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East Halewood Plot 3 Planning Statement

**Application for reserved matters approval for
residential development pursuant to hybrid planning
permission 19/00521/HYB**

Redrow Homes Limited (Lancashire)

22 July 2022

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1.0 Introduction and Background

Purpose of the Report

- 1.1 This Planning Statement has been prepared by Nathaniel Lichfield & Partners [Lichfields] on behalf of Redrow Homes Ltd (Lancashire Division) [Redrow]. The purpose of the Planning Statement is to assist Knowsley Metropolitan Borough Council [the Council / KMBC] in its consideration of a reserved matters application pursuant to hybrid planning permission 19/00521/HYB for a residential development on land that comprises part of the East Halewood Sustainable Urban Extension [SUE]. A location plan that identifies the application site accompanies the application.
- 1.2 The application site forms part of the wider East Halewood SUE which is allocated for a new residential within the Knowsley Local Plan Core Strategy (Policies SUE1, SUE2 and SUE2b) adopted in 2015 with an indicative development capacity of approximately 1,100 dwellings to be developed up to 2028. Other land parcels are being delivered by Bellway Homes Ltd (North West Division) [Bellway] and Miller Homes Ltd [Miller]. Together the developers have engaged with the Council for a considerable period of time through the Local Plan, Masterplan and Supplementary Planning Document [SPD] preparation. They continue to work with the Council in order to take the sites forward.
- 1.3 The application relates to part of Plot 3 and proposes the following development:
“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”.
- 1.4 The proposals have been designed to complement the planned development of other parts of the East Halewood SUE and achieve a coherent and comprehensive development in accordance with local planning policy and the East Halewood Masterplan and SPD.
- 1.5 Having regard to Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, this statement considers the applications conformity with the outline planning permission as well as the policies in the Development Plan, relevant national policy, relevant guidance documents, as well as any other material considerations.

Submission Documents

- 1.6 In addition to this Planning Statement, the application is accompanied by the following reports:
- 1 Design Compliance Statement prepared by Lichfields;
 - 2 Noise Statement;
 - 3 Landscape and Ecological Management Plan;
 - 4 Ground Investigation including Hydrogeological Risk Assessment;
 - 5 Information relating to the protection of public sewers;
 - 6 Travel Plan; and,

7 Statement of Community Involvement.

2.0 Site and Surroundings

Introduction

- 2.1 The application site forms part of the wider East Halewood SUE which is located to the east of the settlement of Halewood within the KMBC administrative authority area.

Wider Site Context of the East Halewood SUE

- 2.2 The wider East Halewood SUE extends to a gross area of circa 80 ha. It comprises three distinct development parcels which are physically subdivided by the Manchester to Liverpool railway line and the A562 (Higher Road / Speke Boulevard link). The area to the north of the railway line comprises around c.30 ha, whilst the central and southern portion of the site comprises c.50 ha.
- 2.3 In a general sense the SUE is located in close proximity to numerous convenience shops, play areas, schools, Halewood train station and a leisure centre. The SUE is easily accessible by road and other modes of transport. A regular bus service operates along the western boundary of the site on Baileys Lane. The Halewood train station is in close proximity to the SUE. There are a number of ponds within the SUE and on the land surrounding it.

Description of the Application Site and Surroundings

- 2.4 This application site comprises 11.42 ha. The site is located centrally within the wider East Halewood SUE and sits within the approved development for the remaining part of Plot 3 which is currently being delivered by Redrow. Plot 3 is bounded by the Manchester to Liverpool (via Newton-le-Willows) railway line to the north-west, Lower Road to the north-east, Baileys Lane to the west, Finch Lane to the east and Plot 4 to the south. Plot 4 has detailed planning permission for residential development which is currently being delivered by Bellway.
- 2.5 The entire site is located within Flood Zone 1 and is at little or no risk from flooding. There is a small pond adjacent to the site's western boundary with Finch Woods.
- 2.6 The site is irregular in shape and predominately flat, comprising agricultural land. The boundary between Plot 3 and 4 comprises a line of trees/hedgerows running through the site. There are no designated heritage assets located on the site.

3.0 Planning History

- 3.1 The application site benefits from hybrid planning permission (ref. 19/00521/HYB) on Plots 1 and 3 was granted on 11 May 2021 for:

“Hybrid planning application for the erection of up to 730 dwellings comprising:

Plot 1 - full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and,

Plot 3 - full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered).”

- 3.2 The following non-material amendment [NMA] applications were made pursuant to the hybrid permission:

- NMA (Ref. 19/00521/NMA) was granted on 29 October 2021 to vary the approved plans for changes to housetypes and variations to conditions 11, 12 and 14.
- NMA (Ref. 19/00521/NMA1) was granted 3 May 2022 to vary the approved plans for the erection of an electricity substation.
- NMA (Ref. 19/00521/NMA2) was granted 13 June 2022 to vary the approved plans for alternative materials.
- NMA (Ref. 19/00521/NMA3) was submitted on 6 May 2022 to vary the approved plans to include the addition of garden rooms to all open market plots. This is pending determination.
- NMA (Ref. 19/00521/NMA4) was submitted on 27 June 2022 to vary the approved plans to include the addition of garden rooms to all open market plots. This is pending determination.

Relevant Conditions

- 3.3 The following conditions attached to the hybrid permission are relevant to reserved matters applications:

- Condition 30 requires an application for approval of reserved matters to be made before the expiration of two years from the date of the hybrid permission.
- Condition 31 requires the submission of full details of appearance, landscaping, layout and scale of the outline area of the hybrid permission
- Condition 32 requires the submission of a **Landscape and Ecological Management Plan** [LEMP] including details of:
 - a Description and evaluation of the features to be managed. This should include the parts of Plot 3 adjacent to Finch Woods;
 - b Aims and objectives of management;
 - c Appropriate management options for achieving aims and objectives;

