



Fox Wood Garden Village – Phase 3

Design and Access Statement

FEBRUARY 2026

Taylor
Wimpey

The team

Applicant	Masterplanning and Urban Design	Drainage	Heritage
			
Planning	Arboriculture	Highways & transportation	
			
Landscape & LVIA	Ecology	Noise	
			

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Introduction

The planning application

This Design and Access Statement has been prepared by Randall Thorp on behalf of Taylor Wimpey North West in support of an hybrid full/outline planning application for the development of Phase 3 of Fox Wood Garden Village.

Fox Wood Garden Village Phase 3, herein referred to as 'the Site', is located to the south of Whiston, within the Metropolitan Borough of Knowsley.

The development description is as follows:

Hybrid application for the erection of up to 190 residential dwellings comprising:

Phase A – Full planning application for the erection of 93 dwellings with associated works (including access, public open space, landscaping, sustainable urban drainage systems and other associated works); and

Phase B – Outline planning application for up to 97 dwellings (with all matters reserved for future approval).

The extent of the application red line boundary is shown on the submitted Site Location Plan (RE-02 and RE-03). The red line presented throughout this document is for illustrative purposes only.

Background

The Site forms part of a sustainable urban extension 'South of Whiston and Land South of M62' which is allocated for development within the Knowsley Local Plan Core Strategy (January 2016) under Policy SUE2 for approximately 1,500 dwellings, 22ha of employment and a country park.

This covers two parcels of land north and south of the M62. The Application Site falls within the parcel north of the M62. The allocation was subsequently named one of 14 new Garden Villages in, which led to the document 'Halsnead Garden Village: Masterplan Supplementary Planning Document' (June 2017) being produced.

In January 2017, Halsnead was announced as one of 14 proposed new Garden Villages nationally. The inclusion of Halsnead in this first tranche of Government-backed new Garden Villages reflects clear and consistent commitments at national, regional and local level to develop the Site to create a distinctive, high quality place.

The proposals have been developed in accordance with the Halsnead Garden Village Masterplan Supplementary Planning Document (SPD), and accompanying Design and Local Distinctiveness Guide, produced by Knowsley Council. Its purpose is to guide the comprehensive development of land to the south of Whiston and Land South of the M62 as a Sustainable Urban Extension (SUE).

The vision

The Vision for the Site builds on the framework provided by the Halsnead Garden Village Masterplan, capitalising on the unique and distinctive setting within the former Halsnead Park estate to create a high quality residential development which retains and references former estate features to create character and sense of place.

Distinctive features will be its attractive tree-lined streets, green gateway, accessible woodlands, attractive views across the Mersey Valley, water features, retained and enhanced planting, green lanes and drainage attenuation areas.

Garden village principles will be reflected in the structured layout, generous on-site open space, attractive streets and provision of recreation facilities.

Key design principles

- In summary, the development:
- Accords with the key design principles outlined in the Halsnead Garden Village Masterplan Supplementary Planning Document and accompanying Design and Local Distinctiveness Guide.
 - Provides a strong green infrastructure network with space for natural habitats and movement corridors for wildlife.
 - Will provide a broad range of homes to meet local demand and needs including a mix of 3, 4 and 5 bedroom aspirational homes.
 - Respects the constraints of the development site, including preserving existing views, protecting the setting of heritage assets and retaining existing trees and ancient woodland adjacent to the development.
 - Encourages non-motorised modes of transport through the provision of high quality and pedestrian focussed streets and lanes, laid out in a legible and convenient structure with dedicated footpaths and cycle routes through the development.
 - Provides a high amenity environment for residents and the wider community, incorporating new areas of open space for informal play and recreation.
 - Sits comfortably alongside existing residential development in the immediately surrounding area being of an appropriate scale, density and form.



Halsnead Garden Village Vision Statement

“Halsnead will become an attractive place of choice offering a very high quality residential environment and strategic employment space in a distinctive setting, with immediate access to a range of established community facilities in both the immediate and wider area. Development will capitalise on close proximity to the strategic highway network, Whiston Rail Station and Liverpool John Lennon Airport.

Development will be structured by an overarching framework that guides comprehensive development and aims to rediscover and celebrate the former Halsnead Park estate. Development will create a place of connected, publicly accessible landscape and open space assets, and be integrated with the existing communities of Whiston. This will provide a high quality of life for a sustainable community that integrates new and existing residents.

Halsnead's signature will be the extent and quality of green infrastructure. This will create a unique backdrop and structure for development, including integration of a new Country Park proposed to south of the M62. Attractive tree-lined streets, grass verges, accessible woodlands, water features, play areas, allotments, retained and enhanced planting, green lanes and drainage attenuation areas will all enhance the experiential quality and sense of place.

A specific opportunity is to connect existing woodlands through clear green links as part of a coherent landscape structure that enhances biodiversity and residential amenity. This will include opening up wonderful views across the Mersey Valley and the high quality rural fringes to the east and south.

At the heart of Halsnead, a new primary school that functions for all the community at different times of the day and week will provide a community hub. This will help to provide a key, positive interface with the existing Whiston communities.

The former Halsnead Park estate is of historic interest and has left its mark on the character and atmosphere of the Site. Retention and reference to former estate features in the layout and design of new development will help to embed a distinctive sense of place.

Strategic employment development to the south of the M62 will support and sustain economic objectives for the wider Liverpool City Region. Proximity to key economic drivers such as Liverpool Superport, Jaguar Land Rover and Knowsley Business Park will ensure that Halsnead is accessible to a wealth of new job opportunities for the wider community”

(from Halsnead Garden Village Masterplan SPD)

The purpose of this document

This Design and Access Statement (DAS) provides the local planning authority and other stakeholders with the information needed to consider the design aspects of the planning application.

Government guidance explains that a DAS must accompany all planning applications for residential dwellings.

‘They provide a framework for applicants to explain how the proposed development is a suitable response to the Site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.’



The level of detail in a Design and Access Statement should be proportionate to the complexity of the application.

A Design and Access Statement must:

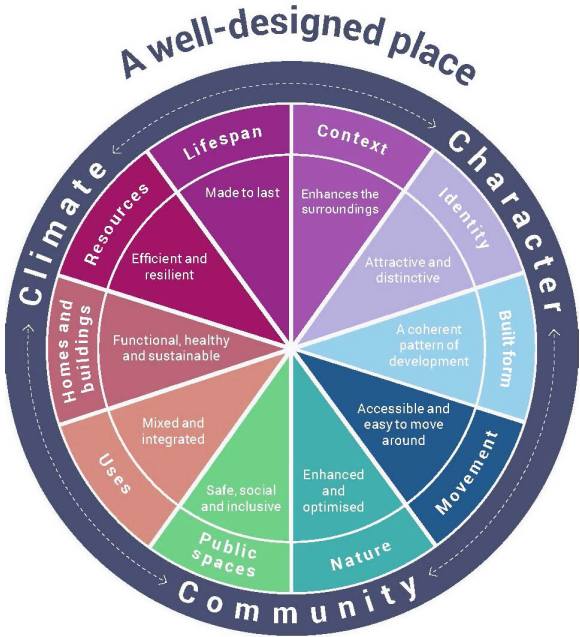
(a) explain the design principles and concepts that have been applied to the proposed development; and

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.’

This DAS seeks to set out a transparent, methodical approach to the masterplanning process that responds to planning policy and best practice in place-making. It describes the key considerations and sets out the key design principles that inform the masterplan to deliver a high quality scheme.

The structure of this document

This document broadly adopts the National Design Guide’s ‘characteristics of a well-designed place’ within the main section headings, focusing on the characteristics relevant to an outline planning application, together with a specific section on the ‘Masterplan’. This allows synergy with the National Design Guide and National Model Design Code, and demonstrates how the vision for the proposed development accords with both.



01 INTRODUCTION

Introduces the scheme and explains the purpose and structure of this document.

02 CONTEXT

Explains the strategic and local planning context and provides a detailed analysis of the Site and its wider environment including the constraints, assets and opportunities that inform design. It also includes details of consultation.

03 MASTERPLAN

Identifies the key principles and concepts which underpin the Masterplan in response to the outcomes of context and consultation.

04 MOVEMENT

Sets out the key principles of the movement network and access strategy.

05 BUILT FORM

Establishes the general urban design principles, block structure and built form responses to the public realm; including details on density, scale and height.

06 NATURE

Explains how the masterplan integrates existing natural features into a multifunctional network that enhances biodiversity, reduces potential flood risk and supports quality of place.

07 PUBLIC SPACES

Defines the key principles for the provision and arrangement of key public spaces including natural areas, parks, greens and play areas.

08 HOMES

Explains how homes are designed to functional, and attractive - with a focus on appearance and materiality.

09 IDENTITY

Explains how existing landscape character, site features and views can combine to create a unique sense of place for the whole scheme and how smaller areas within the masterplan can be designed to have their own individual character.

10 SUSTAINABILITY & CLIMATE RESILIENCE

Summarises how the development promotes sustainable practices and demonstrates climate resilience.

11 CRIME & SECURITY

Explains how the masterplan has been designed with a strong emphasis on crime prevention and community safety in mind.

12 BUILDING FOR A HEALTHY LIFE

Assess the masterplan against the twelve Building for a Healthy Life considerations for creating places that are healthy, distinctive and easy to live in.

13 CONCLUSION

Summarises how the masterplan meets policy and context requirements, delivers the vision, and provides a sustainable, landscape-led residential development.



Scope of the application

This planning application is submitted in the context of the National Planning Policy Framework (NPPF) 2024, which states that applications should be considered in the context of presumption in favour of sustainable development.

The Site has been subject to a full design appraisal to identify the development capacity of the Site and the core development features which the final design will incorporate. These are presented on the submitted Parameter Plan (PMP-3-01). In addition, an Illustrative Masterplan and a Landscape Strategy Plan are submitted which illustrate the form of the eventual scheme to be delivered.

Planning policy

The design and layout of the Site responds to the relevant requirements of national and local planning guidance. The key policies and documents which have influenced the masterplan are set out below.

