilding and repair of the wall is welcomed. The Conservation and

Design Officer has raised no objections to the proposal, following a few clarifications and has confirmed that the half round coping stone is acceptable.

In terms of the variation in wall height, whilst there was a wall with greater consistency on site historically, these variations which are driven by land levels and acoustic requirements and will not unduly harm the wider setting of the listed buildings. There are also variations to the Old Halsnead Park wall historically, therefore the NDHA will also not be unduly harmed. The Conservation and Design Officer has confirmed that the methodology of works provided by Stone Central is also acceptable.

The changes remove a very small band of sandstone wall to the south of the site and replace it with a hedge. The original planning report discussed reinstated and improving the sandstone boundary wall as a whole and balanced this benefit against the harm to Snape Gate Barn which was considered to be less than substantial. The new proposal involved a total rebuild of the northern part of the wall which was welcomed given there were serious safety issues and its limited stability. Large areas of the wall had collapsed. On this basis of this proposal, which includes substantial rebuild in parts, removal of one tree and planting of a small hedge to the southern area (and north of Snape Gate Barn) together with mitigation planting, it is not considered that the level of harm to Snape Gate Barn, resulting from the proposal, has changed from the original application. Moreover, the total rebuild of the wall to the north has improved the boundary treatment and strengthens the benefits of the scheme that were used to outweigh the less than substantial harm identified. It is considered that the planning balance remains the same in regard to mitigating and outweighing the less than substantial harm identified to the listed buildings.

The proposal causes some very minor 'less than substantial' harm due to the material change from stone to a timber boundary treatment to the north of Snape Gate Barn which results in the same level of harm as originally identified within the committee report for planning permission 20/00417/FUL. The proposal will result in less than substantial harm on the setting of the grade II listed buildings. However, this harm is mitigated by planting, retention of some existing vegetation and improvements to the boundary wall. The substantial public benefits associated with the scheme, and identified within the original committee report, remain and include the provision of housing and delivery of an allocated site which contributes towards Knowsley's housing supply for the local plan period. As such paragraph 208 of the NPPF is complied with.

The NDHA (ie the estate wall) will not be unduly harmed nor will the wider setting of the listed buildings to which the estate wall relates. The less than substantial harm to the NE Lodge and Snape Gate Barn's setting is substantially outweighed by the public benefits of the proposal which include the delivery of an allocated site and provision of housing.

The rebuilding of part of the wall will be beneficial in light of the safety issues associated the original estate wall. There will be an effect on the significance of the NDHA, by virtue of the changes in height, removal of the sycamore and planting of a hedge in place of part of the wall. However, the effect on the significance of the estate wall is outweighed by the benefits of the proposal outlined above as well as securing a safe robust wall that is not in danger of collapse. There are substantial safety benefits associated with the rebuild. As such paragraph 209 of the NPPF is complied with.

On the above basis, and subject to a condition to secure the wall is built in accordance with the method statement using materials that are similar in appearance to the original wall and utilising half round coping stones, the proposal is capable of complying with policies CS2 and CS20 of the Local Plan Core Strategy and the NPPF.

Conclusion

All other impacts are as set out in the original report reference 20/00417/FUL. The changes put forward are considered to be acceptable and the development still results in a scheme that is considered to have less than substantial harm on the setting of the listed buildings. The proposal will also have some harm to the significance to the NDHA as described. However, the public benefits set out above are considered to outweigh the harm identified and the harm to the NDHA is considered to be acceptable having regard to the small scale of harm and taking a balanced judgement; the safety benefits and benefits associated with housing delivery outweigh the harm to the NDHA.

The proposed changes are considered to be minor material in nature and acceptable subject to conditions. On this basis, it is recommended that the proposal be approved subject to the conditions listed below.

Recommendation

Approve subject to the following conditions:

- 1) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

Planting specification and schedule and specification notes, reference HAL-1810_PP01.00 REV R

Planting Plan, Schedule and Specification Notes, Drawing no. HAL1810_PP01.00 REV R

Planting and Schedule Fox Wood Path Remedials, drawing no. HAL1810_PP02.01 Rev P3

Planting plan sheet 1, reference HAL-1810_PP01.01 R

Planting plan sheet 2, reference HAL-1810_PP01.02 R

Planting plan sheet 3, reference HAL-1810_PP01.03 R

Planting plan sheet 4, reference HAL-1810_PP01.04 R

Planting plan sheet 5, reference HAL-1810_PP01.05 R

Planting plan sheet 6, reference HAL-1810_PP01.06 R
 Planting plan sheet 7, reference HAL-1810_PP01.07 R
 Planting plan sheet 8, reference HAL-1810_PP01.08 R
 Planting plan sheet 9, reference HAL-1810_PP01.09 R (not withstanding the Fox Clump area)
 Planting plan sheet 10, reference HAL-1810_PP01.010 R
 Planting plan sheet 11, reference HAL-1810_PP01.011 R
 Planting plan sheet 12, reference HAL-1810_PP01.012 R
 Planting plan sheet 13, reference HAL-1810_PP01.013 R
 Planting plan sheet 14, reference HAL-1810_PP01.014 R
 Planting plan sheet 15, reference HAL-1810_PP01.015 R (for landscaping around the sycamore proposed for removal shown on plan references 20285 IWE 04 REV I and 20285 PLA 01 REV Y) a hedge will be planted, refer to plan reference 20285 IWE 04 REV I for details and the associated planting schedule annotation)
 Planting plan sheet 16, reference HAL-1810_PP01.016 R
 Planting plan sheet 17, reference HAL-1810_PP01.017 R
 Planting plan sheet 18, reference HAL-1810_PP01.018 R
 Hard Surfacing Plan, reference HALS-HSP-01 REV S
 Hard Surfacing Plan, reference HALS-HSP-02 REV B
 External Work sheet 1 of 6 XX-BET-ZZ-XX-DR-C-1401 REV H
 External Work sheet 2 of 6 XX-BET-ZZ-XX-DR-C-1402 REV I
 External Work sheet 3 of 6 XX-BET-ZZ-XX-DR-C-1403 REV L
 External Work sheet 4 of 6 XX-BET-ZZ-XX-DR-C-1404 REV H
 External Work sheet 5 of 6 XX-BET-ZZ-XX-DR-C-1405 REV I
 External Work sheet 6 of 6 XX-BET-ZZ-XX-DR-C-1406 REV P
 Basin Levels S1.23HB MD-SHE-01-0140-1250 (where proposed levels are not shown, levels remain as existing)
 Infrastructure Delivery Plan drawing no. 20285 IDP 01 REV A
 Build Route drawing no. 20285 BRP 01 REV J
 Phasing Plan - Plots drawing no. 20285 PPP 02
 Phasing Plan drawing no. 20285 PPP 01 C
 Heritage Statement March 2024 ref 5084/H
 Solar PV Arrangement (Eco2Solar) dated 11.03.24
 Solar PV Arrangement Site Layout (Eco2Solar) dated 4.3.24 REV R4
 Solar PV Arrangement Site Layout (2) (Eco2Solar) dated 4.3.24 REV R4
 Solar PV Arrangement Site Layout (3) (Eco2Solar) dated 4.3.24 REV R4
 Solar PV Arrangement Site Layout (4) (Eco2Solar) dated 4.3.24 REV R4
 Solar PV Arrangement (Eco2Solar) Elevations NA44 DET FRONT dated 4.3.24 Rev R2
 Solar PV Arrangement (Eco2Solar) Elevations NA44 DET REAR dated 4.3.24 Rev R2
 Solar PV Arrangement (Eco2Solar) Elevations NB31 SEMI dated 4.3.24 Rev R3
 Solar PV Arrangement (Eco2Solar) Elevations NB41 SEMI dated 4.3.24 Rev R3
 Solar PV Arrangement (Eco2Solar) Elevations ND40 DET (I)FRONT dated 4.3.24 Rev R2
 Solar PV Arrangement (Eco2Solar) Elevations ND40 DET (2) dated 4.3.24 Rev R2
 Solar PV Arrangement (Eco2Solar) Elevations NT41 DET dated 4.3.24 Rev R4
 Solar PV Arrangement (Eco2Solar) Elevations NT42 DET dated 4.3.24 Rev R2
 Solar PV Arrangement (Eco2Solar) Elevations PA34 ET-MT-SEMI dated 4.3.24 Rev R3
 Solar PV Arrangement (Eco2Solar) Elevations PA42 DET (SIDE) dated 4.3.24 Rev R2
 Solar PV Arrangement (Eco2Solar) Elevations PA42 DET (FRONT) dated 4.3.24 Rev R2
 Solar PV Arrangement (Eco2Solar) Elevations PD30 DET dated 4.3.24 Rev R2