- d Prescriptions for management actions;
 - e Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
 - f Personnel responsible for implementation of the plan;
 - g Confirmation of funding and responsibility for undertaking management of the work; and,
 - h Details of a programme of monitoring and remedial measures triggered by monitoring.
- Condition 35 requires details of **quantitative and qualitative hydrogeological risk assessment and mitigation strategy** relating to the outline element of Plot 3 with respect to groundwater protection, flooding and groundwater recharge to the sandstone aquifer, shall be submitted to the local planning authority and approved in writing. The contamination risk assessment should be based on a Geological and Hydrological Conceptual Site Model, using the source-pathway-receptor methodology. It shall identify all possible contaminant sources and pathways for the life of the development, including during construction, the direction of groundwater flows, and provide details of measures required to mitigate any risks to the Groundwater Source Protection Zone and public water supply during all phases of the development.
 - Condition 36 requires a **drainage scheme** including suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out below. The maximum rate of discharge, off-site, shall not exceed 112.08l/s and be in line with the drainage strategy as set out within the FRA dated August 2019.
 - Condition 38 requires reserved matters to not prejudice the provision of pedestrian and cycle access into Finch Woods or vehicle and pedestrian access to the north western boundary of the site to provide access to the land to the rear of Baileyso Lane.
 - Condition 40 requires **details of means of ensuring that any part of the development falling within the easements of the existing public sewers that are laid within the site boundary are protected from damage as a result of the development**. This shall include a survey of the exact location (line and depth) of the public sewers, including details of any diversion of the gravity sewer, and outline the potential impacts on the sewers from construction activities and the impacts post-completion of the development and identify mitigation measures to protect and prevent any damage to the public sewers both during construction and post-completion of the development.

Other Relevant Planning History

- 3.4 On 23 August 2021 full planning permission (ref. 20/00063/FUL) was granted on Plot 2 and 4 for:

“Residential development for the erection of 413 no. dwellings comprising; Plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; Plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure).”

3.5 The following NMA applications were granted pursuant to this permission:

- NMA (Ref. 20/00063/NMA) was granted on 12 January 2022 to vary the approved housetypes and materials.
- NMA (Ref. 20/00063/NMA1) was granted on 3 May 2022 to vary the approved housetypes and materials.

3.6 Bellway were the applicants, and they are currently on site and starting to deliver houses.

3.7 On 7 April 2021, full planning permission (Ref. 19/00104/FUL) was granted on Plot 5 for:

“Demolition of existing buildings and erection of 163 no. dwellings together with landscaping, infrastructure and associated works.”

3.8 The following NMA applications were granted pursuant to this permission:

- NMA (Ref. 19/00104/NMA) was granted 17 December 2021 to vary the approved surface materials.
- NMA (Ref. 19/00104/NMA1) was granted on 5 April 2022 to vary the approved plans to relocate the apartment blocks and associated car parking.

3.9 Miller were the applicants, and they are currently on site and starting to deliver houses.

3.10 There are a number of other historic planning applications and appeals related to plots and other peripheral areas within the wider SUE allocation which are of little relevance to the current proposals.

Pre-Application Engagement

3.11 A pre-application enquiry was submitted by Redrow to the LPA. Comments were received in July 2022 and discussions are ongoing regarding the detailed design of the proposals.

3.12 The agreed submission document requirements were subject to further discussion and agreed. This did not include a requirement for an Environmental Statement [ES]. This is an matter addressed further in Section 4.

4.0 Environmental Statement

- 4.1 We have given consideration to the relevance of this application to the Town & Country Planning (Environmental Impact Assessment) [EIA] (England and Wales) Regulations 2017 [the 2017 EIA Regulations].
- 4.2 The hybrid planning application (ref. 19/00521/HYB) [the hybrid application] was considered to be EIA development requiring assessment under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 [the 1999 EIA Regulations]. The application was supported by an Environmental Statement [ES] which was prepared for the wider site in its entirety including other land parcels to be developed by the other housebuilders. That ES was considered by the LPA in consultation with the relevant statutory and non-statutory consultees and found to be acceptable, meeting the obligations under the aforementioned regulations, and demonstrating that any significant adverse effects could be mitigated.
- 4.3 This application for the approval of reserved matters for parts of Plot 3 and forms part of a multi-stage approval process. The 2017 EIA Regulations sets out that for multi-stage consents, EIA screening is only required where the development is likely to have significant environmental effects which were not anticipated when the initial planning permission was granted. Planning Practice Guidance [PPG] is also clear that the likely significant effects of a project on the environment should be identified and assessed at the time of the procedure relating to the principal decision.
- 4.4 The environmental impacts associated with the development were fully assessed within the ES submitted as part of the hybrid application. Having reviewed each of the environmental aspects that were assessed in the ES in respect of the outline application, it is considered that there has been no material change in circumstances since the grant of planning permission which would necessitate a fresh assessment being undertaken or a reappraisal of one or more of the environmental impacts.
- 4.5 On this basis, and giving due consideration to the selection criteria for Schedule 2 developments as set out in Schedule 3 of the Regulations, it is our firm view that the further assessment of this phase of the development would not require any additional assessment under the EIA Regulations (i.e. a further EIA / ES).

5.0 Development Proposals

Description of Development

- 5.1 This reserved matters application seeks approval of layout, appearance, landscaping and scale of two parcels within Plot 3. The proposals include the development of 318 dwellings along with other associated infrastructure such as internal roads, footpaths, cycleways, landscaping, open space and a substation. Further detail of the proposal is set out below and within the accompanying application documents.