The submitted Planning Statement provides a full review of the relevant planning policy context for the Site.

National Planning Policy

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF 2024) confirms that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Importantly, the Framework requires development to function well and add to the overall quality of the area; establish a strong sense of place, optimise the potential for the site to accommodate development; respond to local character and history; create safe and accessible environments; and be visually attractive as a result of good architecture and appropriate landscaping.

The scheme has been designed to reflect these national policy design requirements as well as relevant policies within the adopted Development Plan.

NATIONAL PLANNING PRACTICE GUIDANCE

The National Planning Practice Guidance (NPPG) is an online resource that supports the National Planning Policy Framework (NPPF) by providing detailed, accessible guidance on the application of national planning policy. It covers a wide range of topics, including design, housing, heritage, transport, and environmental considerations, and is intended to help local planning authorities, applicants, and communities understand how national policy should be applied in practice. The NPPG promotes a proportionate, evidence-based approach to decision-making and encourages well-designed, sustainable development that responds positively to local character and context.

The guidance establishes that good design can help schemes achieve social, environmental, and economic gains, and identifies the following issues for consideration: local character (including landscape setting); safe, connected, and efficient streets; a network of green spaces (including parks) and public places; development context; crime prevention; security measures; access and inclusion; efficient use of natural resources; and cohesive, vibrant neighbourhoods.

Context: Planning policy

NATIONAL DESIGN GUIDE AND CODE

The National Design Guide and National Model Design Code outline and illustrate the Government's priorities for well-designed places, with a focus on good design in the planning system.

They are based on the objectives for good design as set out in the NPPF and NPPG, and encompass all current best practice thinking in urban design.

BUILDING FOR A HEALTHY LIFE

The masterplan has been developed to embrace the twelve 'Building for a Healthy Life' considerations, with the latest edition written in partnership with Homes England, NHS England, and NHS Improvement. These considerations embody the vision of what new housing developments should be: attractive, functional, and sustainable.

Building for a Healthy Life is a useful tool to evaluate the quality of schemes against this vision. It is particularly applied at the detailed design stage.

“Well-designed places have individual characteristics which work together to create their physical Character.

Ten characteristics help to nurture and sustain a sense of Community.

They work to positively address environmental issues affecting Climate.

They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.”

National Design Guide 2021

Local planning policy

KNOWSLEY LOCAL PLAN CORE STRATEGY (JANUARY 2016)

The Knowsley Core Strategy (CS) was adopted in January 2016 and sets out the strategic framework for the growth and development of Knowsley up to 2028 and beyond.

The Local Plan Policies Map identifies the entire Site, and a wider area, as ‘Sustainable Urban Extension – South of Whiston and Land South of the M62’ (Policy SUE2c). Big Water and Big Water Wood to the west of the Site is a Local Wildlife Site (Policy CS8)

RELEVANT LOCAL PLAN POLICIES

The current policies from the Knowsley Local Plan: Core Strategy most relevant to the design aspects of the planning application include:

- **CS8 Green Infrastructure:** states that new development must be served by Green Infrastructure to meet the needs of residents and the local environment.
- **SUE1 Sustainable Urban Extension, Safeguarded Land:** identifies sites that have been removed from the Green Belt including ‘(h) South of Whiston’ which the application site is within.
- **SUE2 Sustainable Urban Extensions Development Principles:** states that development within the Sustainable Urban Extensions must be of a high design quality which enhances local distinctiveness and identity, and includes appropriate provision for public open space.

- **SUE2c Sustainable Urban Extensions South of Whiston and Land South of M62:** confirms that the land north of the M62 is expected to deliver approximately 1,500 units.
- **CS19 Design Quality and Accessibility in New Development:** seeks to enhance local distinctiveness, requiring development (among other things) to respond to and integrate positive characteristics of the immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment, and, to complement and enhance (where possible) existing landscape, topography, Green Infrastructure.
- **Policy CS15 Delivering Affordable Housing:** states that the Council will seek 25% affordable on sites identified as SUEs.
- **CS21 Greenspace and Trees:** seeks to enhance natural and semi-natural greenspace and to protect trees.

Other relevant policies within spatial strategy chapter (5) and thematic policies chapters (8-11) are listed below:

- Policy CS2 – Development Principles
- Policy CS7 – Transport Networks;
- Policy CS17 – Housing Sizes and Design Standards;
- Policy CS19 - Design Quality and Accessibility in New Development;
- Policy CS20 – Managing the Borough’s Historic Environment;
- Policy CS22 – Sustainable and Low Carbon Development;

- Policy CS24 – Managing Flood Risk; and
- Policy CS27 – Planning and Paying for New Infrastructure.

EMERGING PLANNING POLICY

Local Development Scheme (LDS)

In March 2025, Knowsley Council published an updated Local Development Scheme (LDS) setting out the timetable for a new Local Plan, as required by government alongside the publication of the updated NPPF in December 2024.

The LDS suggests that work is unlikely to begin before October 2025, to allow time to review emerging government guidance on the new plan making system.

The new Local Plan has a target adoption within 30 months which would suggest an earliest adoption date of April 2028, which would dovetail with the expiry of the adopted plan (March 2028).

Liverpool City Region Spatial Development Strategy (LCR SDS)

The Combined Authority of the Liverpool City is currently working on a Spatial Development Strategy (SDS) in partnership with each the constituent Local Authorities. These are Knowsley, Halton, Liverpool, Wirral, St Helens and Sefton.

Once adopted the SDS will form part of the development plan for the Liverpool City Region.

SUPPLEMENTARY PLANNING DOCUMENTS

The following SPDs are relevant to the scheme:

- Ensuring a Choice of Travel SPD (2010)
- Design Quality in New Development SPD (January 2016)
- Trees and Development SPD (June 2016)
- Developer Contributions SPD (June 2016)
- New Residential Development SPD (Updated June 2018)
- Halsnead Garden Village Masterplan SPD (2017)

HALSNEAD GARDEN VILLAGE SPD

The Halsnead Garden Village Masterplan Supplementary Planning Document (SPD) is a key planning guidance document produced by Knowsley Council to control and guide the comprehensive development of the Halsnead Garden Village site.

The SPD provides detailed guidance that supports and builds upon the policies set out in the Knowsley Local Plan Core Strategy (specifically Policy SUE2c).

The document sets out a vision for a distinctive new neighbourhood based on Garden City principles, aiming to provide high standards of design, construction, and environmental performance. It clearly outlines the necessary infrastructure requirements and connections for the various development parcels, ensuring a co-ordinated approach across different landowners and developers.

While the SPD is not a statutory document, it is a ‘material consideration’ in determining this planning application. Therefore, the proposals set out in this document demonstrate conformity with the SPD’s requirements.



HALSNEAD GARDEN VILLAGE MASTERPLAN

HALSNEAD GARDEN VILLAGE DESIGN AND LOCAL DISTINCTIVENESS GUIDE

The Design and Local Distinctiveness Guide accompanies the Halsnead Garden Village Masterplan Supplementary Planning Document (SPD).

The Design Guide sets parameters and objectives for all parties involved in the delivery of the Garden Village, including developers, designers, and planners. It is rooted in traditional Garden Village principles, focusing on high-quality design, extensive green infrastructure, and creating a sustainable, integrated community.

Key aspects and design principles include:

Green Infrastructure: A focus on extensive high-quality of green spaces, including a new country park, tree-lined streets, and woodlands to create a unique place and enhance biodiversity.

Connectivity and Movement: Create a connected place through multi-user routes and ensuring easy access both within the village and to the wider Liverpool City Region and Greater Manchester.

Housing Quality and Mix: Provide approximately 1,600 high-quality homes, offering a range of housing types and tenures, including affordable housing options, to attract a diverse community.

Local Distinctiveness: Development proposals must preserve and enhance the borough’s historic and architectural assets, including heritage assets associated with the former Halsnead Park estate.

Employment Opportunities: In addition to housing, the development of a significant employment site, aims to create local jobs and avoid the community becoming solely a “dormitory commuter suburb”.

Public engagement

The applicant's engagement strategy for the proposals has included dialogue with the local community and stakeholders. This programme was designed to meet best practice in line with the NPPF, PPG, and Knowsley Council's Statement of Community Involvement, providing clear information on the proposals, anticipated community benefits, and opportunities to comment.

The applicant has completed a comprehensive leaflet drop for surrounding residents to inform them of the proposals pre-submission. Local residents were given a two week period to register any comments or concerns. A copy of the published leaflet is shown opposite.

There is also a site specific website set-up to allow people to view more detailed information and register their comments online.

The feedback gathered during this process has directly shaped the final scheme.



CONSULTATION LEAFLET



CONSULTATION WEBPAGE

Local Planning Authority Feedback

The final layout presented here is the product of a considered process of review and refinement over a period of months that has resulted in a high quality design outcome that responds to the constraints and opportunities presented by the Site, and adherers to the guidance set out in the Halsnead Garden Village Masterplan SPD and accompanying Design Guide.

The Applicant has undertaken extensive consultation with officers at Knowsley Council. Throughout the pre-application process feedback has been received on a range of design issues including access, layout, design and appearance of the dwellings. These discussions have informed the design and layout of the scheme. Details of the key pre-application comments and outcomes are summarised opposite.

For further information regarding the consultation process refer to the Statement of Community Engagement.

HIGHWAYS

In accordance with the comments received from Highways, the Big Water Car Park Access Road has been re-designed to a higher order road, upgrading from a 'Lane' to a 'Street'.

LANDSCAPE AND ECOLOGY

In response to comments received regarding the green buffer around Big Water and the Ancient Woodland, the proposals have been revised to widen the aperture of the proposed Lane whilst splaying a number of plots. This has created a more natural transition into the development.

In response to comments regarding the size and location of the SuDS features - due to the nature of the existing site levels and the runoff calculations, the development needs to attenuate surface water in the two proposed basins. However, the locations of the basins have been designed and repositioned to maximise usable POS.

In response to comments from the Open Space Officer regarding the Buffer Zone Green Space along the M62, the POS footpaths have been revised to provide better connectivity throughout the space and connections are provided to key off-site destinations.