Solar PV Arrangement (Eco2Solar) Elevations PD30 DET (SIDE) dated 4.3.24 Rev R2
 Solar PV Arrangement (Eco2Solar) Elevations PD30 DET (SIDE 1) dated 4.3.24 Rev R2
 Solar PV Arrangement (Eco2Solar) Elevations PT36 SEMI dated 4.3.24 Rev R2
 Photovoltaic Electrical Layout REV R2 dated 7.8.23
 AC Loft Space REV R2 dated 7.8.23
 Consumer Unit dated
 Full Plan Planning Layout drawing no. 20285 PLA 01 REV Y
 Planning Layout drawing no. 20285 PLA 01 REV Y
 Environmental Statement prepared by Pegasus Group (dated July 2020) - inc following chapters: Socio Economic (6); Landscape & Visual (7); Ecology (8); Heritage (9); Transport (10); Noise (11); Air (12)
 ES Append 8.1 (Ecology) - Desk Based Ecology Assessment prepared by TEP (June 2018)
 ES Append 8.2 (Ecology) - Phase 1 Habitat Survey prepared by TEP (December 2018)
 ES Append 8.4 (Ecology) - Amphibian Survey prepared by TEP (June 2018)
 ES Append 8.5 (Ecology) - Bat Survey prepared by TEP (June 2018)
 ES Append 8.6 (Ecology) - Breeding Bird Survey prepared by TEP (July 2018)
 ES Append 8.7 (Ecology) - Wintering Bird Survey prepared by TEP (July 2019)
 ES Append 8.8 (Ecology) - Habitats Regulation Assessment
 ES Append 9.1 (Heritage) - Archaeological and Heritage Assessment prepared by CgMs/ RPS (February 2019/April 2020)
 ES Append 10.1 (Transport) - Transport Assessment (including Travel Plan etc) prepared by Croft (March 2020)
 Energy Statement prepared by Energist (Rev C) (dated 3rd April 2020)
 Environmental Statement Addendum prepared by Pegasus Group (dated January 2021)
 Heritage Addendum (v2)
 2.2m Screen Wall (Ref: SW14)
 2.4m High Acoustic Fence (Ref: SF42)
 2.4m Screen Wall (Ref: SW13)
 2.4m High Acoustic Fence (Ref: SF42)
 Single Garage (Ref: GAR-21A-03)
 Twin Garage (Ref: GAR-25A-02)
 Boundary Treatment Plan (Sheet 1 of 2) (Ref: HALS-BTP-01-R)
 Boundary Treatment Plan (Sheet 2 of 2) (Ref: HALS-BTP-02-M)
 Indicative Elevation/Section Stone Wall - final drawing no. 20285 IWE 04 REV I
 Colour Layout drawing no. HALS COL 01 Rev K
 Waste Management Plan (Ref: HALS-WMP-01-E)
 Arboricultural Impact Assessment March 2022 (document ref 7137.01.001)
 Arboricultural Method Statement Version 4.0 August 2024 (excluding footpath surfacing materials which is covered by condition 4)
 Email from agent dated 2/7/24
 Fox Wood Garden Village, document reference 7137.09.001 Version 1.0 dated 9.7.25

HOUSE TYPES - FLOOR PLANS AND ELEVATION APPROVED PLANS

FLOOR PLANS

GOSFORD PA34-7-PL1
 EASEDALE PT36-7-PL1
 BRAXTON NB31-7-PL1

AMERSHAM PD30-7-PL1
ELLISTON NB41-7-PL1
LYDFORD PA42-7-PL1

ELEVATION PLANS

GOSFORD
PA34-7-PL2-A MAIN SITE ELEVATIONS BRICK
PA34-7-PL3-A MAIN SITE ELEVATIONS BRICK
PA34-7-PL4-A THE RIDE ELEVATIONS

EASEDALE
PT36-7-PL2-A MAIN SITE ELEVATIONS BRICK
PT36-7-PL3-A THE RIDE ELEVATIONS

BRAXTON
NB31-7-PL2-C MAIN SITE ELEVATIONS BRICK
NB31-7-PL3-C FOX CLUMP ELEVATIONS
NB31-7-PL4-C THE RIDE ELEVATIONS

AMERSHAM
PD30-7-PL2-B MAIN SITE ELEVATIONS BRICK
PD30-7-PL3-B THE RIDE ELEVATIONS
PD30-7-PL4-B FOX CLUMP ELEVATIONS

ELLISTON
NB41-7-PL2-B MAIN SITE ELEVATIONS BRICK
NB41-7-PL3-B MAIN SITE ELEVATIONS RENDER
NB41-7-PL4-B THE RIDE ELEVATIONS

LYDFORD
PA42-7-PL2-B MAIN SITE ELEVATIONS BRICK
PA42-7-PL3-B MAIN SITE ELEVATIONS RENDER
PA42-7-PL4-B THE RIDE ELEVATIONS
PA42-7-PL5-B FOX CLUMP ELEVATIONS

TRUSDALE
NT41-7-PL2-A MAIN SITE ELEVATIONS BRICK
NT41-7-PL3-A MAIN SITE ELEVATIONS RENDER
NT41-7-PL4-A FOX CLUMP ELEVATIONS

COLTHAM
ND40-7-PL2-B MAIN SITE ELEVATIONS BRICK
ND40-7-PL3-B MAIN SITE ELEVATIONS RENDER
ND40-7-PL4-B THE RIDE ELEVATIONS

MANFORD
NA44-7-PL2-B MAIN SITE ELEVATIONS BRICK
NA44-7-PL3-B FOX CLUMP ELEVATIONS

WAYSDALE
NT42-7-PL2-A MAIN SITE ELEVATIONS BRICK
NT42-7-PL3-A MAIN SITE ELEVATIONS RENDER
NT42-7-PL4-A FOX CLUMP ELEVATIONS

Reason: For the avoidance of doubt.