Proposed Development

- 5.2 This application provides details reserved for future consideration including details of the layout, scale, appearance and landscaping of 318 dwellings. The dwellings will comprise a mix of 57 one-bed apartments and 44 two-bed, 44 three-bed and 173 four-bed family homes. Out of these, 131 dwellings will be delivered as affordable housing comprising a mix of 57 one-bed apartments, 44 two three bed and 30 three bed homes. The proposed apartments are three storeys, and the dwellings are two storeys in form.
- 5.3 The site is split into two residential areas as detailed above. These are referred to the north-western [NW] parcel and south-eastern [SE] parcel. Vehicular access into these parcels is already approved as part of the full element of the hybrid permission and through the full planning permission for the Bellway development to the south (detailed in planning history section above). The proposed dwellings are arranged around a hierarchy of estate roads.
- 5.4 There is an area of open space proposed in the NW parcel. This includes a LEAP. Further open space is provided on the east boundary of the application site and around the woodland to the southwest. The total amount of open space to be provided by this phase comprises 1.89ha. Footpaths are provided through the areas of open space including along the eastern boundary of the site and connections to the woods, the Bellway development to the south alongside the vehicular access connection and to the public right of way which crosses the southern boundary of the site.
- 5.5 A varied mix of housetypes are proposed but remain similar in terms of materials and design. This provides variation and provokes interest and enhanced legibility within the site. The buildings follow a consistent building line and the properties have been orientated to ensure principal windows of the proposed dwellings do not face each other. Consideration has been given to the orientation of dwellings to ensure that these front onto areas of open space and other prominent areas.
- 5.6 Dwellings are set back from the road with a front garden and driveway area. Dwellings are proposed to address street corners and enhance natural surveillance throughout the development. Dwellings are proposed with a front and rear garden and car parking spaces either to the front or side of or near to the respective unit. Some are also proposed within garage which can be used for the storage of bicycles. All properties are provided with designated areas for storage of waste and recycling bins. The proposed apartments will be served by communal parking areas and cycle and bin stores.
- 5.7 The boundary treatments and landscaping have been carefully considered to create defensible back gardens, utilising close board fencing, brick garden walls, walls and railings and knee rails.

6.0 Planning Policy Context

- 6.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 National planning policy and guidance is provided by the National Planning Policy Framework [Framework] and the Planning Practice Guidance [PPG]. The Framework and PPG are material considerations in the determination of this submission.

Local Planning Policy

- 6.3 The Development Plan for the site comprises:
- the Knowsley Local Plan Core Strategy [KLPCS], adopted in January 2016;
 - the saved policies from the Knowsley Replacement Unitary Development Plan [UDP], adopted 2006;
 - the UDP Proposals Map which was subject to a number of amendments following the adoption of the Core Strategy; and,
 - the Merseyside and Halton Joint Waste Local Plan.
- 6.4 The KLPCS sets out the overall spatial strategy for the Borough up until 2028.
- 6.5 The Council have indicated that the saved policies from the UDP will ultimately be replaced following the adoption of the Knowsley Local Plan Site Allocations and Development Management Policies Document [KLPSADMPD]. However, the production of this is yet to formally commence and a timetable has not yet been published.

Knowsley Local Plan Core Strategy

- 6.6 The site is allocated for development by Policy SUE1 of the Core Strategy and the UDP Proposals Map was updated to reflect this. The application site forms part of SUE G, “East of Halewood” which is allocated primarily for residential development.
- 6.7 The most pertinent policies are as follows:
- Policy SD1 (Sustainable Development) – Sets out how the Council will work with applicants to achieve sustainable development having due regard to the Framework.
 - Policy CS1 (Spatial Strategy for Knowsley) – Outlines the spatial strategy for Knowsley until 2028 and maintains the existing Settlement Hierarchy which Halewood as a ‘Larger Suburban Centre’. Development will be focussed within existing urban areas and on the SUE’s. The policy also seeks to maximise Knowsley’s contribution to the Liverpool City Region.
 - Policy CS2 (Development Principles) – Identifies five development principles which focus on promoting sustainable economic development, reducing carbon emissions, reducing the need to travel and increasing accessibility, protecting and enhancing the environment and making the most effective use of available resources and infrastructure.
 - Policy CS19 (Design Quality and Accessibility in New Development) – Defines criteria relating to design quality and accessibility in new development in order to enhance the local distinctiveness, identity and accessibility of places.

- Policy CS15 (Delivering Affordable Housing) – Sets the affordable housing strategy for the borough. The sites identified as SUE's are required to provide a minimum of 25% affordable housing subject to a number of caveats.
- Policy CS17 (Housing Sizes and Design Standards) – Seeks to secure an appropriate mix of dwelling sizes having regard to local housing needs and the monitoring of completions.
- Policy CS8 (Green Infrastructure) – Sets out the strategy for maintaining and enhancing Knowsley's existing green infrastructure and ensuring that adequate green infrastructure is in place or provided to support new development.
- Policy CS21 (Greenspaces and Trees) – Provides protection to existing greenspaces and criteria which must be met if a development would result in the loss of such spaces.
- Policy CS24 (Managing Flood Risk) – Restricts development that may cause an unacceptable risk of flooding on the site or elsewhere.

Knowsley Replacement Unitary Development Plan

- 6.8 The UDP was adopted in 2006 and covers the period from 2002-2016. In June 2009, as part of the transitional arrangements for moving to the Local Plan system, the Secretary of State [SoS] saved all but four of the 82 UDP policies. A further three policies were replaced on adoption of the Merseyside and Halton Joint Waste Local Plan and more notably, 36 policies were deleted on the adoption of the KLPCS. There are 39 extant UDP policies. Those most pertinent to the consideration of this application are as follows:
- Policy DQ4 (Trees and Development) – Requires proposals for new development to incorporate appropriate planting of trees or other soft landscaping. Existing trees should be retained where possible and if this is unavoidable trees should be replaced two for each one tree lost.
 - Policy ENV2 (Noise and Vibration) – Restricts development that will cause an unacceptable increase in noise and vibration levels.
 - Policy ENV5 (Contaminated Land) – Restricts development on land that could, as a result of the proposed development place users of the development and the surrounding environment at unacceptable risk.

- 6.9 It should be noted that the UDP covered the plan period 2002 to 2016 and therefore does not seek to meet development needs arising at the present time. The plan is therefore time expired and out of date. The KLPCS is now the principal Local Plan for the borough. Notwithstanding this, due regard has been given to all the extant policies from the UDP.

Merseyside and Halton Joint Waste Local Plan

- 6.10 The Merseyside and Halton Joint Waste Local Plan [JWLP] was adopted in 2013 and is a material consideration in the determination of planning applications, where relevant. Of relevance to the consideration of this application are the following two policies:
- Policy WM8 (Waste Prevention and Resource Management) – Development involving demolition or construction must implement measures to achieve the efficient use of resources by using construction methods that minimise waste production and encourage recycling, designing out waste where possible and undertaking waste audits.
 - Policy WM9 (Sustainable Waste Management Design and Layout for New Development) – Identifies measures that must be incorporated into the design of new

build developments including the facilitation of the collection of storage and waste, including the provision to separate recyclable materials.