HOUSING

In response to the Housing Officer comments regarding opportunities to deliver larger 4/5 bedroom homes, the proposed housing mix has been revised to include 5 bedroom homes.

LAYOUT

In response to comments regarding the design of the buffer with Halsnead Park - it was agreed with Officers that backing-on to the caravan park was the preferred option. This was agreed as it dealt with Secure by Design, security and privacy issues.

In response to comments regarding some additional green spaces not following the approved Masterplan - these feature 'nodes' have been revised and enhanced in line with the Masterplan and Design Guide.

Location

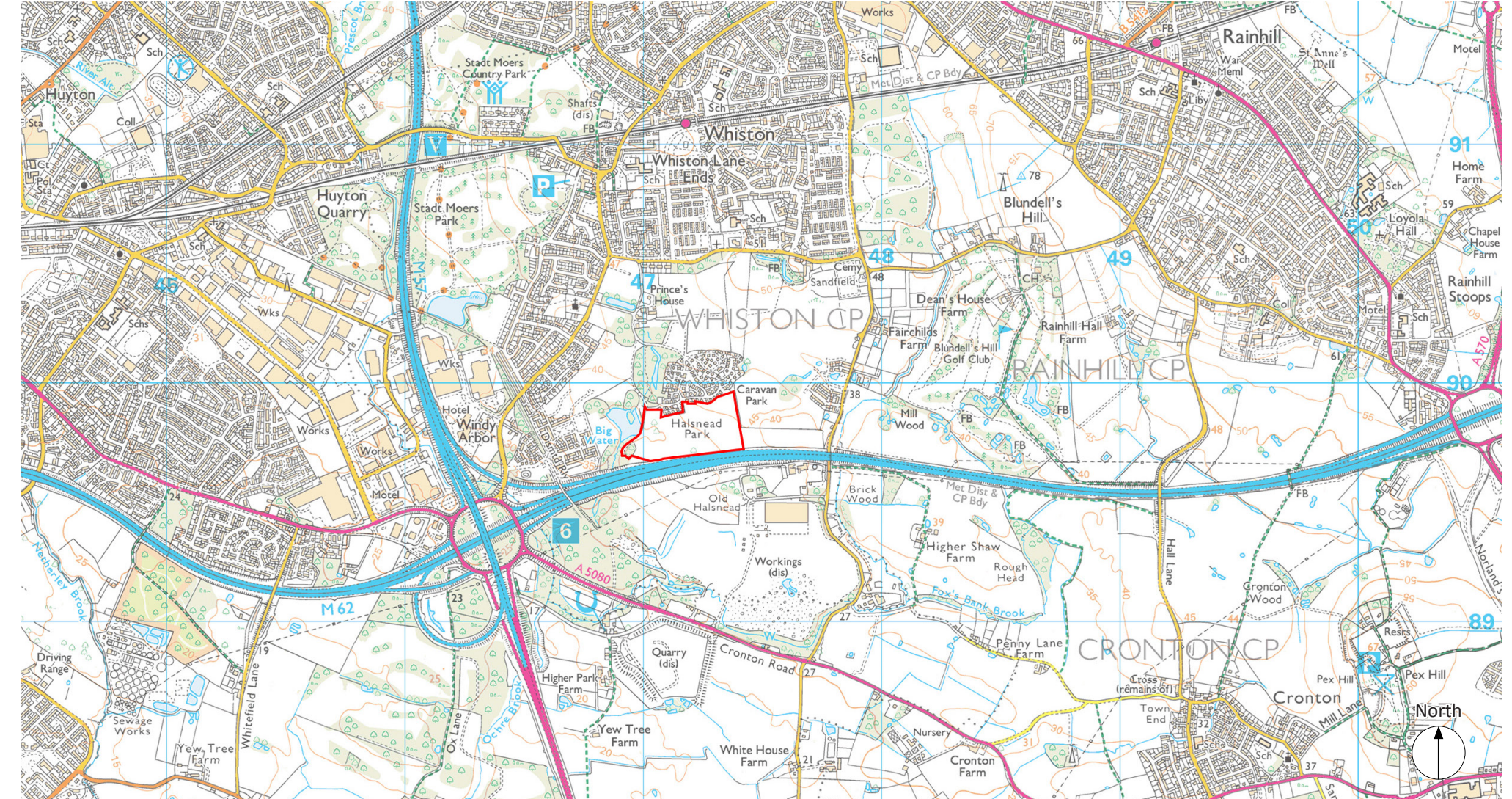
The Application Site lies within the Metropolitan Borough of Knowsley in Merseyside and is located within the Halsnead Park Estate, approximately 1km south of Whiston town centre, north of the M62.

CONNECTIVITY AND LINKS

- The Site sits at the heart of a Central Strategic Investment Corridor along the M62 between Liverpool and Warrington.
- Whiston Railway Station located is approximately 1.3 km north of the Site with regular services to Liverpool Lime Street, Manchester, Warrington Bank Quay, Crewe and Wigan.
- The Site has good access to the strategic road network, via the Tarbock Island interchange (which can be accessed to the north and south of the Site), which provides routes to south Liverpool, Knowsley and the wider region. Liverpool City Centre is a 20 minute drive and Manchester City Centre a 35 minute drive.
- The nearest bus stops are along Lickers Lane and Fox's Bank Lane both within 800m of the Site, providing local bus services connecting the Site to Huyton, Prescot and Broadgreen.
- Further bus stops located on Windy Arbor Road to the west of the Garden Village and provide services to Liverpool City Centre, Warrington, Prescot and Runcorn.
- National Cycle Network route 56 runs adjacent to the northwestern edge of the Site providing connectivity and a traffic free route north-south around Whiston.



SITE LOCATION



SITE LOCATION (WIDE SCALE)

Movement network

PUBLIC RIGHTS OF WAY

Public access immediately around the Site is limited. The nearest Public Rights of Way (PRoW) run through the adjacent farmland to the south of the M62 and through Whiston Woods to the north east.

A network of informal footpaths run around Big Water and the woodland to the east and north of the Site.

Supplementary active travel routes delivered through this development will enhance pedestrian and cycle movement through the area. There are no opportunities to expand the bridleway network as there are no connections.

CYCLING

It is generally accepted that cycling has the potential to substitute for short car trips, particularly those less than 5km, and form part of a longer journey by public transport.

Off-road cycleways through the Site have potential to provide an alternative to existing on-road routes.



PUBLIC RIGHTS OF WAY PLAN

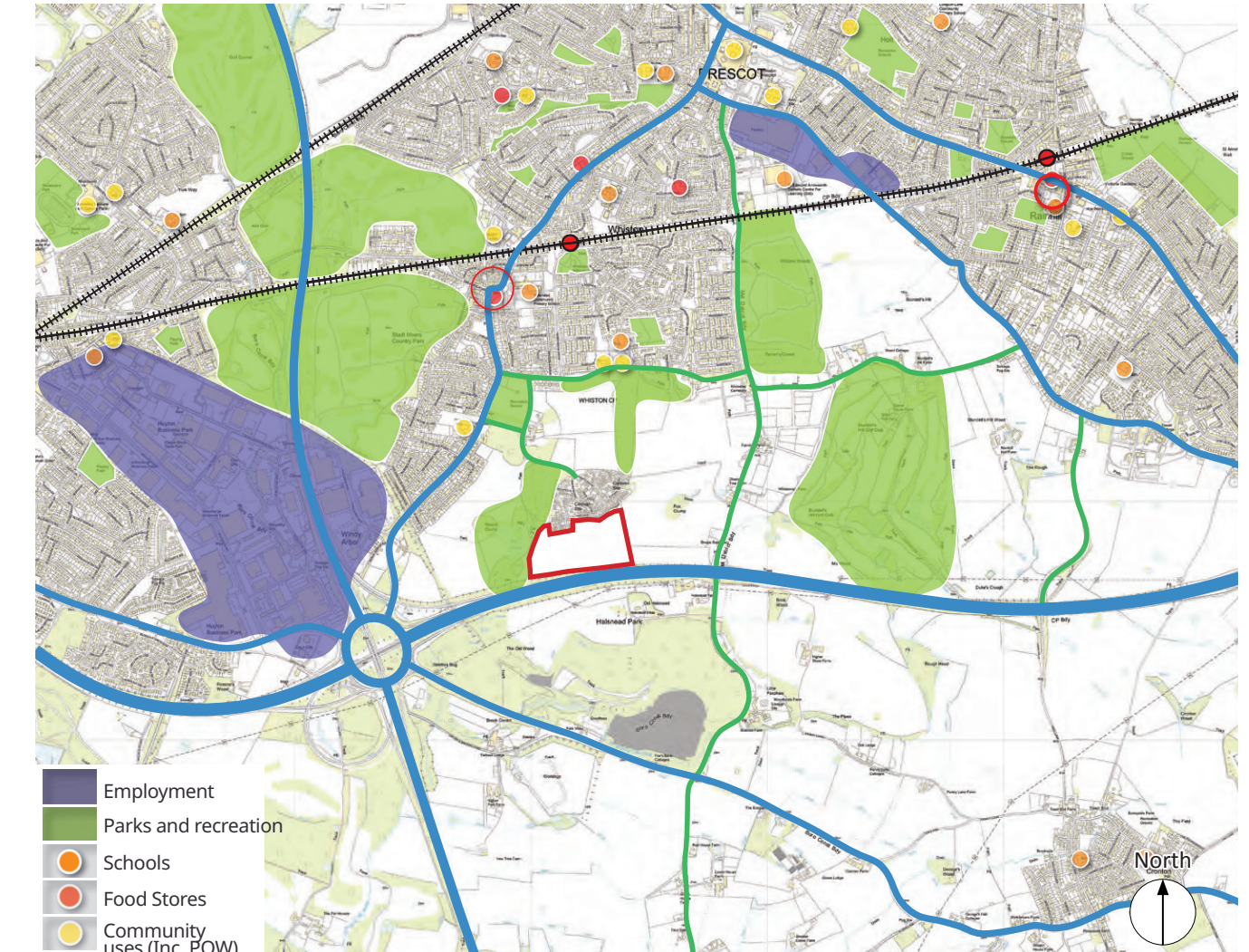
FACILITIES

The Site benefits from good access to a range of local services and facilities making it a sustainable location for new housing development. The Site will create a sustainable, high-quality residential development, which will integrate into and enhance the wider area.