- 2) The development shall be constructed in accordance with the key features phasing plan entitled 'Fox's Bank Lane POS Phasing Plan', drawing number 20285 PPP 01 REV C' and in accordance with the implementation timings therein.

Reason: To ensure a comprehensive and sustainable development is constructed.

- 3) The development shall be carried out in accordance with the documents approved pursuant to Conditions 4 and 9 of planning permission reference 20/00417/FUL (approved under discharge of condition reference 20/00417/DISCON) and the development shall be carried out in accordance with the updated Arboricultural Impact Assessment dated March 2022 (reference 7137.001) and the updated Arboricultural Method Statement (AMS) (Version 4.0 dated August 2024) (document reference 7137.01.0001) excluding the northern Sycamore tree shown within G13 of the AMS which is approved for removal. The tree protection measures, as approved, shall remain in place until the development is complete. For the avoidance of doubt, the northern most sycamore within G13 is to be removed as shown on plan reference 20285 IWE 04 REV I. For the further avoidance of doubt, this condition does not approve the surface material for the footpath around and within Fox Clump.

Reason: To ensure that the proper protection of trees has been carried out.

- 4) Works/landscaping around and within Fox Clump shall be carried out in accordance with the following plans, documents and correspondence (as approved under reference 20/00417/DISCON in connection with condition 5 of planning permission 20/00417/FUL). Note that where information is duplicated in any of the above documents, the most up to date document or response is taken to be the approved information:

Email of 6.1.24

Letter from Taylor Wimpey dated 9.12.24

Letter from Taylor Wimpey dated 5.11.24

TEP Letter from TEP dated 14.11.23 re Bluebell Translocation

Planting Plan ref PP02.01 REV P4

Fox Clump Woodland Footpath Arboricultural Impact Assessment Addendum (TEP) dated 8th November 2024 reference 7137.08.001 Rev 1.0

Arboricultural Method Statement, Version 5.0 (TEP) dated 7th November 2024 reference 7137.01.001 Rev 5.0

Blue Translocation Method Statement (TEP) dated October 2023 reference 6987.020

Risk Assessment and Method Statement including RAMS document dated 27.08.24 by Westbourne Civil Eng Ltd

RAMS Document Version 5 dated 12.09.23 by Three Shires Ltd

Breedon Golden Amber Gravel details for paths around and within Fox Clump

Prior to the occupation of the 150th dwelling, full details relating to the paths and street furniture around and within the Fox Clump woodland area and wayfinding/signage across the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the following:

- a) Materials and edging details;

b) Details of litter bins, wayfinding/signage and information boards to include siting and appearance.

The paths, street furniture and signage/information boards shall then be implemented in accordance with the approved details. The above approved works/details shall be completed in accordance with the the POS Phasing plan reference 20285 PPP 01 REV B.

Reason: To promote biodiversity, protect the TPO trees and in the interests of visual amenity.

NOTE: It is advised that the information boards include details about the protected native species present in Fox Clump and a responsible user code.

- 5) The Construction Environmental Management Plan, approved under reference 20/00417/DISCON in connection with condition 6 of planning permission 20/00417/FUL, shall be implemented in accordance with the approved details throughout the course of construction and shall be made available and accessible to all site managers, contractors and subcontractors working on site. Any trees/vegetation removed during bird nesting season shall be checked by a suitably qualified ecologist for the presence of breeding birds prior to tree/vegetation removal.

Reason: To ensure satisfactory development of the site, to minimise the main environmental effects during the construction phase of the development, to ensure that appropriate measures are put in place in the interests of the amenity of neighbouring occupiers/areas, to prevent pollution of the environment, to protect and promote biodiversity and in the interests of highway safety.

- 6) The mitigation strategy set out in section 4 of the Bat Roost Assessment and Survey report (appendix 8.5 of the Environmental Statement Volume 2) (and as amended by the points below) shall be fully implemented and, where bat boxes are located within dwellings, these shall be erected prior to first occupation of any of the dwellings to which they relate and where bat boxes are located within public open space areas, the bat boxes shall be erected in accordance with the POS Phasing Plan reference 20285 PPP 01 B. For the avoidance of doubt the mitigation strategy shall also include the following:

- (i) Toolbox talk to site contractors / operatives by a suitably licenced ecologist;
- (ii) A receptor bat box shall be installed during the construction phase should bats be encountered; and
- (iii) Soft strip of the confirmed roost under supervision of the appointed ecologist.

Reason: To promote biodiversity and ensure adequate mitigation is in place for protected species.

- 7) The development's acoustic protection scheme, as set out in the Environmental Statement Volume 2 Appendix 11.1 'Noise and Vibration' (received on the 24th July 2020) and amended by Chapter 11 'Noise Environment' of the Addendum to the Environmental Statement received on the 21st January 2021, shall be implemented and completed in accordance with the timings set out in the POS Phasing Plan reference 20285 PPP -1 REV B and, where the acoustic boundary treatments are within residential curtilages, the Phasing Plan reference 20285-PPP-02, and shall also be in accordance with the following plans which also form part of the acoustic protection scheme:

2.4m acoustic fence detail, drawing number SF 42;
2.4m high screen wall, drawing number SW 13;
2.2m high screen wall, drawing number SW 14;
Boundary Treatment Plan sheet 1 of 2, drawing number HALS BTP 01 P;
Boundary Treatment Plan sheet 2 of 2, drawing number HALS BTP 02 K

Reason: To safeguard future occupiers of the approved residential dwellings from noise and disturbance in the interests of residential amenity.