- 6.11 Each of the policies outlined above is addressed within the main planning considerations section of this statement.

Other Material Considerations

Supplementary Planning Documents

- 6.12 The Council has adopted the following Supplementary Planning Documents [SPD] which are particularly relevant to the consideration of the current application pursuant to policies within the current development plan:
- East of Halewood SPD (adopted March 2020) – The document sets out Knowsley Council’s development, design and infrastructure requirements for the East of Halewood SUE site.
 - East of Halewood Masterplan document adopted in June 2020 – The document guides the comprehensive development of the SUE.
 - Design Quality in New Development SPD (adopted January 2016) – Sets out the Council’s aspirations and expectations for design standards in new development.
 - New Residential Development SPD (adopted January 2016) – The document is intended to be read in conjunction with the Design Quality in New Development SPD, providing more detailed guidance in relation to housing. An amendment to this SPD which sets a minimum requirement for the provision of electrical vehicle charging points in new development was adopted on 5th September 2018.
 - Developer Contributions SPD (adopted June 2016) – Establishes the Council’s approach to securing development contributions, pursuant to Policy CS27 of the KLPCS.
 - Trees and Development SPD (adopted June 2016) – Provides additional guidance regarding the loss of trees in development, pursuant to Policy CS21 of the Core Strategy.
 - Ensuring a Choice of Travel SPD (adopted September 2010) – Provides additional guidance to ensure that consideration is given to maximising the opportunities for residents to access sustainable transport means.
 - Adding Social Value to Development: Employment and Skills SPD (adopted September 2018) – Introduces a requirement to submit a ‘Social Value Strategy’ [SVS] in support of applications for major developments. The proposed threshold in which an SVS is required is for development comprising 30 dwellings or more which makes an SVS applicable to this planning application.

Emerging Planning Policy

Knowsley Local Plan Site Allocations and Development Policies

- 6.13 The KLPSADMPD document will identify additional site allocations for housing, employment and other development, as well as establishing more detailed development management policies to support the delivery of the KLPCS. Work is yet to comment on the KLPSADMPD document and KMBC are yet to publish a timetable for its production. However, strategic sites, including the wider East Halewood SUE were allocated in the

KLPCS and therefore, the current absence of this document means it holds no relevance to the consideration of this planning application.

Liverpool City Region: Emerging Spatial Development Strategy

- 6.14 In October 2017, the Liverpool City Region [LCR] (including Knowsley) published an initial draft of the LCR Strategic Housing and Employment Land Market Assessment [SHELMA] for consultation. The document was prepared by GL Hearn and is intended to provide the evidence base for housing and employment land needs over the period to 2037 with a view to informing the preparation of a non-statutory LCR Spatial Development Strategy [SDS] which will cover matters relating to future economic performance, job growth, Objectively Assessed Housing Need [OAHN] and affordable housing requirements across the LCR (including West Lancashire).
- 6.15 The preparation of the LCR SDS is currently in its early stages and at present there are no fixed timescales associated with its delivery and indeed the production of a SDS. Given that the application sites have already been allocated for residential development within the KLPCS, we consider the emerging SHELMA to hold little relevance in the context of this planning application.

7.0 Matters for Consideration

Introduction

- 7.1 The SUE allocation and the grant of the hybrid permission established the principle of residential development on the site. The following section provides an analysis of the key matters pertinent to the consideration of this application.

Reserved Matters

- 7.2 This reserved matters application for this phase provides additional detail in respect of the proposed development and includes details of the following reserved matters:
- 1 Layout;
 - 2 Scale;
 - 3 Appearance; and,
 - 4 Landscaping.
- 7.3 These are assessed in turn below. Access was considered as part of the outline planning permission, although with the details of layout details of the access arrangements within the site to individual dwellings is provided as part of this application.

Layout

- 7.4 Layout is defined in the Town and Country Planning (Development Management Procedure) (England) 2015 as *“the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”*.
- 7.5 The Council has produced a comprehensive Masterplan for the wider SUE site. A Design and Access Statement [DAS] and addendum was prepared to accompany the hybrid application which demonstrates how Redrow’s proposals have responded to the Masterplan. Whilst the DAS was not formally approved document as part of the hybrid permission, it forms the basis to which the detailed element of the hybrid application was considered acceptable and thus, together with the Masterplan, establish board parameters for this reserved matters application. This application is therefore accompanied by a Design Compliance Statement which demonstrate that the layout and design of the new homes will comply with these parameters and complement the other proposals within the wider SUE site, as well as the existing housing in the local area.
- 7.6 Housing has been laid out to create distinctive character areas, aid legibility and encourage a sense of neighbourliness and community. The majority of dwellings will be on self-contained plots, with front and rear gardens and defined boundaries facing roads and public spaces.
- 7.7 There will be a mixture of dwelling types and sizes including detached, semi-detached, mews and apartment properties to create a more diverse housing stock and meet local housing needs. Affordable dwellings will be integrated into the overall residential development in clusters for ease of maintenance. High quality building materials and boundary treatments will be used within the development.
- 7.8 In summary, the design principles which have been followed in the formulation of Redrow’s proposals are:

- 1 To create green links emanating from major open spaces located at Finch Woods and land to the north of Plot 1;
- 2 To create a simple and legible access and movement plan;
- 3 To form distinctive and attractive neighbourhood;
- 4 To create a legible and well-connected urban structure; and,
- 5 To reinforce connections with the existing Halewood Local Centre.

7.9 It is therefore considered that the proposals represent an appropriate form of development that meets the objectives of the Council set out in the KLPCS. In particular:

- 1 The housing generally overlooks the estate roads and areas of open space. This creates continuity of streetscape to the public domain and provides opportunities for natural surveillance.
- 2 The predominant scale of development will be 2-storey (with some taller, 2.5 and 3 storey buildings to create focal points in the townscape) comprising detached, semi-detached, mews and apartment dwellings.
- 3 The proposals incorporate a range of attractive and accessible green spaces. Plot 1 incorporates areas of POS
- 4 [POS] around existing and proposed ponds, as well as a large area of ecological and flood risk mitigation land which will be retained for agricultural use. Plot 3 is served by Finch Woods and incorporates a Green Corridor. There are also areas of incidental POS dispersed throughout the site, some of which include balancing ponds.
- 5 The proposed layout achieves the normal interface distances to secure appropriate levels of privacy and amenity.
- 6 The development provides policy compliant levels of affordable housing which will be tenure blind, thereby ensuring that visible differences between tenures are minimised.