- A broad range of services and facilities are available at Whiston Local Centre including a social centre, several takeaway outlets, a dry cleaners, dental practice, post office, local convenience stores and a Tesco Express. There is also a recently opened Aldi store at the Beacon 62 development.
- The nearest primary school, St Leo's and Southmead Catholic Primary is located less than 1.4km to the north.
- Prescot Town Centre is located approximately 3km north of the site and Huyton Town Centre approximately 3km north west, which are the largest settlements within the area, with a wider range of employment sites, supermarkets, national retailers etc.
- Whiston Hospital is located within 2km of the site (to the north).
- Two local churches are within walking distance of the Site (St Leo's and St Nicolas Church of England).
- Employment opportunities at Huyton Business Park and surrounding settlements.

The Site will also benefit from good access to the full range of facilities proposed within the wider Garden Village which include employment facilities, a new Country Park, primary school, and allotments.

Further details in relation to highways, transport and accessibility can be found within the submitted Transport Assessment.

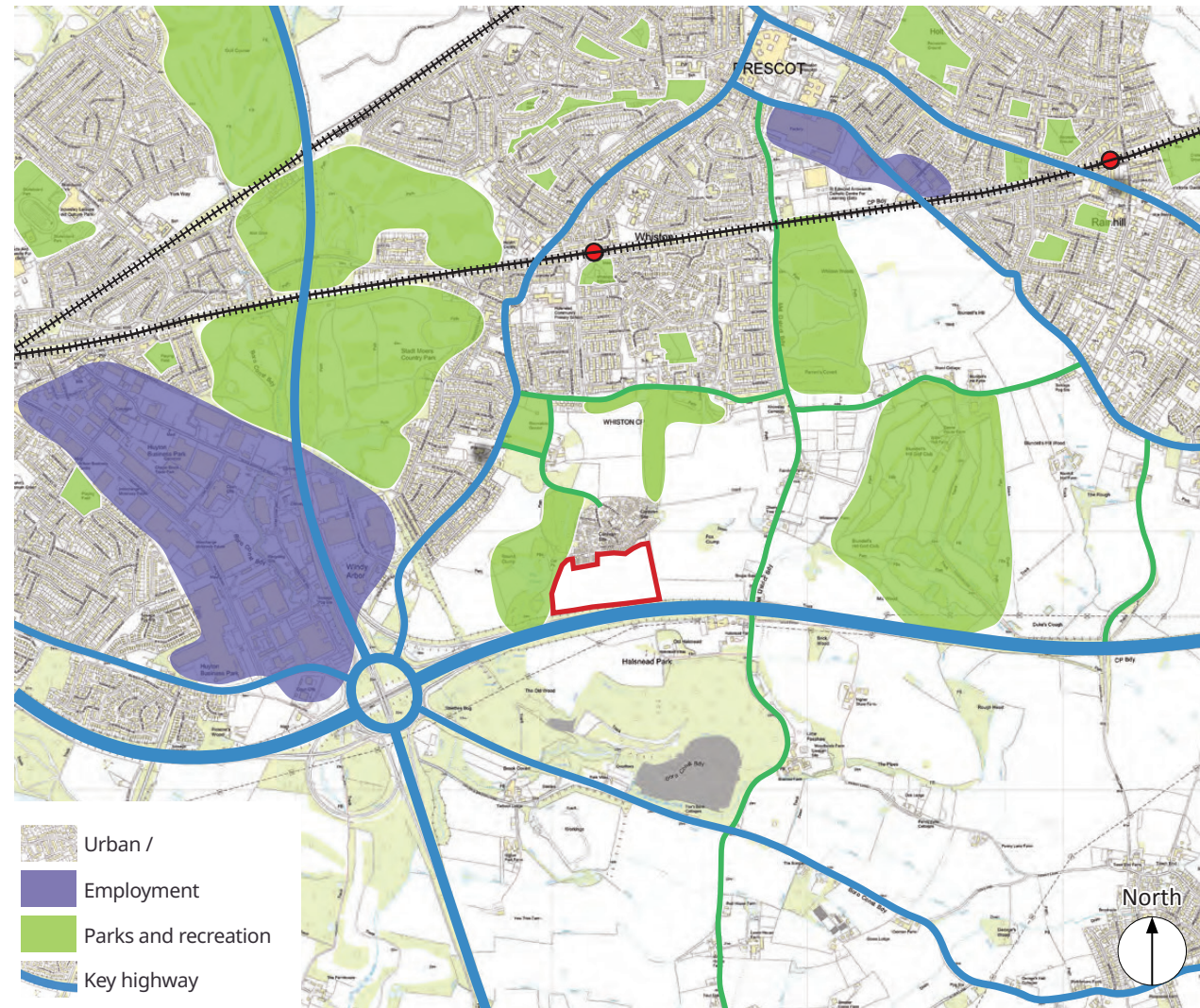


LOCAL FACILITIES PLAN

Settlement pattern and land use

The Site occupies a transitional position between urban residential areas to the north, strategic transport infrastructure to the south, remnant historic estate landscape to the west and residential development under construction to the east, reflecting its urban fringe context.

The established settlement form provides a clear framework for integrating new residential development that respects the local pattern, enhances connectivity, and responds positively to the landscape setting.



SETTLEMENT AND LAND USE PLAN

Heritage considerations

The Heritage Statement submitted with the planning application has established that there are two Grade II listed buildings, the Barn at Snape Gate, and Old Halsnead which may be sensitive to the proposed development. Whilst the listed buildings form part of the former Halsnead Estate, there is no intervisibility with the Site and it has been assessed that there will be no harm to the significance of the two designated heritage assets by the proposed development.

The Site is situated within a non-designated heritage asset, Halsnead Park, and the proposed development will result in the infilling of an element of the remaining open, rural character of the parkland landscape. The value of this asset is also derived from its parkland features, none of which lie within the Site and, as part of the wider Halsnead Garden Village scheme, will be retained and enhanced. The harm to the non-designated heritage asset, in terms of the infilling of its open parkland landscape, has been previously accepted to be a consequence of the Halsnead Garden Village scheme, outweighed by the public benefits.

Building materials and details

Whiston exhibits a varied built character shaped by its historic core and more extensive 20th-century suburban expansion. In this context, proposals that respond to both the prevailing suburban fabric and the finer grain of the historic core have the potential to reinforce the character of Whiston while contributing positively to its ongoing evolution.



PHOTOGRAPHS OF BUILT CONTEXT - RECENT NEW HOUSING AT FOX WOOD GARDEN



PHOTOGRAPHS OF BUILT CONTEXT-HALSNEAD PARK



LODGE GATE HOUSE (LISTED BUILDING)

The site and immediate context

The Site comprises an irregularly shaped parcel of land within the Halsnead Garden Village area, forming part of the former Halsnead Park estate. It is currently open and undeveloped, comprising arable and/or improved grassland. The Site is defined by peripheral tree planting and adjacent residential development, and lies within a gently undulating landform characteristic of the surrounding landscape.

The southern boundary of the Site is clearly defined by the M62 motorway, which forms a strong linear infrastructure edge and a significant visual and noise influence. A belt of vegetation along the motorway corridor provides partial enclosure and separation from the transport corridor.

To the west, the Site adjoins areas of broadleaf woodland and the water body known as Big Water, which are remnants of the historic landscape associated with the former Halsnead Park estate. This western boundary is irregular and more organically defined, with woodland and associated vegetation providing a degree of enclosure and filtering views. Old Wood is recognised as ancient woodland and is protected by a TPO. Trees to the west of Halsnead Park and north of Big Water are also covered by TPO. Old Wood and Big Water/Big Water Wood are Local Wildlife Sites.

The northern boundary abuts the existing mobile home development at Halsnead Park. This includes properties along Woodend and the Lake View area, forming a distinct settlement edge. In places, rear garden boundaries directly adjoin the Site, creating a sharp transition between residential land uses and open farmland.

To the east, the Site is bounded by residential development under construction which is accessed from Fox's Bank Lane (planning application reference 20/00417/FUL).



SITE PHOTOGRAPH LOCATION PLAN (FROM LVIA)



SITE PHOTOGRAPH A - VIEW FROM THE WESTERN PART OF THE SITE, LOOKING EAST

DATE / TIME - 18-02-2025 / 10:47



SITE PHOTOGRAPH B - VIEW FROM THE EASTERN PART OF THE SITE, LOOKING WEST

DATE / TIME - 18-02-2025 / 10:52

Boundaries

The site is positioned in a location where there are strong defined boundaries and the Site is well contained within existing land uses and infrastructure.

The Site comprises a broadly rectangular shaped parcel of land - it is currently open and undeveloped, comprising arable and/or improved grassland. The southern boundary of the Site is clearly defined by the M62 motorway, which forms a strong linear infrastructure edge and a significant visual and noise influence. A belt of vegetation along the motorway corridor provides partial enclosure and separation from the transport corridor.

To the west, the Site adjoins areas of broadleaf woodland and the water body known as Big Water, which are remnants of the historic landscape associated with the former Halsnead Park estate. This western boundary is irregular and more organically defined, with woodland and associated vegetation providing a degree of enclosure and filtering views.

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Hydrology

There are no existing ponds within the Site..

A detailed Flood Risk Assessment and hydraulic modelling exercise has been undertaken for the proposed development site. The modelling considered a range of flood scenarios using industry standard methodologies and took into account both fluvial (river) and surface water flood risk sources.

The Site lies solely within Flood Zone 1 (land with the lowest probability of flooding from rivers or the sea). The modelling confirmed that the majority of the Site remains dry in the 1 in 100-year and 1 in 1000-year flood events, including an allowance for climate change. Localised surface water flow paths were identified, but these can be managed through site layout and drainage design.