- 8) Fencing around Snape Gate Barn's curtilage shall be erected in accordance with the following details:

Arboricultural Method Statement (Version 4.0 dated August 2024) (document reference 7137.01.001) (excluding retention of the northern Sycamore within G13)
Indicative Elevation/Section Stone Wall - Final, drawing no. 20285 IWE 04 I

The fencing shall not include any gaps between existing fencing and new boundary fencing around Snape Gate Barn unless secure access is provided to allow maintenance. The fencing shall then be retained in perpetuity and erected in accordance with the approved details and in accordance with the timescales for implementation set out in the POS Phasing Plan reference 20285PPP 01 C.

Reason: To protect residential amenity and to protect adjacent boundary vegetation.

- 9) The development shall be carried out in accordance with the boundary treatment details set out below:

2.4m Acoustic Fence Detail, drawing number SF 42;
2.4m High Screen Wall, drawing number SW 13;
2.2m High Screen Wall, drawing number SW 14;
1.8m Close Boarded Screen Fence, drawing number SF 01;
1.8m High Personnel Gate, drawing number SF 19;
1.8m High Brick Wall and Pillar with Timber Panel Infill, drawing number SF 30;
1.8m High Screen Wall, drawing number SW 01;
Boundary Treatment Plan (Sheet 1 of 2) (Ref: HALS-BTP-01-P)
Boundary Treatment Plan (Sheet 2 of 2) (Ref: HALS-BTP-02-K)
Garden Village Indicative Elevation/Section Stone Wall - Final, drawing number 20285 IWE 04 REV I.

All timber fencing within the development hereby permitted shall be treated and stained in a brown colour. Retaining walls shall be constructed in facing brick that matches the existing dwelling to which it relates or a materials similar in colour and appearance to red sandstone. The sandstone wall shall be constructed in accordance with the details set out within drawing no. 20285 IWE 04 REV I that include coursing, materials, stone pier details, siting and elevation details and the method statement of works. The coping stone shall be a half round coping stone. The visible external facing material shall consist only of sandstone.

All boundary treatment works outside the curtilage of the dwellings hereby permitted shall be completed in accordance with the approved details and fully implemented in accordance with a timetable for implementation set out within the following phasing plans: Phasing Plan Plots 20285 PPP 02 and POS Phasing Plan reference 20285 PPP 01 C. For the avoidance of doubt the sandstone wall adjacent to Fox's

Bank Lane and the timber fence shall be constructed and completed within phase 1 shown on plan reference 20285 PPP 01 C. The approved details for boundary treatments within the curtilage of each dwelling shall be implemented in full before the dwelling to which it relates is first occupied and maintained thereafter.

Reason: In the interests of ensuring an acceptable standard of public realm and visual amenity.

- 10) Fixed plant and machinery associated with the development should be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise should be addressed by imposing a penalty as per the methodology set out in BS4142:2014, Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: To safeguard future occupiers of the approved residential dwellings from noise and disturbance in the interests of residential amenity and to protect the adjacent trees and biodiversity.

- 11) The substation and pumping station shall be constructed in accordance with the approved details approved pursuant to Condition 12 of planning permission reference 20/00417/FUL (approved under discharge of condition reference 20/00417/DISCON). The substation and pumping station approved details shall be maintained at all times thereafter.

Reason: To ensure that the development does not result in unacceptable noise and in the interests of residential and visual amenity.

- 12) Prior to the Sustainable Urban Drainage Systems (SUDS) area being brought into use, full details of the SUDS and linear park area shall be submitted to and approved in writing by the Local Planning Authority. These details shall include full proposed levels details (including levels with adjacent land and existing spot levels for comparison), any safety features and retaining structures with a risk assessment to support the use of the SUDS features, section and profile details of the SUDS and details of the water levels within the SUDS area during extreme and general conditions. The linear park and SUDS area shall then be constructed in accordance with the approved details and made available for use in accordance with the timetable for implementation set out in the POS Phasing Plan drawing no. 20285 PPP -1 REV C.

Reason: To secure sustainable drainage systems and to manage the risk of flooding and pollution.

NOTE: The Attenuation ponds (SUDS) shall be constructed in accordance with the C753 SUDS Manual.

- 13) The development shall be carried out in accordance with the Flood Risk Assessment and Drainage Management Strategy dated March 2020, reference HYD318_HALSNEAD.GARDEN.VILLAGE_FRA&DMS Rev 3.1; Drawing no. 1001 G entitled 'Main Drainage Layout Development Area' and Drawing no. 1003 C entitled 'Main Drainage Layout Foul Water Rising Main' (approved pursuant to Condition 14 of planning permission reference 20/00417/FUL (approved under discharge of condition reference 20/00417/DISCON)).

For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at a restricted rate of 12.5 litres / second, subject to agreement of the discharge rate with the Environment Agency.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

- 14) The foul and surface water drainage scheme shall be carried out in accordance with the approved documents and plans listed below and approved pursuant to Condition 15 of planning permission reference 20/00417/FUL (approved under discharge of condition reference 20/00417/DISCON) which includes:

Main Drainage Layout Foul Water Rising Main, drawing no. 1003 C
Main Drainage Layout Development Area, drawing no. 1001 G
Flood Risk Assessment and Drainage Management Strategy dated March 2020
reference HYD318_HALSNEAD.GARDEN.VILLAGE_FRA&DMS, Revision 3.1

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme and shall be fully laid out in accordance with the timescales within the following phasing plans: POS Phasing Plan 20285 PPP 01 B and Phasing Plan Plots reference 20285 PPP 02) with any variation to the discharge of foul to be previously agreed in writing by the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

- 15) Prior to the occupation of the 150th dwelling, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority.

This shall include:

- (i) The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company;
- (ii) A schedule for on-going inspections relating to performance and condition;
- (iii) Details for planned maintenance and a mechanism for remedial and urgent repair works; and
- (iv) Means of access for inspection and maintenance purposes;

The Management and Maintenance Plan shall be implemented in accordance with the approved details and within the timeframes contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development.

- 16) The development shall be carried out in full accordance with the approved Drainage Works Method Statement dated 22.01.22 (undertaken by Westbourne Civil Engineering Ltd) and the approved Drainage Works Risk Assessment dated 22.01.22 (undertaken by Westbourne Civil Engineering Ltd) throughout the construction phase of the development hereby permitted (as approved pursuant to Condition 17 of planning permission reference 20/00417/FUL (approved under

discharge of condition reference 20/00417/DISCON) under reference 20/00417/DISCON.

Reason: To ensure the works do not compromise the safety and integrity of the M62 Motorway throughout the construction phase of the development.

- 17) The fence erected in accordance with plan reference 20285 WSD 03-01 (approved pursuant to Conditions 18 of planning permission reference 20/00417/FUL (approved under discharge of condition reference 20/00417/DISCON) shall remain in situ in perpetuity and only be repaired or replaced in accordance with the details set out in this approved plan.

Reason: To ensure that the boundary of the site alongside the M62 Motorway is protected from incursions both during the construction phase and during the occupation of the development.