Scale

7.10 Scale is defined in the Town and Country Planning (Development Management Procedure) (England) 2015 as *“the height, width and length of each building proposed within the development in relation to its surroundings”*.

7.11 The proposals will predominantly comprise two storey family housing, laid out to create an interesting new neighbourhood with a wide range of house types. Apartment blocks comprising 3 storeys will be provided across the site to add variety and to act as focal points.

7.12 Density, height and massing will vary to help establish a variety of character throughout the development. The scale of the proposed development is entirely in keeping with that to which was considered acceptable as part of the full element of the hybrid permission. We do not consider that there has been any material change in circumstances which would alter the Council’s assessment of this.

Appearance

7.13 Appearance is defined in the Town and Country Planning (Development Management Procedure) (England) 2015 as *“the aspects of a building or place within the development which determines the visual impression the building or place makes, including the*

external built form of the development, its architecture, materials, decoration, lighting, colour and texture”.

- 7.14 A varied mix of housetypes are proposed within this phase of the development but remain similar in terms of materials and design. Alternative finishes of the same housetype (for example, brick or render options) are also peppered throughout the site. This provides variation and provokes interest and enhanced legibility within the site. The proposed housetypes are the same as those which were previously considered acceptable and approved as part of full element of the hybrid permission. We do not consider that there has been any material change in circumstances which would alter the Council’s assessment of this.

Landscaping

- 7.15 Landscaping is defined in the Town and Country Planning (Development Management Procedure) (England) 2015 as:

“the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes— (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.”

- 7.16 In terms of landscape, existing trees, hedgerows and other features have been considered and accommodated where possible and a range of attractive and accessible green spaces are proposed across the application site. This includes an area of open space around Finch Woods and centrally comprising a LEAP.
- 7.17 Further greenspace is also provided on the southern and eastern boundary as well as north of the apartment blocks. The landscaping scheme includes new trees, hedges, native hedges, ornamental shrubs, native shrubs, grasses, meadow mixes, specimen planting, hedgerow mixes and climbers. These represent a high-quality landscape scheme which will complement the surrounding countryside character and neighbouring green spaces such as Finch Woods.
- 7.18 The proposed landscaping is consistent with the landscaping already approved as part of the full element of the hybrid permission. We do not consider that there has been any material change in circumstances which would alter the Council’s assessment of this.

8.0 **Compliance with the Outline Permission**

8.1 The following section sets out how this reserved matters submission complies with conditions of the hybrid planning permission.

Conditions to be approved as part of the Reserved Matters

8.2 The following conditions are relevant to the submission of reserved matters for residential development and their discharge are sought as part of this application:

- Condition 31 (details of appearance, landscaping, layout and scale);
- Condition 32 (LEMP);
- Condition 35 (quantitative and qualitative hydrogeological risk assessment and mitigation strategy);
- Condition 36 (drainage scheme); and,
- Condition 40 (protection of public sewers).

8.3 Full details of the requirements of these conditions are set out in Section 3 above.

Other Relevant Conditions

8.4 The following section details the other conditions that will be addressed through this reserved matters application:

- Condition 16 requires the submission of a scheme for the protection of each property from external noise entering habitable rooms
- Condition 39 requires the submission of a Travel Plan, including details of how measures to promote and encourage alternative modes of transport to the single-occupancy car would be communicated to new residents. For the avoidance of doubt, the Travel Plan shall include, but not be limited to, the following:
 - a a. Production and distribution of an information pack for residents detailing travel options and information on all modes of transport.
 - b b. Information on existing transport policies, services and facilities, travel behaviour and attitudes.
 - c c. Access for all modes of transport.
 - d d. Advice on appropriate measures and actions to reduce car dependency and encourage sustainable travel.

The requirements of the approved Travel Plan shall be implemented on initial occupation of each dwelling.

8.5 Condition 38 does not require the submission of any information but requires reserved matters to not prejudice the provision of access requirements as set out in Section 3 above.

Section 106 Requirements

- 8.6 The signed S106 made provisions for the payment of contributions for any reserved matters applications:

Table 8.1 Section 106 Contributions Calculations

Schedule	Provisions secured	Amount per dwelling	Total
3	Improvements to off-site healthcare and dental facilities	£80	£25,440
4	Enhancement, management and maintenance of Finch Woods	£777	£247,086
5	Full-time entry nursery school/external childcare places	£833	£264,894
6	Primary school places	£3,528	£1,121,904
7	Improvement of outdoor sports provisions at Halewood Leisure Centre	£872	£277,296
8	Costs of monitoring the Social Value Strategy.	£70	£22,260
9	Costs of subsidising the diversion of existing and/or the creation of new bus routes	£500	£159,000
10	Higher Road/Bailey's Lane (removal of existing roundabout and introduction of traffic signals). Higher Road/Finch Lane (introduction of traffic signals). Lower Road / Greensbridge Lane and Church Road / Bailey's Lane (integration of the two junctions). A Traffic Regulation Order along Finch Lane to provide for one-way traffic.	£3,340	£1,062,120
Total contributions to be paid as a result of this reserved matters application			£3,180,000

Source: Signed S106

- 8.7 Schedule 1 and 2 secures the provision of on-site affordable and an Estate Management Scheme and Landscape Plan. Other S106 requirements include:

- The completion of a leisure questionnaire;
- Payment of monitoring fee;
- Contributions for Traffic regulation order to reduce speed limit along Lower Road; and,
- The approval of a Flood Basin Management Plan.