The nearest Main River to the site is 400m east of the site. The fluvial flood risk from this river is 'low' based on the surrounding topography. There to also an unnamed Ordinary Watercourse around 23m west of the site. This watercourse likely flows from the pond north of the site into Big Water and resumes south of Big Water routing towards the M62.

To summarise, the proposals are at 'low' flood risk from the key flood sources reviewed as part of this assessment and appropriate mitigation will be put in place to ensure that there is no increase in flood risk because of the proposals.

For full details refer to the Flood Risk Assessment submitted with the application.



RISK OF FLOODING (1 IN 100YR) FROM SURFACE WATER PLAN (FROM DRAINAGE STRATEGY REPORT)

Landform and drainage

The Site is contained by peripheral tree planting and adjacent residential development, and lies within a gently undulating landform characteristic of the surrounding landscape.

The Site levels fall from a high point of 47.02mAOD in the northeast corner, down to 33.03mAOD in a low point near the western boundary.



TOPOGRAPHICAL SURVEY INTERPOLATION PLAN (FROM DRAINAGE STRATEGY REPORT)

Public rights of way (PROW)

There are no Public Rights of Way (PROWs) within or adjacent to the Site, although there are paths around Big Water which is used for fishing.

Public access within the surrounding area is limited, with a small number of Public Rights of Way running through agricultural land and the golf course to the east. Several of these routes are severed by the M62 motorway, reducing overall connectivity.

Vegetation

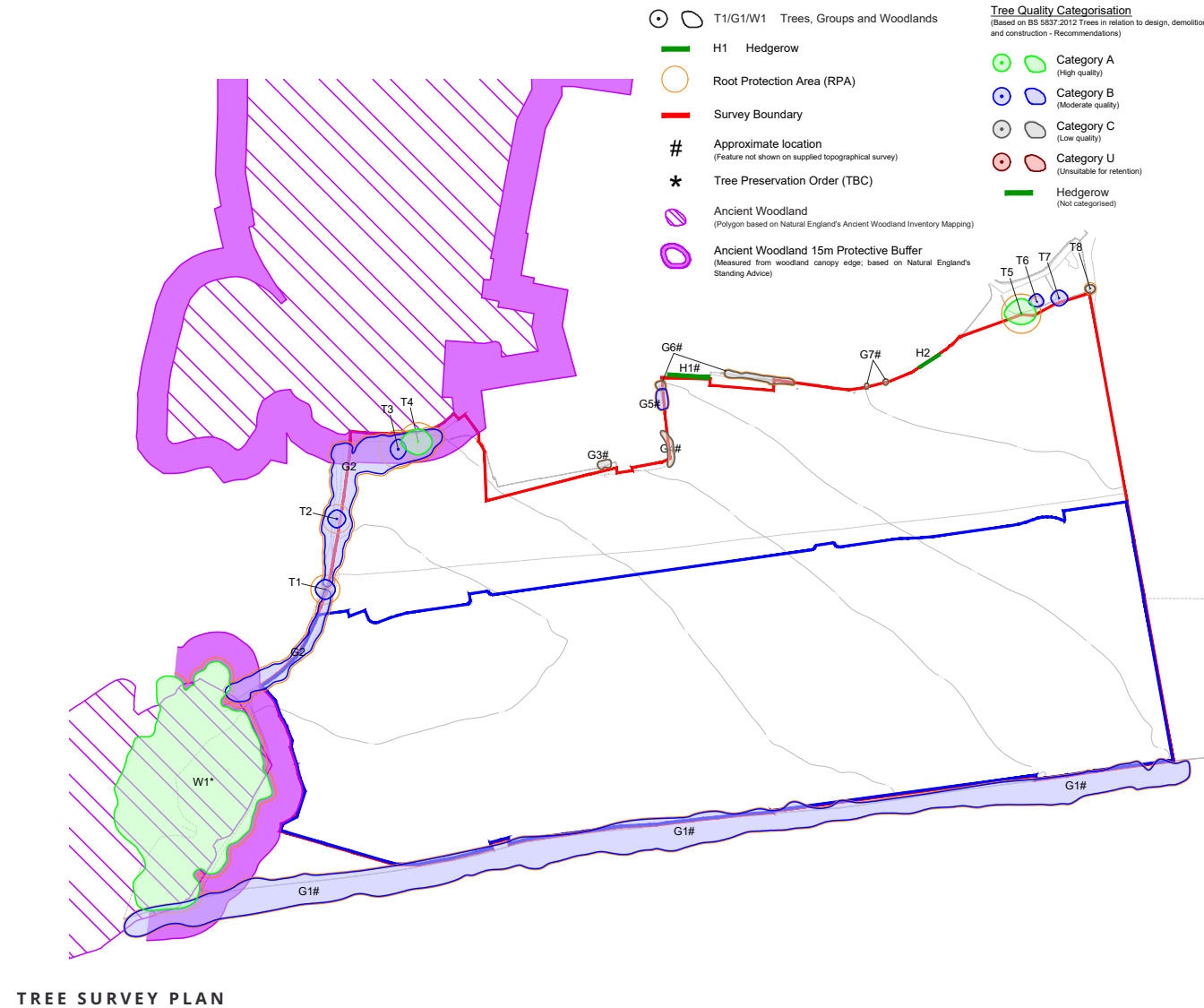
An arboricultural survey has been undertaken to assess the baseline tree cover on and around the Site.

A total of 1 woodland area, 8 individual trees, 7 tree groups, and 2 hedges were recorded. The tree stock is generally of moderate quality, with a mix of native and ornamental species, including oak, ash, hawthorn, and cherry.

Most of the trees are located around the Site boundaries, particularly along the western and southern edges, where they provide a degree of visual enclosure. The majority of trees were categorised as Category B (moderate quality and value) or Category C (low quality), with no trees assessed as Category A (high quality). A small number of trees showed signs of poor structure or condition.

The existing arboricultural baseline reflects a semi-mature tree population with some ecological and amenity value, particularly in relation to boundary features and visual containment.

To the west of the Site Old Wood is recognised as ancient woodland and is protected by a TPO. Woodland to the west of Halsnead Park and north of Big Water is also recognised as ancient woodland and covered by a TPO.



Ecology

A Ecological Impact Assessment has been carried out for the Site. The assessment found habitats are relatively common and widespread. The ecological value of the tall ruderal habitat and modified neutral grassland, which make up the majority of the Site, is relatively limited.

There are two tree lines and an area of semi-natural broadleaved woodland, which extends to the west, present on Site which have more ecological value. However, these habitats are set to be retained.

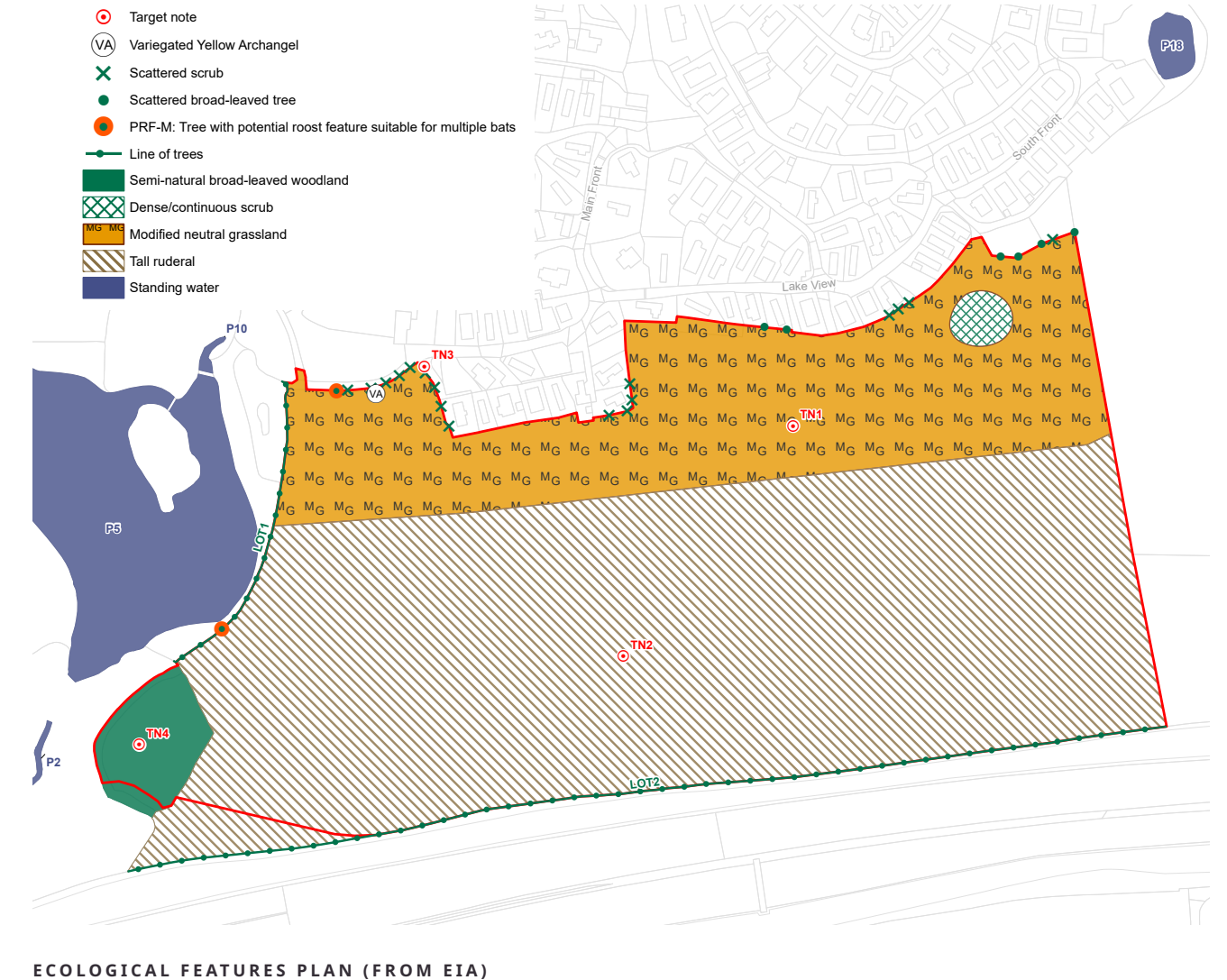
The Site has habitats present which are suitable for a wide variety of fauna species including; common amphibians and reptiles, bats, badgers, birds, brown hare, hedgehogs and invertebrates.