- 18) No drainage from the proposed development shall connect into the motorway drainage system, nor shall any drainage from the site run-off onto the M62 Motorway.

Reason: To ensure that highway assets are protected and the safety and integrity of the M62 Motorway is not compromised.

- 19) The development shall be carried out in accordance with the details (and phasing timescales) approved pursuant to Condition 20 of planning permission reference 20/00417/FUL (approved under discharge of condition reference 20/00417/DISCON) (excluding the footpaths within and around Fox Clump). Prior to 335th occupation, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Management and maintenance details relating to fencing, boundary walls, wayfinding signage, any street furniture and information boards within public open space areas/fronting the site/adjacent to the M62 motorway and fencing adjacent to Snape Gate Barn (including any gaps between proposed and existing fencing adjacent to Snape Gate Barn;
- b) Details of street furniture and signage/wayfinding together with timetable for implementation;

The development shall be carried out only in accordance with the approved hard landscaping scheme and the details approved under a) and b) above.

Reason: In the interests of visual amenity and to ensure that the development enhances the development site.

- 20) The soft landscaping and the arrangements and specifications for initial landscape establishment and maintenance shall be carried out in accordance with the details set out in the plans, specification and schedules listed below:

Planting specification and schedule and specification notes, reference HAL-1810_PP01.00 REV R

Planting plan sheet 1, reference HAL-1810_PP01.01 R

Planting plan sheet 2, reference HAL-1810_PP01.02 R

Planting plan sheet 3, reference HAL-1810_PP01.03 R

Planting plan sheet 4, reference HAL-1810_PP01.04 R

Planting plan sheet 5, reference HAL-1810_PP01.05 R

Planting plan sheet 6, reference HAL-1810_PP01.06 R
 Planting plan sheet 7, reference HAL-1810_PP01.07 R
 Planting plan sheet 8, reference HAL-1810_PP01.08 R
 Planting plan sheet 9, reference HAL-1810_PP01.09 R (not withstanding the Fox Clump area)
 Planting plan sheet 10, reference HAL-1810_PP01.010 R
 Planting plan sheet 11, reference HAL-1810_PP01.011 R
 Planting plan sheet 12, reference HAL-1810_PP01.012 R
 Planting plan sheet 13, reference HAL-1810_PP01.013 R
 Planting plan sheet 14, reference HAL-1810_PP01.014 R
 Planting plan sheet 15, reference HAL-1810_PP01.015 R (for landscaping around the sycamore proposed for removal shown on plan references 20285 IWE 04 REV I and 20285 PLA 01 REV Y) a hedge will be planted, refer to plan reference 20285 IWE 04 REV I for details and the associated planting schedule annotation)
 Planting plan sheet 16, reference HAL-1810_PP01.016 R
 Planting plan sheet 17, reference HAL-1810_PP01.017 R
 Planting plan sheet 18, reference HAL-1810_PP01.018 R
 Planting Plan and Schedule, drawing no. HAL 1810_PP02_Rev P3

Notwithstanding the above Planting plan sheet 11, full details of the landscaping treatment to the front of the sandstone wall as shown on plan reference 20285 IWE 04 Rev I (Indicative Ele/Section Stone Wall - Final) shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the 150th dwelling. The area of land to the front of the sandstone wall shall then be landscaped in accordance with the approved details prior to occupation of the 200th dwelling. For the avoidance of doubt, the land to the front of the sandstone wall shall be profiled to ensure only sandstone facing material is visible from the street scene.

The levels within the soft landscape areas shall be in accordance with the levels details below:

External Work sheet 1 of 6 XX-BET-ZZ-XX-DR-C-1401 REV H
 External Work sheet 2 of 6 XX-BET-ZZ-XX-DR-C-1402 REV I
 External Work sheet 3 of 6 XX-BET-ZZ-XX-DR-C-1403 REV L
 External Work sheet 4 of 6 XX-BET-ZZ-XX-DR-C-1404 REV H
 External Work sheet 5 of 6 XX-BET-ZZ-XX-DR-C-1405 REV I
 External Work sheet 6 of 6 XX-BET-ZZ-XX-DR-C-1406 REV P

The landscaping shall be implemented, managed and maintained in accordance with the Letter dated 4.1.24 and the details referenced therein (including SF47 and the Landscape Management and Maintenance Plan, reference 10217.001 dated 1.2.24) (approved under discharge of condition reference 20/00417/DISCON).

Based on the above landscaping scheme, notwithstanding the above plans, and prior to occupation of the 200th dwelling, an updated landscaping scheme to include two field maple trees, or such other species that has been submitted to and approved in writing by the Local Planning Authority, shall be submitted for prior approval by the Local Planning Authority to the west of the hedge fronting Fox's Bank Lane. The updated landscaping scheme shall then be implemented in the first available planting season after its approval by the Local Planning Authority and shall then be maintained in accordance with the approved maintenance plan referenced above.

The approved landscaping listed above shall be wholly implemented in its finally approved form within the first available planting season following first occupation of any dwelling shown on the Phasing Plan Plots reference and any soft landscaping within the public open space/greenspace areas shall be wholly implemented in its finally approved form within the first available planting season in accordance with the timescales set out in the POS Phasing Plan reference 20285 PPP 01 C.

The specification listed above shall include the trees being planted with the roots dusted with the mycorrhizal root powder; tree ties and stakes shall be removed after the 3rd year.

Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage. The development shall be fully constructed in accordance with the approved scheme in accordance with timescales contained therein.

Reason: In the interests of visual amenity and to promote biodiversity.

- 21) The development hereby approved shall be implemented in full accordance with the updated Social Value Strategy (reference GL/RD/P18-1093/R005v1) dated July 2021 received on the 21/9/21 by email.

Reason: To maximise employment and training opportunities for local people.

- 22) The Landscape and Ecological Management Plan (LEMP) shall be implemented in accordance with the details and timescales for implementation approved under reference 20/00417/DISCON in relation to condition 23 including the following:

Details within the letter from Taylor Wimpey dated 4.1.24
Landscape and Ecological Management Plan dated 1.2.24 reference 10217.001
Management Plan 20285 MTP 01 C
Boundary Treatments - Hedgehog Crossing drawing no. SF47

Reason: To protect and preserve the green space areas, in the interests of visual amenity and in the interests of promoting biodiversity and sustainable developments.

- 23) The development shall be carried out in accordance with the LanPro Written Scheme of Investigation for Archaeological Evaluation and Recording dated July 2021 (Project Ref 3095/01) and the 'Fox Wood Garden Village, Whiston, Merseyside: Archaeological Evaluation Report' dated August 2022 (Report No. 2022-23/2208 v.2) (approved under reference 20/00417/DISCON).

Reason: To ensure the implementation of the required scheme of archaeological investigation and its publication.