9.0 Other Considerations

Residential Amenity

- 9.1 The development has been designed to provide a high level of amenity to future residents, whilst safeguarding the amenity of adjacent development.
- 9.2 The hybrid application was accompanied by an ES which included a chapter on noise. This concluded that any noise impact could be appropriately mitigated. Planning permission was granted subject to condition 16 which requires the submission of details of a scheme for the protection of each property from external noise entering habitable rooms. This application is accompanied by a Noise Assessment prepared by Hepworth Acoustics. This sets out the necessary noise mitigation measures required in connection with the proposed detailed design of the approved residential development. This includes glazing specification, ventilation, and sound insulation for external walls. We consider that the proposed mitigation is fully compliant with the requirements of the condition and thus the parameters set by the hybrid permission.
- 9.3 Overall, appropriate interface distances have been achieved through suitable design to ensure that adequate levels of privacy and amenity for occupiers of new and existing neighbouring properties are maintained. The appropriate boundary treatments will be implemented in order to ensure mitigation for ensuring good residential amenity by reducing overlooking and maintaining privacy between the dwellings.
- 9.4 The high-quality design and landscape scheme provides an attractive development. Amenity space is provided throughout the development in the form of street tree planting, areas of POS and rear gardens to dwellings.
- 9.5 Overall, the proposals are consistent with the parameters and conditions set by the hybrid permission. It is considered that the proposals demonstrate satisfactory level of residential amenity in accordance with relevant national and development plan policies.

Mix of Size and Tenure

- 9.6 The application proposals will provide a varied mix of new homes to maintain and enhance Knowsley's position as a sought-after residential location in convenient commutable distance to both Liverpool City Centre and Warrington Town Centre. The proposed mix of housing reflects the Council's ambitions for the site and takes into account Redrow's market knowledge and specific experience in Knowsley with schemes such as the award-winning Summerhill Park development in Knowsley.
- 9.7 Policy CS17 (Housing Sizes and Design Standards) of the KLPCS requires proposals for residential developments of 15 dwellings or more to demonstrate how the scheme contributes to rebalancing Knowsley's housing market which it has been established does not always meet the needs of existing or new residents.
- 9.8 Due regard has been given to these recommendations when formulating the mix of dwellings although it is noted that Policy CS17 also seeks to maintain flexibility so that new residential developments can respond to site specific characteristics and opportunities. The Council have confirmed that their vision for the East Halewood SUE is to deliver a predominately family orientated development with a dwelling mix comprising predominately 2, 3 and 4 bed dwellings. There is no requirement within the Masterplan Document to provide bungalows. The proposals have responded to this by proposing the following mix of dwellings:

Table 9.1 Proposed Housing Mix

No. Bedrooms	Dwelling Type	No. Dwellings	Percentage (%)
1	Apartment	57	18
2	House	44	14
3	House	44	14
4	House	173	54
Total		318	100

Source: Redrow

- 9.9 It is therefore concluded that the proposed housing mix accords with the objectives of the relevant development plan policies and in particular Policy CS 17 of the KLPCS. The proposed mix is in broad accordance with the split approved as part of the full element of the hybrid permission which were found to be acceptable by the Council and in full compliance with local policy. We do not consider that there has been any material change in circumstances which would alter the Council's assessment of this.

Affordable Housing

- 9.10 The KLPCS [Policy CS15] seeks to secure a provision of 25% affordable housing on the sites identified as SUE's. This is also secured by Section 106 Agreement that was signed as part of the granting of the hybrid permission [the signed S106].
- 9.11 Taken together with the full element of the hybrid permission, the development will provide a policy compliant provision of affordable housing. The full element of the hybrid permission approved 35 affordable dwellings. The Committee report confirmed that the remaining affordable housing can be met through the delivery of future reserved matter applications on Plot 3 (i.e. this application). This application seeks approval of 131 affordable homes. Taken as a whole this represents 166 homes comprising a 25% on-site provision across the total 662 dwellings to be provided across Plots 1 and 3.
- 9.12 Redrow are intending to provide an affordable housing tenure mix which is compliant with the requirements of the signed S106. This comprises 55% of the affordable provision as affordable home ownership units and the final 45% as affordable rent units. The mix of affordable housing will be integrated into the overall design of the development and be indistinguishable from the market housing provided comprising the same brick, roof tile palate and door / window styles. This is compliant with Policy CS15 of the KLPCS and Policy EH4 of the draft SPD and the signed S106.
- 9.13 The signed S106 requires the submission of an affordable housing scheme prior to the commencement of that phase. This will be provided to the LPA in accordance with these timeframes in due course.
- 9.14 It is therefore concluded that the proposed affordable housing provision accords with the objectives of the relevant development plan policies and in particular Policy CS 15 of the KLPCS and the Developer Contributions SPD.

Open Space

- 9.15 The proposed development will provide a wide range of open space and recreational facilities to meet the needs of the future residents, as required by the development plan and the draft Masterplan Document.

- 9.16 The Councils POS requirements are based upon Policy CS21 of the KLPCS and the associated Developer Contributions SPD which includes detailed guidance on greenspace provision (pages 21 to 31). This identifies that greenspace provision is expected on all residential developments of 11 dwellings or over.
- 9.17 Measurement of open space within Knowsley is measured against quantitative, qualitative and accessibility standards based around the division of the Borough into Substantial Residential Areas [SRAs] and Community Areas [CA] (Halewood). The Councils SPD advises that normally open space on large developments will be required on site, but if there is a significant surplus of open space in the SRA / CA offsite provision may be considered.
- 9.18 The level of provision required is calculated based on the number of bedrooms as summarised in the following table:

Table 9.1 Population Calculator

Size of Dwelling (No of Bedrooms)	Number of Persons
Studio / 1 Bed	2
2 Bed	3
3 Bed	4
4+ Bed	5

Source: Knowsley MBC

- 9.19 The population of the proposed development is thus calculated by estimating the number of persons by the size of the dwellings proposed at a rate of 14.5 sqm per person.
- 9.20 However, for East Halewood, the Council have sought to set out a bespoke requirement for the East Halewood SUE site within the Masterplan Document. This identifies four tiers of Open Space which are summarised below:
- 1 Tier 1 – Strategic open space located outside the development areas, but of strategic place-making significance;
 - 2 Tier 2 – Strategic open space located outside of the development areas, but to be incorporated into and delivered as part of development proposals;
 - 3 Tier 3 – Strategic open spaces serving defined attenuation, mitigation, easement and amenity functions in fixed locations; and,
 - 4 Tier 4 – Smaller scale open spaces distributed throughout the residential development area.
- 9.21 The Masterplan Document stipulates that the majority of the wider development's POS will be located within Finch Woods. Finch Woods represents Tier 1 strategic open space in accordance with the Masterplan Document.
- 9.22 As part of the hybrid permission, Tier 1 provision was agreed to be secured by way of financial contributions for improvements to Finch Woods (this includes additional contributions to be paid per dwelling approved as part of this reserved matters application), Tier 2 provision comprised the flood storage area between Plot 1 and Ditton Brook. Tier 3 provision comprises surface water attenuation in accordance with the Masterplan including good pedestrian and cycle access.