A Sensitive Lighting Strategy will be implemented to avoid impacts on commuting bats by creating dark corridors.

Potential impacts upon protected or notable species have been identified and appropriate mitigation has been proposed. Impacts upon protected or notable species will be avoided by implementing precautionary working measures, including avoiding sensitive periods and adopting sensitive construction methods.

Biodiversity enhancements including the provision of bat and bird boxes, hedgehog highways in residential fences and bug hotels are included. Inclusion of native trees and scrub, as well as wildflower grassland planting will also enhance the Site biodiversity value.

Although residual loss and impacts are anticipated as a result of the development, mitigation will go some way to reduce the impacts on habitats and species within the development. With implementation of the recommended precautionary working methods, no significant ecological effects are expected on statutory wildlife sites notable habitats or protected or notable species.



Site constraints and opportunities

The proposed development will respond sensitively to the characteristics of the Site and the wider area.

A robust site analysis has been carried out to determine the principal constraints and opportunities that give the Site its unique character and influence its ability to accommodate development.

The masterplan embraces the Site's assets and opportunities in order to create a characterful and locally-appropriate scheme which complies with local planning policy.

KEY CONSTRAINTS

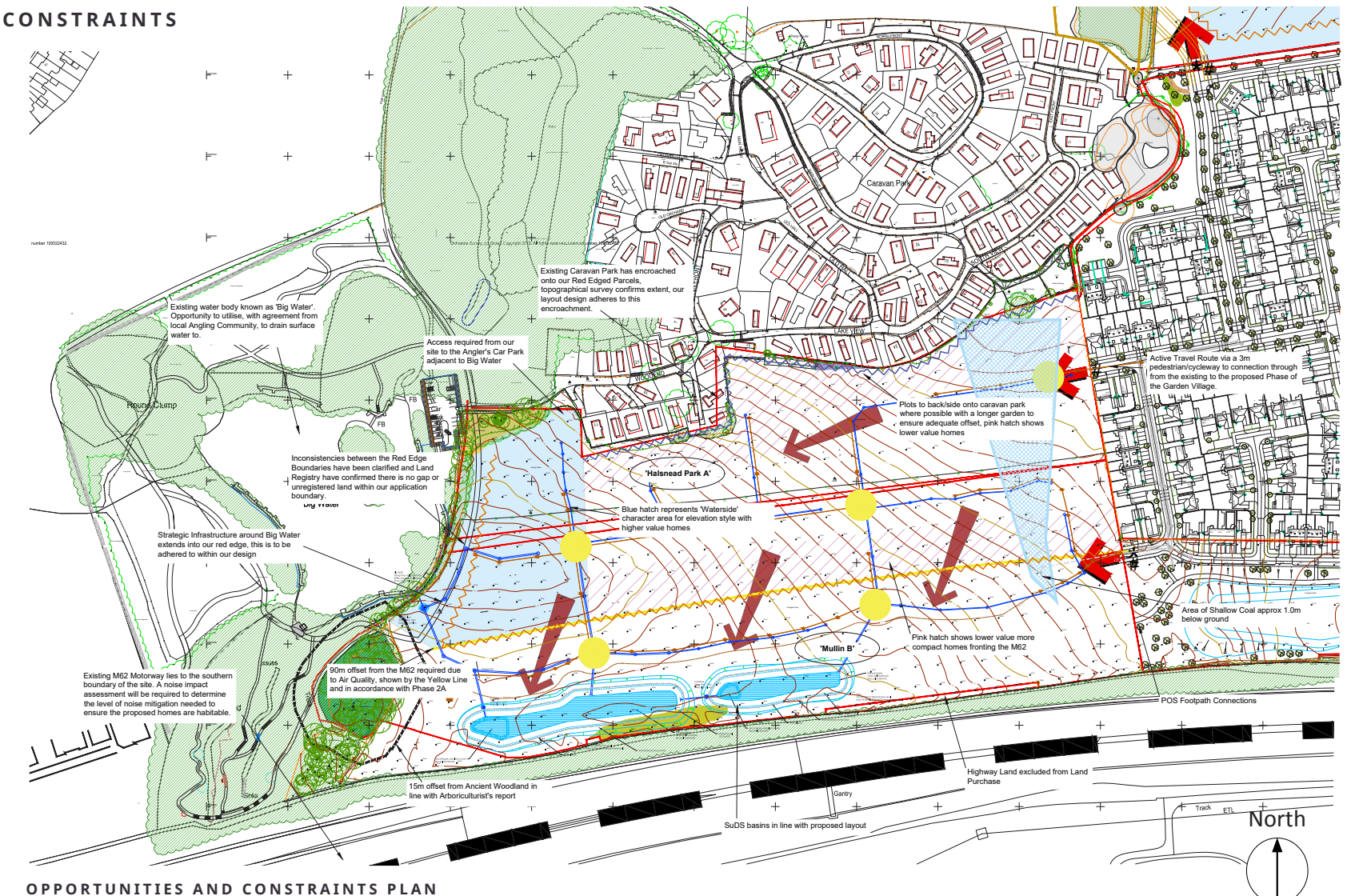
- Layout must respond to traffic noise from the M62
- Respond positively and respectfully to existing Halsnood Park properties
- Create safe and viable vehicular access points
- Accommodate existing site levels
- Protect residential amenity of existing properties adjoining site boundaries
- Seek to retain high quality trees and hedgerows, and mitigate for unavoidable losses
- Avoid locating development within areas at risk of surface water flooding
- Ensure development scale, massing and grain is appropriate to context
- Provide appropriate connections to adjoining land and respond to the structure of the wider masterplan
- Locate SUDS features at appropriate locations for sub-catchment areas
- Avoid locating development or tree planting within easements

KEY OPPORTUNITIES

- Enable active travel opportunities with pedestrian and cycle routes through the Site, with connections to the existing movement network
- Enhance the network of trees, hedgerows and other valued vegetation on the Site
- Provide a range of public open spaces in line with local policy
- Draw upon positive built form characteristics of the local area and previous development phases
- Potential to maximise views over Big Water and woodland to the west, and long views to the south and west across the Mersey Valley
- Opportunity to promote biodiversity and recreation through creation of environmental corridors along the site boundaries

OPPORTUNITIES AND CONSTRAINTS

- ➔ Direction of Fall
- 📍 Site Access Locations
- 🌊 Existing Bodies of Water
- 🌳 Existing Trees
- 📏 Proposed Frontage
- ✳️ Proposed POC for foul and surface water sewers
- # Proposed POC locations for all Utilities (Excl. HV Substation)
- 🟦 BNG Assessment H - Heathland and Shrub
- 🟡 BNG Assessment W1H - Other Woodland Mixed
- 🟢 BNG Assessment W1G - Other Woodland-Broadleaved
- 🟤 BNG Assessment W1E - Upland Birchwoods
- 🟡 Feature Nodes



Halsnead Garden Village Masterplan SPD

The development has been carefully designed to ensure consistency with the Character Area Principles for Fox's Bank as set out in the Halsnead Garden Village Masterplan SPD. These principles cover the themes of movement, form and space and are summarised briefly opposite.

CONFORMITY WITH MASTERPLAN

As the scheme has evolved and more detailed technical work has been carried out, some changes have been required which constitute minor departures from the adopted masterplan, to mitigate various technical impacts. These changes are outlined below:

- Development has pushed slightly further south into the environmental corridor adjacent to the M62, for deliverability purposes. Noise and air quality are considered acceptable, as it is the development frontage which provides noise buffering (rather than the separation distance). The building line is more linear than shown on the masterplan for noise mitigation purposes, but non-linear footpaths and drainage ponds are included to provide visual interest. This approach follows that adopted for the previous adjoining development phase.
- The Green Corridor along the northern boundary, which separates the Site from Halsnead Park has been designed closely with the Case Officer to ensure a balanced approach. This approach has reduced the depth of the Green Corridor to enable us to create a more densely planted, and in part, publicly in-accessible wildlife corridor. By doing this, it has enabled a more rationalised and efficient arrangement of development cells. This takes account of the Site constraints, including the Air Quality stand-off to the M62 - resulting in a design layout which carefully balances the privacy of both existing and new residents as a priority, whilst also providing valuable wildlife habitat.



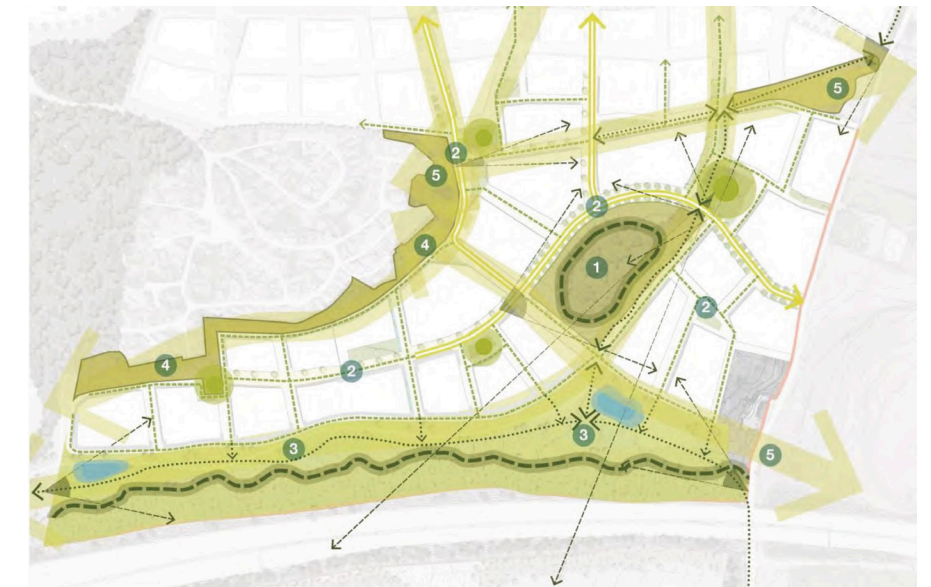
MOVEMENT

- Access Streets connections to the east
- Low speed people friendly street network with integrated pathways and cycleways.
- Off-highway strategic pedestrian/cycle routes the environmental corridor north of M62 and links to the wider area.
- Clear street hierarchy comprising, Access Streets and Lanes.
- Series of key nodal points including convergence of routes.
- Street alignments coordinate with Character Area 3 and allow for expansion should areas within Halsnead Park mobile home park be promoted for future development.



