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**Date:** 22 July 2022

**Our ref:** 41497/19/SPM/IZ/21223716v1

**Your ref:** PP-11344700

Dear Jo

### **East Halewood Plot 3 | Application for the approval of reserved matters pursuant to hybrid permission 19/00521/HYB**

On behalf of our client Redrow Homes Limited [Redrow], we are pleased to submit an application for reserved matters approval for part of Plot 3 pursuant to hybrid planning permission 19/00521/HYB at East Halewood. This reserved matters application seeks:

*“Approval of reserved matters, namely layout, scale, appearance, and landscaping pursuant to hybrid planning permission 19/00521/HYB (as amended) for residential development, internal access roads, public open space, a substation and other associated works.”*

This application was submitted via the Planning Portal (ref. PP-11344700) on 22 July 2022 and the application comprises this covering letter and the following documents:

- 1 Application Forms;
- 2 Planning Statement prepared by Lichfields (ref. 25644066v1);
- 3 Design Compliance Statement prepared by Lichfields (ref. 21152665v2);
- 4 Noise Statement prepared by Hepworth Acoustics (ref. PP22-268-m02v1);
- 5 Landscape and Ecological Management Plan prepared by Urban Green (ref. UG1105 Po2);
- 6 Ground Investigation (including Hydrological Risk Assessment) prepared by Betts Geo Consulting Engineers (ref. 17RED147/GI R1);
- 7 Travel Plan prepared by Curtins (ref. 081746-CUR-XX-XX-T-TP-00001 Po3);
- 8 Transport Technical Note prepared by Banners Gate (ref. 20040);
- 9 Statement of Community Involvement (ref. 41497/08/SPM/MG);
- 10 Plans and drawings including:
  - a Location Plan (ref. 4152-LP-001);

- b Detailed Site Layout Plans (refs. 4152-DSL-002; 4152-DSL-003);
- c Affordable Housing Layouts (refs. 4152-AFH-002; 4152-AFH-003);
- d Boundary Treatment Layout (refs. 4152-BTL-002; 4152-BTL-003);
- e Land Disposal Layout (refs. 4152-LDL-002; 4152-LDL-003);
- f Landscape Masterplan (ref. 6412) and Landscape Layout Sheets 1 to 11 (refs. 6412.24-34);
- g Materials Layout (refs. 4152-ML-002; 4152-ML-003);
- h Parking Layout (refs. 4152-PL-001; 4152-PL-002);
- i Waste Management Layout (refs. 4152-WML-002; 4152-WML-003);
- j Street Scenes (ref. 4152-SS-01);
- k Housetype drawings comprising:
  - i Apartments Plots 459-467 Sheets 1 to 5; Plots 468-491 Sheets 1 to 5; Plots 492-506 Sheets 1 to 5; and, Plots 507-515 Sheets 1 to 5;
  - ii Bakewell Buxton Four Block Floor Plans (Rev. A) and Elevations (Rev. -);
  - iii Cambridge Brick (Rev. B) and Render (Rev. -);
  - iv Canterbury Floor Plans (Rev. C) and Elevations (Rev. B);
  - v Chester Brick (Rev. A) and Render (Rev. A);
  - vi Harrogate (Rev. -);
  - vii Henley Floor Plans (Rev. A) and Elevations (Rev. A);
  - viii Letworth Floor Plans (Rev. C) and Elevations (Rev. B);
  - ix Marlow (Rev. -);
  - x Oxford Brick (Rev. B) and Render (Rev. B);
  - xi Shaftesbury (Rev. -);
  - xii Stratford Brick (Rev. C) and Render (Rev. C);
  - xiii Warwick Brick (Rev. B) and Render (Rev. B);
  - xiv Windsor Brick (Rev. -) and Render (Rev. -);
  - xv Substation drawings (Refs. EBC00987 – 001 P1; EBC00987 - 300 P1; EBC00987 – 302 P1);
- l Fire Tender Swept Path Analysis Plan Sheets 1 to 2 (ref. 20040 - PH3 / PL23; 20040 - PH3 / PL24);
- m Refuse Collection Swept Path Analysis Sheets 1 to 2 (ref. 20040 - PH3 / PL21; 20040 - PH3 / PL22);
- n Adoptable Highway Construction Details Sheets 1 to 3 (refs. 20040 - PH3 / PL11; 20040 - PH3 / PL12; 20040 - PH3 / PL13);

- o Proposed Extent of Adoption Plan Sheets 1 to 2 (ref. 20040 - PH3 / PL05; 20040 - PH3 / PL06);
- p Proposed Finished Floor Levels (ref. 20040 - PH3 / PL03; 20040 - PH3 / PL03);
- q General Engineering Layout (ref. 20040 - PH3 / PL01; 20040 - PH3 / PL02);
- r Information relating to existing sewers including:
  - i UU Record of Public Sewers and Water Mains (ref. 1331129);
  - ii Rising Main Location Drawings Sheets 1 to 3 (refs. S21-HW-P-01-A; S21-HW-P-02-A; S21-HW-P-03-A);
  - iii UU Standard Condition for Works Adjacent to Pipelines.
  - iv Drainage Strategy Plan Sheets 1 to 2 (refs. 20040-PH3-PL07; 20040-PH3-PL08)
- s Proposed Site Section (ref. 20040 - PH3 / PL14);
- t Proposed Highway Longitudinal Sections Sheets 1 to 2 (refs. 20040 - PH3 / PL09; 20040 - PH3 / PL10); and,

11 Drainage calculations (Network 1 to 4) prepared by Banners Gate dated July 2022.

The requisite application fee has been calculated as £59,843 which has been paid through the Planning Portal via cheque along with the Planning Portal service charge of £32.20.

## **Matters to be considered**

This application is for the approval of matters that were reserved for future consideration when the outline element of the hybrid planning permission was granted. Thus, the consideration of the current application relates only to those specific items for which reserved matters approval is now sought. The principle of the development has already been established by the hybrid planning permission.

The application is accompanied by a Design Compliance Statement which is not a statutory requirement for a reserved matters application. However, that document considers the details of the proposals and explains why the development should be acceptable.

The application is also accompanied by a Planning Statement which considers the requirements of the hybrid planning permission (as amended) that were secured by conditions and the Section 106 Agreement as well as the parameters that were established. It considers the details currently proposed against those requirements to demonstrate how the proposed development fits within the scope of the outline planning permission. It also considers the detailed policies in the Development Plan, National Planning Policy Framework [the Framework], and Planning Practice Guidance [PPG] in so far as they relate to those details, and demonstrates compliance with the requirements of those documents.

## **Summary**

The Planning Statement which accompanies the application demonstrates that the proposed development accords with the principles established by the hybrid planning permission previously granted on the site.

The proposal will provide much needed homes in Knowlsey. It fully accords with the Framework and the aspirations of the Development Plan. We would therefore request your full support for the proposed development and would welcome a speedy determination of the application.

We trust that the enclosed information allows for the application to be validated and determined at the earliest opportunity. However, should you require any further information, please do not hesitate to contact me

Yours sincerely

**Imogen Zulver**  
Senior Planner