- 9.23 In terms of Tier 4 provision (smaller scale open space), the hybrid permission was approved on the basis that this would be provided as part of future reserved matters applications within Plot 3. This reserved matters application proposes 1.89 ha of open space in full accordance with the approved Masterplan Document. The management of open space for each phase is secured through condition 32 of the hybrid permission and the signed S106 which requires the submission and approval of an estate management scheme and landscape plan.
- 9.24 Together with the additional contributions to be paid for Finch Woods, Redrow's proposals are considered to fully comply with the open space principles set out within the Masterplan Document and the principles established by the hybrid permission. It is envisaged that a management company will be established to maintain POS provided onsite by Redrow.

Highways

- 9.25 The access arrangements into the application site have already been secured by the outline element of the hybrid permission, as well as the permission for the Bellway development to the south. These are as shown on the approved layout plans. The layout has been designed to fully comply with the accesses established by the hybrid permission.
- 9.26 Any impact on the local highway network was fully assessed as part of the hybrid application and mitigation has already been secured as part of the signed S106. This section therefore deals with the internal road network only.
- 9.27 Pedestrian and cycle access will be provided at a number of locations around the perimeter of the wider East Halewood. Roads and junctions have been designed to accommodate appropriate access for waste and delivery vehicles. This application is also accompanied by swept path analysis and other technical highways drawings which demonstrate that the arrangement of the internal highway network can accommodate refuse and emergency vehicles.
- 9.28 Car parking and cycle storage will be provided in line with KMBC's Parking Standards as set out within the Ensuring a Choice of Travel SPD. The Parking Standards identify a maximum provision of two spaces for 2/3-bedroom properties and three spaces for 4+ bedroom properties. Overall, we consider that the parking provision is in full accordance with KLPCS Policy CP7 (Accessibility) which ensures the provision of appropriate, well designed, convenient, safe and secure parking and saved UDP Policy A1S (Parking in New Development) which ensures convenient, safe and secure provision of parking in new developments. Parking will also support the appropriate provision of infrastructure for the charging of electric vehicles in line with the Council requirements. This is already secured by condition attached to the hybrid planning permission and specification has been agreed with officers.
- 9.29 The application is accompanied by a Transport Technical Note prepared by Banners Gate which demonstrates that the highways layout is appropriate and would not give rise to any highways safety concerns. We therefore consider that the proposals demonstrate compliance with national and local policies which seeks to safeguard highways safety. Overall, the layout of the highways is consistent with what has already been considered acceptable and approved as part of the detailed element of the hybrid planning permission. We do not consider that there is any material change in circumstances which would alter this assessment.

Ecology

- 9.30 The hybrid application was accompanied by an ES which included a chapter on biodiversity. The comprehensive ecological assessment included survey and consideration of habitats across both plots, including a Great Crested Newt survey, breeding bird survey and a winter bird survey and the conclusions were accepted by officers. Planning permissions were subsequently granted subject to a condition which requires the submission of LEMP for each phase. In the case for the outline element, there is a requirement for this information to accompany the reserved matters application.
- 9.31 This application is accompanied by a LEMP prepared by Urban Green required by condition 32 of the hybrid planning permission. This provides details of the long-term objectives, management responsibilities and maintenance schedules for the landscaped areas and newly created habitats within the development.
- 9.32 As such, the development will ensure the protection of existing habitats and the creation of new and diverse habitats and the proposed development is considered to achieve compliance with the requirements of Policies CS2, CS8 and CS21 of the KLPCS.

Sustainable Travel

- 9.33 This application is accompanied by a Travel Plan prepared by Curtins as required by condition 39 of the hybrid permission. This sets out a long-term management strategy for the development to deliver sustainable transport objectives.
- 9.34 In summary, it is considered that the site is well located to benefit from existing pedestrian, cycle and public transport infrastructure in accordance with the key policies. The existing infrastructure provides access to a wide variety of key facilities and destinations both in Halewood and further afield. The existing infrastructure will be further enhanced by the widening of the footway and reduction of speed limits on Lower Road to improve pedestrian amenity, and also additional access points across the perimeter of other sides within the East Halewood SUE. Section 5 sets out measures to encourage public transport and sustainable travel choices. A resident's welcome pack is also included as an appendix to the document.
- 9.35 Overall, we consider that the information provided is fully compliant with the requirements of condition 39 which requires the submission of a Travel Plan. The proposals have been designed to ensure that these objectives can be delivered (e.g. ensuring that the layout is compliant with the active travel objectives). This Travel Plan will also be formally submitted to discharge conditions 13 and 39 attached to the hybrid permission.

Flood Risk and Drainage

- 9.36 Policies CS2 and CS24 of the Local Plan Core Strategy seek to ensure that development will not cause an unacceptable risk of flooding and that surface water is drained in a safe and sustainable manner. Policy SUE2 and SUE2c also set out that proposals should demonstrate a comprehensive approach to infrastructure provision and that having adequate drainage in place is key in achieving this.
- 9.37 A drainage strategy was assessed as part of the hybrid application and was found to be acceptable in principle. It was accepted that Plot 3 is entirely within an area at low risk of

flooding and no mitigation measures are required. The strategy was that surface water would be drained by gravity to attenuation ponds located along Lower Road, where it would then be released into existing land drains that eventually lead to Ditton Brook. Planning permission was therefore attached subject to conditions which requires the submission of a submission of a detailed drainage scheme and drainage calculations (condition 36) in line with the approved drainage strategy.