FORM

- Strong definition of streets and spaces.
- Informal residential frontage to green corridor/ landscape edges.
- Environmental corridor along northern edge of motorway fronted by homes and forming part of an integrated noise and air quality mitigation strategy.
- Strong positive edge to Big Water with an opportunity for continuous frontage which overlooks and defines the woodland and waterbody.
- Significant views captured within urban form.
- Local landmark/feature buildings at key locations.



SPACE

- Mix of formal and informal street planting to help define street hierarchy.
- Attractive multi-functional green corridor providing noise and air quality mitigation, surface water drainage, residential amenity, semi natural space, long distance pedestrian/cycle linkages and attractive views towards Halsnead from the M62 on the approach from the east.
- Green interface between new development and existing mobile homes within Halsnead Park with strong positive frontage.

Parameter Plan

PURPOSE

The Parameter Plan follows the design principles established by the Halsnead Garden Village Masterplan, and forms a key component of the outline element of the planning application and is intended to be approved as part of the suite of consented drawings. It sets out the spatial framework necessary to guide the delivery of the proposed development and establishes a series of fixed design parameters that define the strategic structure of the northern pat of the site. These include the location and extent of development parcels, primary access points, key movement corridors, open space provision, and landscape buffers.

The purpose of the Parameter Plan is to provide a clear framework that ensures consistency and coordination guiding future design stages, while allowing for flexibility in the detailed layout and architectural treatment. Reserved Matters applications will be expected to accord with the principles and extents defined within the Parameter Plan. Deviation from the Parameter Plan would require justification.

The Detailed Masterplan and Landscape Strategy Plan included later in this Design and Access Statement present how the development will be brought forward in accordance with the Parameter Plan.

PRINCIPLES

The Site will comprise entirely residential land use (Use Class C3) - supported by essential infrastructure, including new roads, pedestrian and cycle routes, car parking areas, and green spaces.

The plan delineates areas of public open space including green infrastructure corridors and indicates locations for Sustainable Drainage Systems (SuDS). Movement corridors are shown that establish a clear framework for connectivity across the site. Fixed vehicular access points are proposed from the development parcel to the east, supplemented by pedestrian-only connections to promote permeability and encourage sustainable movement.

Building height parameters are identified across the residential development parcels, with a maximum of 2 or 2.5, depending on location. Development parcels are arranged to create active frontages along key routes and open spaces. Existing vegetation, particularly along site boundaries, is largely retained. The retained vegetation, along with development parcels being offset from the Site boundary will ensure that residential amenity is preserved for existing dwellings and overlooking issues are avoided.

Overall, the Parameter Plan provides a flexible yet robust framework that will guide future Reserved Matters applications. It ensures that development remains consistent with the key principles of the Halsnead Garden Village Masterplan while allowing for appropriate interpretation and refinement.

- Site Boundary
- Development Parcel*
- Street
- Lane
- Mews
- Shared Private Drive
- Active Travel Link
- Formal or Informal Pedestrian Links
- Green Infrastructure, including POS, amenity space & BNG
- Attenuation Basin
- Existing Trees Retained
- Proposed Trees (Indicative)
- Indicative Nodal Points Set Out As Per Design Guide
- Indicative Foul Water Pumping Station Location
- Indicative Electricity Substation Location



PARAMETER PLAN

Detailed masterplan

The Detailed Masterplan demonstrates how development upon the southern part of the site will be delivered in line with the principles established by Halsnead Garden Village Masterplan and the Parameter Plan.

Central to the approach is a landscape-led vision, in which green infrastructure plays an integral role in shaping the identity, structure, and liveability of the new neighbourhood.

A network of connected green spaces run throughout the Site, forming a continuous landscape framework that integrates new development into its setting and ensures a strong relationship with the surrounding countryside. Key features include retained trees and hedgerows, areas of open space, and carefully designed Sustainable Drainage Systems (SuDS). The green infrastructure network will support biodiversity, provide natural play areas, and deliver a strong sense of place.

Pedestrian and cycle routes run through the Site, connecting green corridors and open spaces to encourage active travel and informal recreation.

Existing vegetation is retained wherever possible and supplemented with native tree and shrub planting, enhancing the ecological value and creating a soft and layered interface with neighbouring uses.

The layout complements the topography of the site, allowing for SUDS basins in suitable locations, and the position of existing landscape features, with built form arranged to front onto open spaces and create green vistas.

The road hierarchy has been aligned with the green infrastructure, ensuring that movement and landscape are integrated. Roads follow natural desire lines and frame views to retained landscape features, while dedicated cycle routes and pedestrian links maximise permeability without compromising the green structure.

The built form is positioned to take advantage of the landscape setting, delivering a coherent, landscape-responsive layout that enhances local character, supports healthy lifestyles, and strengthens biodiversity.

KEY DESIGN PRINCIPLES

- An efficient arrangement of streets and spaces with a series of discreet, human-scale development parcels.
- Use of built form to create well defined streets and spaces.
- An urban block structure with houses facing onto the street providing natural surveillance and active frontages with private gardens located to the rear providing security and privacy.
- A clear hierarchy of open spaces including an extensive green corridor along the southern boundary.
- Careful positioning of buildings to maximise views and surveillance of public open spaces.
- A highly legible structure of streets and where residents and visitors can intuitively find their way around the development.
- A strong sense of rhythm and continuity along streets.
- Mid-range and long distance views maintained along streets and between houses and from publicly accessible green spaces.
- Generous setbacks and landscape buffers to adjoining uses.
- Use of corner-turning and dual aspect houses at key intersections to provide focal points/landmarks and provide definition and surveillance to streets and spaces.



DETAILED MASTERPLAN

Pedestrian and cycle network

New pedestrian and cycle links through the Site will allow increased connectivity to existing recreational routes, public open spaces and new non-residential facilities. These routes will benefit new residents and the existing local community.

The new routes, which will be comprised of a network of footpaths and cycleways, will be based on key desire lines to connect new homes with new and existing community facilities and onwards to the surrounding network. Key routes will be off-road, passing through green corridors within the development. Other routes will use the network of streets to ensure maximum permeability through the Site.



Parking

CAR PARKING

Car parking may include a combination of off-plot and on-plot, with some to the sides of properties and in garages.

All car parking solutions will:

- Form an appropriate response to each street typology;
- Be designed so that parked vehicles are visually unobtrusive and parking spaces are convenient and safe to use;
- Be well landscaped;
- Be designed to discourage parking on verges, with use of bollards, planting etc;
- Include visitor parking in appropriate locations; and
- Include kerbside parking along secondary and tertiary roads.

A balanced mix of parking solutions has been employed to avoid a car dominated environment. Parking is predominantly in-curtilage via bays and driveways to the side of homes, meeting local standards (e.g. two spaces for 3-bed homes, three for 4-bed homes).

Where private shared driveways are provided, these will be owned and maintained by the residents they serve through legal provisions within the title deeds.

To minimise infrastructure complexity, any lighting within shared drives will be provided on an individual-plot basis, avoiding the need for feeder pillars or central management systems. This approach keeps maintenance simple, safe and equitable for all residents

CYCLE PARKING

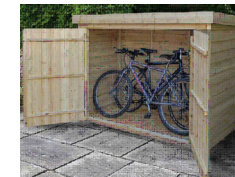
The promotion of cycling as a primary sustainable mode of transport is a key priority. Cycle parking will be implemented in key public spaces within the public realm.

Each dwelling benefits from secure cycle parking, provided either within an appropriately sized garage or via a dedicated, secure cycle storage unit located within the rear garden. These step-free, weather-protected facilities encourage sustainable, everyday cycling journeys.



-  Allocated Parking to side drive (30 spaces)
-  Allocated Parking to frontage (156 spaces)
-  Allocated Garage space (25 spaces)
-  Number of bedrooms in home

 Indicative position for external plot cycle storage unit as below or similar provided where no garage is available. Storage situated on a solid hardstanding (generally an extension of the plot paving).



PARKING LAYOUT PLAN

Access

The development will be served by two proposed vehicular access points from the adjacent residential area.