- 24) The lighting scheme shall be erected in accordance with the details approved pursuant to condition 25 of planning permission reference 20/00417/FUL (under discharge of condition reference 20/00417/DISCON). The lighting shall be erected prior to the dwellings to which the lighting relates becoming occupied.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of the safety and amenity of residents and visitors and in the interests of visual amenity.

- 25) The materials to be used in the external construction of the development hereby permitted shall be in accordance with the details set out in the approved plans, details and correspondence listed below approved pursuant to condition 26 of planning permission 20/00417/FUL (as also approved under discharge of condition reference 20/00417/DISCON):

Material Layout Plan, drawing no. 01 U
Angled ridge and hip tile specification received in email from Brandon Bardsley (Taylor Wimpey) dated 16/11/22 (colour matched to roof tile)
Email from Joe David of Pegasus Group dated 16/11/22
Amber Valley Stone in colour 'sandstone'

The development shall be carried out only in accordance with the approved schedule of materials.

Reason: In the interests of visual amenity.

- 26) Prior to the 330th dwelling becoming occupied, full details of the pedestrian and cycle access link from the development onto Fox's Bank Lane, including any highway works required to facilitate a safe link to the public right of way to the south of the M62 motorway bridge, and how access for vehicles will be prevented from this south east link, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full in accordance with the approved details prior to the occupation of the 330th dwelling.

Reason: To ensure adequate access is provided to pedestrians, cyclists and emergency vehicles when needed and ensuring the access is not detrimental to highway safety.

- 27) The parking provision shown within the curtilage of each dwelling on the approved plans shall be provided prior to first occupation of the dwelling to which it relates. The parking provision shall not be used for any other purpose other than the parking of vehicles [and shall be hard surfaced in accordance with the hard surfacing details approved under condition 19].

Reason: In the interests of highway and pedestrian safety.

- 28) The access junction shall be provided in accordance with the access details approved under reference 20/00417/DISCON prior to occupation of the 150th dwelling. The access shall be kept available for use at all times in line with the approved access drawings listed in the SECTION 278 Technical Approval letter dated 9/3/22, reference PT/SDT/MMc/PD, submitted and approved pursuant to condition 29 of planning permission reference 20/00417/FUL (and under reference 20/00417/DISCON).

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity.

- 29) For plots 26, 55 and 333 (as shown on the planning layout, reference LPE PLA 01 L), the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that

Order with or without modification) Schedule 2, Part 1, Classes 1 A or any amendments made to that Order, shall not apply in respect of the insertion of windows. For the avoidance of doubt, no windows shall be inserted in the side elevations of plots 55, 26 and 333 without the prior written consent of the Local Planning Authority. Notwithstanding the approved plans, there shall be no windows in the side elevations of plots 55 (the east facing elevation adjacent to Snape Gate Barn), 26 (the south facing elevation adjacent to Snape Gate Barn) and 333 (the north north east facing elevation adjacent to North Lodge, 73 Fox's Bank Lane).

Reason: The specific circumstances of the site warrant the Local Planning Authority to retain control over any further development in the interests of highway safety; to ensure a satisfactory development of the site in the interests of protecting the amenity of occupiers; visual amenity and to safeguard the character of the development in order to comply with the National Planning Policy Framework (2021), Policies CS2, CS7, CS19 and SUE2 of the Knowsley Local Plan: Core Strategy, adopted January 2016, the Halsnead Garden Village Masterplan SPD, adopted June 2017 and the Halsnead Design and Local Distinctiveness Guide, July 2020.

- 30) The dwellings hereby permitted shall be constructed in accordance with the Energy Statement submitted with the application and dated 3rd April 2020. The measures shall be fully implemented prior to first occupation of each dwelling.

Reason: To promote low carbon and sustainable development.

- 31) The levels for the development hereby permitted shall be in accordance with the following approved plans:

External Work sheet 1 of 6 XX-BET-ZZ-XX-DR-C-1401 REV H
External Work sheet 2 of 6 XX-BET-ZZ-XX-DR-C-1402 REV I
External Work sheet 3 of 6 XX-BET-ZZ-XX-DR-C-1403 REV L
External Work sheet 4 of 6 XX-BET-ZZ-XX-DR-C-1404 REV H
External Work sheet 5 of 6 XX-BET-ZZ-XX-DR-C-1405 REV I
External Work sheet 6 of 6 XX-BET-ZZ-XX-DR-C-1406 REV P
Basin Levels S1.23HB MD-SHE-01-0140-1250 (where proposed levels are not shown, levels remain as existing)

The development shall be implemented in accordance with the above approved details prior to first occupation of each dwelling to which the levels relate and prior to the open space area being brought into first use.

Reason: To ensure the impact of the development on adjacent properties and the locality/proposed street scene is acceptable, in the interests of highway and pedestrian safety and amenity of all users of the proposed highway network.

- 32) The development shall be carried out in accordance with the following details (and phasing timescales) approved pursuant to conditions 34 (CL) and 36 (Material Management Plan) of planning permission 20/00417/FUL (approved under discharge of condition application reference 20/00417/DISCON):

Letter from Betts Geo Environmental Consulting Engineers to Taylor Wimpey, Soil Testing of Site Won Undertaken to Date - Land at Fox's Lane, Whiston (reference 18/TAY/042/JS/LR1) dated 21 February 2025;
Email from Taylor Wimpey (Alanya Herbert) to Knowsley Council dated 8th January 2025;

Response to MEAS: Validation of the Cover System Associated with the Area of the Former Farmhouse, Taylor Wimpey;
 Build Phase Development Remediation and Validation Strategy, Cherry Tree Farm, Fox's Bank Lane, Whiston, dated February 2021 (Reference 19TAY055/RVS Rev 0) undertaken by Betts Geo Environmental Associates;
 Ground Investigation Report for Land off Fox's Bank Lane, Whiston (Northern Parcel) by Betts Geo Environmental Associates, dated March 2019 (reference 18TAY042/GI rev 2);
 Ground Investigation Report for Fox's Bank Lane, Halsnead Garden Village (Southern Parcel) by Betts Geo Environmental Associates dated December 2019 (reference 19TAY055/GI);
 Cherry Tree Farm, Fox's Bank Lane, Whiston Letter Report to Helen Bradshaw re Ground Gas Protection Measures, by Betts Geo Environmental Associates, dated 6th November 2020 (reference 19TAY055);
 Letter from Betts Geo Consulting Engineers entitled 'Soil Sampling of Topsoil Stockpile SP03 at Fox Wood, Whiston, dated 5/9/24 (reference 18TAY042/SV/GC/SP03);
 Statement of Segregation letter from Fox Group dated 24/8/23;
 Soil Sampling of Hosspot - Fox's Bank Lane, Whiston Letter from Betts Geo Consulting Engineers dated 24/4/23 (Reference 19TAY042/SV/GC/SP01);
 Greenfield Removals - Hazardous Waste Consignment Note;
 Asbestos Demolition Survey by Beech Group, reference C0166/001 Version 1;
 Final Analytical Test Report dated 11/5/23 by Envirolab (job no. 23/04152);
 Stockpile Sampling Location Plan, dated 28/4/23 (reference 18TAY042 Samples 001);
 Summary of Contamination Analysis: Soil: Metals, dated 12/5/23 (reference 18TAY042);
 Hazardous Waste Consignment Note references TAYLOR 00001/00002/00003;
 Duty of Care Waste Transfer Notes;
 Reduced Levels Strategy dated 8.3.21 by Westbourne Civil Engineering Ltd, drawing no. 001B;
 Email from Alanya Herbert, Engineer, Taylor Wimpey NW to Brandon Bardsley, Taylor Wimpey NW dated 14/6/23;
 Whiston - Interpretative Report Rev 2 Final, dated March 2019.