- 9.38 United Utilities [UU] also requested a condition which required the submission of a Hydrogeological Risk Assessment to confirm that there is no risk to the public posed by infiltration of abstraction boreholes at Greenbridge Lane, at the request of UU, (condition 35). This application is accompanied by Ground Investigation prepared by Betts Geo Consulting Engineers which includes a hydrological risk assessment as required by the condition.
- 9.39 Condition 40 requires details of means of ensuring that any part of the development falling within the easements of the existing public sewers that are laid within the site boundary are protected from damage as a result of the development.
- 9.40 The application is accompanied by UU records of public sewers and water mains and drawings showing records based on site investigations to confirm the location of sewers, as required by the condition. Careful consideration has been given to these records during the development of the detailed design of this phase to ensure that operation of the development does not adversely impact on the existing infrastructure. We understand that there are no gravity sewers to be diverted within the reserved matters area and thus no information is provided in this regard. The application is also accompanied by UU's standard conditions for works adjacent to pipelines which will be complied with during construction and post completion.
- 9.41 It is therefore considered that the proposals comply with the relevant development plan policies and the parameters of the hybrid planning permission and the conditions attached.

Socio-Economic benefits

- 9.42 A socio-economic assessment was prepared to support the hybrid planning application. This concluded that the development of the wider SUE site and indeed Redrow's proposals specifically will have a beneficial socio-economic impact across Merseyside, but this will be felt most strongly in Knowsley Borough and particularly the local impact area.
- 9.43 Based on this socio-economic assessment, the most significant impacts of the development of Plots 1 & 3 on the local economy were likely to include:
- 1 Investment of around £102 million over an 8-year construction period;
 - 2 Creation of 94 FTE direct construction jobs over the duration of the development phase;
 - 3 Provide 142 indirect and induced FTE jobs supported by the Development Project throughout the UK economy;
 - 4 Net additional spending of £3.9 million per year from new residents and £4 million of first occupation expenditure, which will help to support 50 FTE jobs in the LIA;
 - 5 Delivery of up to 730 new dwellings which will help to meet 9% of the housing target for the Borough over the plan period, improve the level of housing choice within the local area and reduce affordability issues by ensuring that 25% are affordable;

- 6 Improve the socio-economic outcomes of deprived areas of the LIA by offering convenient new employment opportunities and low-cost housing; and,
- 7 Construction of new facilities and recreational open space as part of the development will improve the provision of such facilities within the local area.

9.44 The scale of housing to be provided at the site is crucial to the deliverability of the Local Plan's strategy for Halewood. The delivery of this planning permission will also secure financial contributions for nursery and primary school places, enhancement of Finish Woods, health and dental care, improvements to Halewood Leisure centre, off-site highways works and public transport provisions.

9.45 Overall, the development represents a significant new capital investment in the area, which will help to enhance the profile of Halewood and will raise the overall level of economic activity and expenditure in the area. The delivery of the outline element of the hybrid permission will help to unlock these benefits further. The proposals are considered to fully comply with the KLPCS and the Framework.

Other matters

9.46 The following matters were assessed by the hybrid planning application and requirements to deliver mitigation or comply with approved details are already secured by condition where relevant:

- **Trees** – a tree survey and arboricultural impact assessment [AIA] were fully assessed during the consideration of the hybrid planning application and were found to be acceptable. These included an assessment of the outline element and the trees which would be requirement to be removed to accommodate development. This was approved by condition 21 and thus a requirement for development to be carried out in accordance with the approved AIA is already secured by this condition.
- **Environmental**– an air quality assessment [AQA] was fully assessed during the consideration of the hybrid planning application and were found to be acceptable and planning permission was granted subject to appropriate mitigation. This mitigation was secured by condition requiring the submission of a construction and environmental management plan, including site waste management plan (condition 33) and the provision of the infrastructure for electrical vehicle charging points (condition 19).
- **Ground conditions** - the ground conditions chapter of the ES was fully assessed as part of the hybrid planning application. It found that Plot 3 included elevated concentrations of ground gas and material with elevated pH levels and therefore ground protection measures and the removal of material with a 300mm layer of clean cover in gardens are required. Planning permission was subsequently granted subject to condition 34 which requires the submission of a remediation strategy to ensure compliance with Policy ENV5 of the UDP.
- **Heritage** - The ES included a chapter on heritage and a desk-based heritage assessment was appended to this document. This concluded that the proposed development on Plots 1 and 3 will have no impact on the Grade II Listed Gravestone. It also concluded that there will be no direct or indirect impacts on other designated assets due to intervening topography, buildings and vegetation and there are no historical associations with the site. No requirement for further assessment or detailed mitigation was required by the LPA to make the development acceptable in planning

terms. In general terms, the proposals have been considered to respond to the historic semi-rural agricultural landscape setting and the non-designated components within the wider SUE site. The proposed development is consistent with what was previously considered acceptable by officers and approved as part of the detailed element of the hybrid permission. We do not consider that there has been any material change in circumstances which would alter the Council's assessment of this. On this basis we consider the proposals fully comply relevant development plan policies [KLPCS Policy CS20] and the Framework.

- **Lighting** – the requirement to submit a lighting scheme is already secured by condition 15 which is required prior to occupation of dwellings.
- **Utilities** – a utilities statement was submitted with the hybrid planning application and remains relevant to this submission.
- **Community Engagement** - a Statement of Community Involvement was submitted with the hybrid planning application and remains relevant to this submission.
- **Sustainability** - a sustainability statement was submitted with the hybrid planning application and remains relevant to this submission.

10.0 Conclusion

- 10.1 The granting of the hybrid permission established the principle of residential development at the application site. Reserved matters approval is sought for parts of Plot 3 pursuant to this hybrid planning permission.
- 10.2 In accordance with Paragraph 11 of the Framework, the Council should work proactively with Redrow to secure development that improves the economic, social and environmental conditions in the area. Redrow is committed to delivering a high-quality residential development.
- 10.3 This phase of development provides 318 dwellings. The layout, scale, appearance and landscaping are entirely appropriate within the other consented development, the existing area and the parameters of the hybrid planning permission. As set out in this statement, the proposals are in accordance with the policies in the statutory development plan.
- 10.4 In view of the above, the reserved matters application should be granted without delay.

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