The Verification Report for the identified remedial works in the vicinity of WS2 (identified on the Build Phase Development Remediation and Validation Strategy undertaken by Betts Geo Associates reference 19TAY055/RVS D Rev 0, dated February 2021, to demonstrate that these remedial works have been implemented, shall be submitted to and approved in writing by the Local Planning Authority when the compound has been dismantled or on occupation of the last dwelling hereby permitted, whichever is sooner.

Reason: To ensure contamination is appropriately identified and a strategy is in place before works commence on the site, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public and to comply with the National Planning Policy Framework (2021), Policies CS2 and SUE2 of the Knowsley Local Plan: Core Strategy 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Halsnead Garden Village Masterplan SPD 2017.

- 33) Reporting of Unexpected Contamination
- In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to

the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: To ensure contamination is appropriately identified and a strategy is in place before works commence on the site, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public and to comply with the National Planning Policy Framework (2021), Policies CS2 and SUE2 of the Knowsley Local Plan: Core Strategy 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Halsnead Garden Village Masterplan SPD 2017.

- 34) No topsoil shall be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material shall be submitted to and approved in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to the Local Planning Authority for written approval.

Reason: To ensure contamination is appropriately identified and a strategy is in place before works commence on the site, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public and to comply with the National Planning Policy Framework (2021), Policies CS2 and SUE2 of the Knowsley Local Plan: Core Strategy 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Halsnead Garden Village Masterplan SPD 2017.

- 35) No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants.

- 36) Foul and surface water shall be drained on separate systems. No surface water will be permitted to drain directly or indirectly into the public sewer.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

- 37) The Residential Travel Plan dated 3rd July 2023 (undertaken by Croft and Eddisons) (and approved pursuant to condition 40 of planning permission reference 20/00417/FUL in connection with discharge of condition application reference 20/00417/DISCON) shall be implemented in accordance with the timetable contained therein and shall continue to be implemented so long as any part of the

development is occupied. For the avoidance of doubt, the Resident's Travel Pack also approved pursuant to condition 40 of planning permission reference 20/00417/FUL, shall be made available to new residents on the first occupation of each dwelling hereby permitted.

An annual report shall be submitted to the Local Planning Authority no later than 1 month following the anniversary of the first occupation of the development for a period of 5 years. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable.

- 38) Prior to first occupation each dwelling shall be provided with a weatherproof electric vehicle charging point readily accessible from a dedicated parking space. The charging point, where not within a garage, shall, be located discreetly on an elevation that is not prominent and highly visible from the street frontage unless with exception to be agreed by the Local Planning Authority. The charge points shall be:

- a) A minimum of 7KW
- b) at least Mode 3 or equivalent
- c) untethered, and
- d) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

All EV charging points shall be clearly marked as such and their purpose explained to new occupants within their new home welcome pack/travel planning advice.

Reason: In the interests of air quality and to promote sustainable travel opportunities.

- 39) The cycle storage, as approved pursuant to condition 42 of planning permission reference 20/00417/FUL (and also approved under discharge of condition application reference 20/00417/DISCON) in accordance with the following plans: Electric Vehicle Cycle Shed Plan (drawing no. HALS CSP 01 REV D) and Cycle Shed 1.76 x 0.75m (drawing no. CYC 06) shall be made available for use prior to the occupation of each dwelling.

Reason: To ensure that adequate provision is made for parking cycles securely.

- 40) The highway infrastructure shall be implemented in accordance with the details approved pursuant to condition 43 of planning permission reference 20/00417/FUL (approved under discharge of condition application reference 20/00417/DISCON) and in accordance with the infrastructure delivery plan reference 20285 IDP O1 A.

No dwelling within the development shall be occupied until that part of the internal highway infrastructure, which provides access to that dwelling, up to at least binder course surfacing level (or paved), has been implemented in full accordance with the approved details.

Reason: To ensure a satisfactory development of the site; the provision of safe and adequate means of access to the development in the interests of highway and pedestrian safety and amenity.

- 41) The Wildlife Information Pack approved pursuant to condition 44 of planning permission reference 20/00417/FUL (and under discharge of condition reference 20/00417/DISCON) entitled 'Wildlife Information Pack: document reference number ID10217.001C' shall be issued to new residents on first occupation of each dwelling hereby permitted, as part of any sales or rental agreement.

Reason: In order to comply with the Habitat Regulations Assessment Regulations and mitigate increased recreational pressure on European sites.

- 42) The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1, Classes 1 A, B, D, E, F and Part 2A, or any amendments made to that Order, shall not apply to all dwellings for the following works:

- (i) No front porches shall be erected;
- (ii) No additions/extensions to the roofs falling under Class B;
- (iii) No garages (other than approved by this permission), carports or side extensions shall be erected within the curtilage of the dwellings where those garages or car ports or side extensions utilise an approved parking space for that dwelling as shown on the approved layout plan;
- (iv) No hard standing space shall be constructed within the curtilage forwards of the principal front elevation of the dwellings hereby permitted;
- (v) No gates, walls, fences or other means of enclosure shall be erected within the curtilage of the dwellings forwards of the principal front elevations and between the elevation of any dwelling which lies adjacent to a highway, carriageway or footpath.
- (vi) No conversion of garages to living accommodation.

For plots 55, 26 and 333 (as shown on the planning layout, reference LPE PLA 01 I), all the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1, Classes 1 A, B, D, E, F and Part 2A, or any amendments made to that Order, shall not apply.

The above applies other than those expressly authorised by this permission, or pursuant to a condition, unless an application to the Local Planning Authority for planning permission for such has been granted.

For the avoidance of doubt, meter cupboards should be discreetly located on elevations and shall be coloured to match the colour of the elevation on which they are located.

Reason: The specific circumstances of the site warrant the Local Planning Authority to retain control over any further development in the interests of highway safety; to ensure a satisfactory development of the site in the interests of protecting the amenity of occupiers; visual amenity and to safeguard the character of the development in order to comply with the National Planning Policy Framework (2021), Policies CS2, CS7, CS19 and SUE2 of the Knowsley Local Plan: Core Strategy, adopted January 2016, the Halsnead Garden Village Masterplan SPD, adopted June 2017 and the Halsnead Design and Local Distinctiveness Guide, July 2020.

- 43) The broadband infrastructure as set out in approved plan references HALS PLA 02 received 14/07/23 and OPENREACH plan received on 14/07/23 (as approved

pursuant to condition 46 of planning permission reference 20/00417/FUL and under discharge of condition application reference 20/00417/DISCON) shall be installed prior to first occupation of the dwelling to which it relates and made available for use immediately on occupation of the dwelling in accordance with these approved details.

Reason: To ensure that an adequate level of infrastructure is provided.

- 44) The Highways Construction Management Plan shall be carried out in accordance with the details approved pursuant to condition 47 of planning permission reference 20/00417/FUL (and under discharge of condition application reference 20/00417/DISCON).

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers.

- 45) Prior to occupation of the 150th dwelling of the development hereby permitted, a scheme for an uncontrolled pedestrian crossing over Fox's Bank Lane, commensurate with the prevailing speeds on Fox's Bank Lane shall be submitted to and approved in writing by the Local Planning Authority. The crossing shall be designed and implemented in accordance with the principles set out in the drawing entitled 'Off Site Pedestrian Crossing', drawing number 2174-F05. The crossing, as approved, shall be made available for use prior to occupation of the 200th dwelling. For the avoidance of doubt, a Stage 2 Road Safety Audit and designers' response will be required to accompany the design.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity.

- 46) No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours on Saturdays and not at all on Sundays/Public Holidays, without the prior written permission of the Local Planning Authority.

Reason: In the interests of residential amenity.

- 47) No trenches, pipe runs for services or drains shall be sited within the root protection areas of trees to be retained without the prior written approval of the Local Planning Authority.

Reason: In the interests of protecting retained trees and to promote biodiversity.

- 48) The road connections shall be constructed up to the site boundary in accordance with the timescales for implementation set out on the Infrastructure Delivery Plan reference 20285 IDP 01 A.

Reason: To facilitate comprehensive development and to ensure that an adequate level of infrastructure is provided.

Signed Case Officer¹:

C Appleyard

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

19 August 2025

Informatives

- 1 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 2 Reasons for Granting Planning permission

The decision to grant this s73 consent has also been taken having regard to the policies and proposals set out below and to all materials planning considerations, including supplementary planning guidance:

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

T5 - Location of Major Traffic Generating New Development

T7 - new Development and Walking & Cycling Routes

T8 - Transport Assessments

T9 - Travel Plans

T10 - Access for the Less Mobile

DQ2 - Security in the Built Environment

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV3 - Light Pollution

ENV5 - Contaminated Land

Knowsley Local Plan Core Strategy (2016)

SD1 - Sustainable Development

CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles

CS3 - Housing Supply Delivery and Distribution

CS7 - Transport Networks

CS8 - Green Infrastructure

CS15 - Delivering Affordable Housing

CS16 - Specialist and Supported Accommodation

CS17 - Housing Sizes and Design Standards

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

CS21 - Greenspace and Trees

CS22 - Sustainable and Low Carbon Development

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

CS24 - Managing Flood Risk
CS26 - Waste Management
CS27 - Planning and Paying for New Infrastructure
SUE1 - Sustainable Urban Extensions and Safeguarded Land
SUE2 - Sustainable Urban Extensions Development Principles
SUE2c - Sustainable Urban Extension - South of Whiston and Land South of the M62

Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
New Residential Development SPD
Trees and Development SPD (2016)
Halsnead Garden Village Masterplan SPD

Merseyside Waste Local Plan (2013)

WM8 - Waste Prevention and Resource Management
WM9 - Sustainable Waste Management Design and Layout for New Development

This informative is only intended as a summary of the reasons for granting the s73 consent. Should you require any further details relating to the decision, please contact Jo Sheridan on 0151 443 2376.

- 3 The applicant's attention is drawn to comments from the Fire Authority, UU, the EA, the LLFA and MEAS.
- 4 Highways informative: It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under s38 and s278 of the Highways Act 1980 (for roads proposed for adoption and off site highway works respectively). The applicant is advised to contact Austin McGowan, t: 0151 443 2234, email: Austin.McGowan@knowsley.gov.uk to discuss the matter further.

The relocation of existing street nameplates and lighting columns onto the adopted highway would need to be funded by the developer and dealt with as part of the S38/S278 highway agreement. All new street lighting and signing to be installed on the existing public highway or highway proposed for adoption will be subject to a commuted sum to cover its future maintenance as part of the Council's Street Lighting and Signing PFI Contract. The relocation of existing street lighting columns will need to be undertaken/agreed by the Street Lighting and Signing PFI Contract Service Provider. The applicant is advised contact Knowsley MBC Street Lighting Manager Michele Grey on 0151 443 3170.

It should be noted that the Council operates the Advance Payments Code in accordance with Sections 219 - 225 of the Highways Act 1980. This Code applies wherever a new building is to be erected which will have a frontage onto a new section of road which is to be offered for adoption (or where the Council determines that these areas are potentially adoptable), unless a Road Adoption Agreement under Section 38 of the Act has been concluded, or the street has been declared a private road. Failure to deposit or secure monies with the Highway Authority prior to the commencement of building work in accordance with the Code is an offence,

which could lead to the suspension of construction and may lead to prosecution and a fine.

- 5 EA informative: The plans and reports presently submitted under 20/00417/FUL do not make it clear whether the lagoons to the south of the site are to be lined with impermeable liner, or whether these will also allow for infiltration into the ground. This requires clarification as the site is in a particularly sensitive area in regard to groundwater resources. As noted above the site is underlain by a Principal Aquifer and is located in a Source Protection Zone 3 (SPZ3) for three separate public water supply boreholes.

The applicant's attention is drawn to the comments received from the EA and in particular their advice note in relation to waste.

- 6 LLFA Advice: Prior to progression to the full drainage design, please refer to the Sustainable Drainage & Surface Water Management Technical Guidance for Developers for advice on meeting LLFA requirements. Your sustainable drainage strategy will be assessed against the criteria in the Sustainable Drainage Pro-forma. If you do not include this information with your full submission, the LLFA is likely to object. The Pro-forma is for your benefit so that you know what information you should provide. Applications that omit the required information and require repeated re-submissions inevitably result in delays.

Any future applications to discharge any conditions applied by the LLFA will require completion of Proforma 2: Sustainable Drainage System: Discharge of Conditions. Guidance on completion of the proforma can be found on the Council's website.

- 7 There is a s106 associated with this decision.