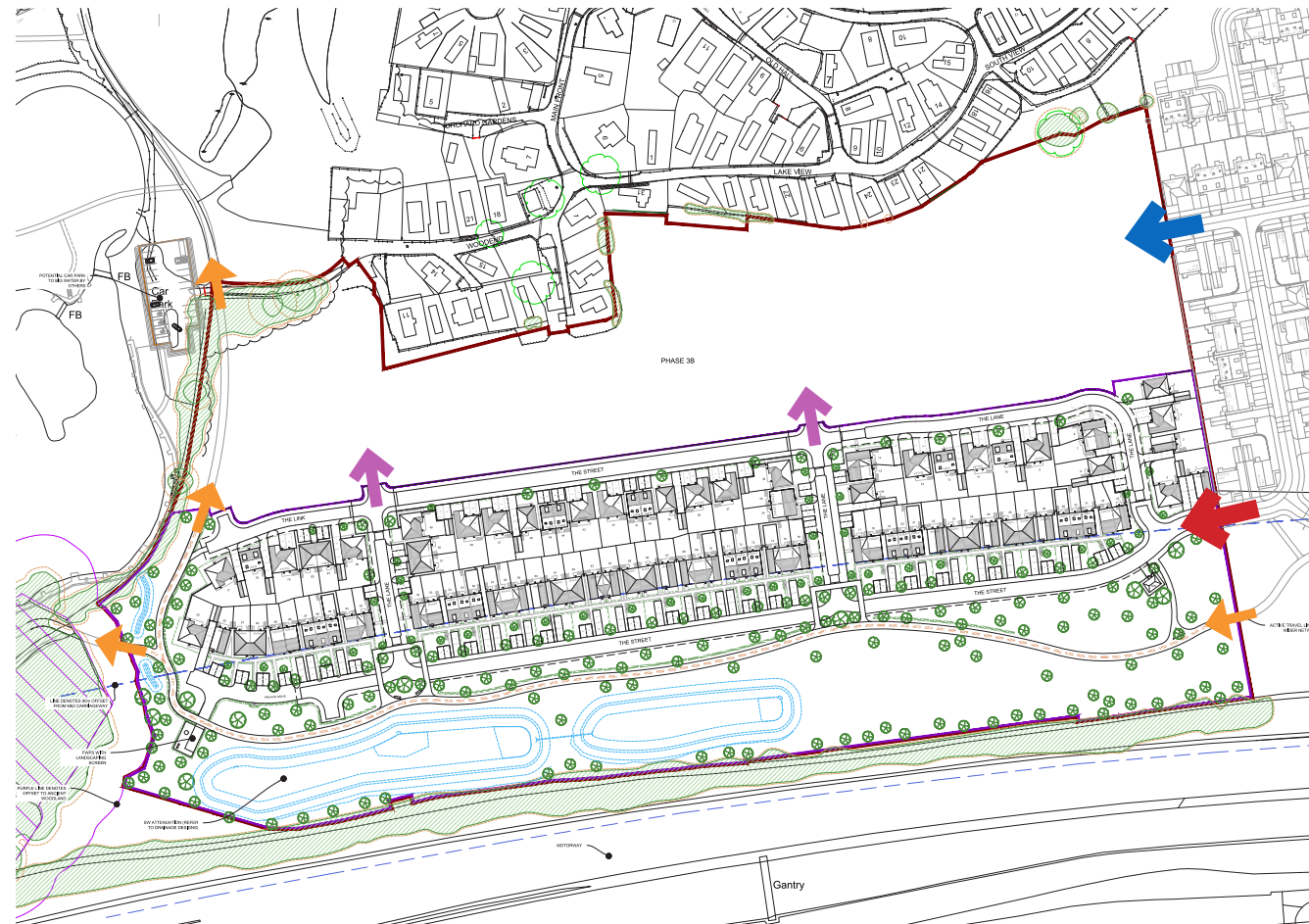
Further details regarding the proposed highway access points can be found within the Transport Assessment submitted as part of the planning application.

The proposed access locations are indicated on the adjacent plans.

Accessibility

34% of homes (31 units) are M4(1) and non-NDSS compliant. 66% of homes (62 units) are M4(2) and NDSS compliant.

-  Full application area vehicular access from development to the east
-  Outline application area vehicular access from development to the east
-  Vehicular access between full and outline application areas
-  Pedestrian / cycle access points



PROPOSED VEHICULAR AND PEDESTRIAN ACCESS PLAN



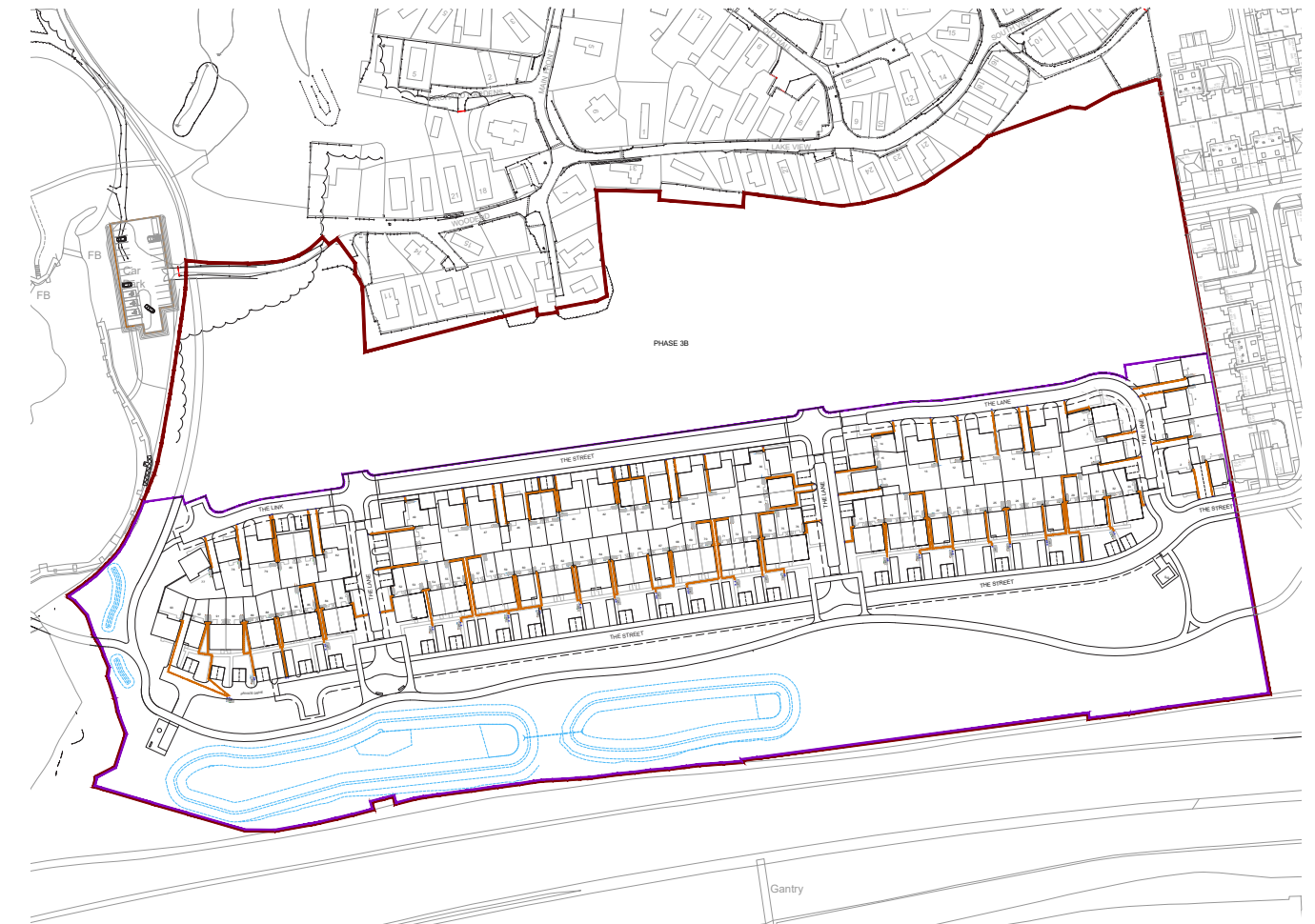
Refuse and servicing

Refuse and recycling have been integral to the layout design. Each home has a designated hard-standing area within its rear garden for bin storage, and all collection points are within 30m of a refuse vehicle route.

Communal holding points are provided where necessary for collection day, and swept-path tracking confirms satisfactory access for both refuse and emergency vehicles.

This coordinated approach ensures that all aspects of movement, walking, cycling, driving and servicing are convenient, inclusive and easy to manage, contributing to a safe, accessible and well-functioning neighbourhood.

-  Refuse collection point
-  Refuse storage area
-  Route from storage area to collection point



REFUSE STRATEGY PLAN



Built form principles

Built form is designed to provide an appropriate response to the Site’s surroundings.

The following general principles will be applied across the development:

- Context-appropriate buildings and their arrangement will be used to define the interfaces between residential development and open spaces.
- Buildings must actively face and overlook green spaces and streets.
- Building layout and the spaces they define will provide sense of place, recognisable spaces and focal points.
- Corner buildings should be articulated to define corners and provide active interfaces on both sides.
- Landmark buildings will be used to aid orientation and navigability on the journey through the scheme and should be noticeably distinct from other buildings by a change in height, style and/or materials. They should terminate key views and frame nodes.
- Variations in ridge height and roof pitch across the Site will create an interesting roofscape that responds to the local context.
- On primary roads buildings will form generally continuous built frontages or closely spaced built form, providing enclosure to frame streets and key vistas.
- On secondary streets it will be appropriate for more / wider gaps between buildings to create less enclosed, less urban streets.

- At the edges of the development, adjacent to open spaces, buildings will form generally broken built frontages, with a higher proportion of wider gaps between buildings to reflect the more informal character at the periphery of blocks.
- Frontages will have common characteristics to provide a unified street scene, and should reflect the character of the street or area they front onto.
- Block structure should be designed to complement the existing urban context.



Housing density

In line with the NPPF, the Site will be developed at a density that reflects the surrounding context while efficiently using land.

The delivery of the 93 dwellings for Phase 3A (detailed parcel) will result in an average net density of approximately 34.5 dwellings per net hectare / 28.7 dwellings per gross hectare. The proposed density is considered to strike an appropriate balance between the need to reflect local character, make efficient use of a site in a sustainable location and provide for a range of housing needs. It also allows the retention/provision of significant green infrastructure on the Site.

MIX OF HOUSING

The development will provide a range of homes with 1 to 5 bedrooms to meet the current requirements of the local area. The housing mix covering Phase 3A (detailed parcel) is indicated in the table below:

HOUSETYPE	BEDROOMS	STOREY	Total Number
A32 BRAMBLEFORD (E/S)	3	2	14
A32 BRAMBLEFORD (M)	3	2	3
A35 TETFORD (S)	3	2	3
A35 TETFORD (D)	3	2	8
T31 AYNESDALE (S)	3	2	7
B31 HARRTON (E/S)	3	2.5	14
B31 HARRTON (M)	3	2.5	5
A41 AYLFORD (S)	4	2	14
A43 COLFORD (D)	4	2	5
G42 CORKHAM (D)	4	2	4
T45 WANSDALE (D)	4	2	5
G44 KITHAM (D)	4	2	7
B51 AIRETON	5	2.5	4
TOTAL			93

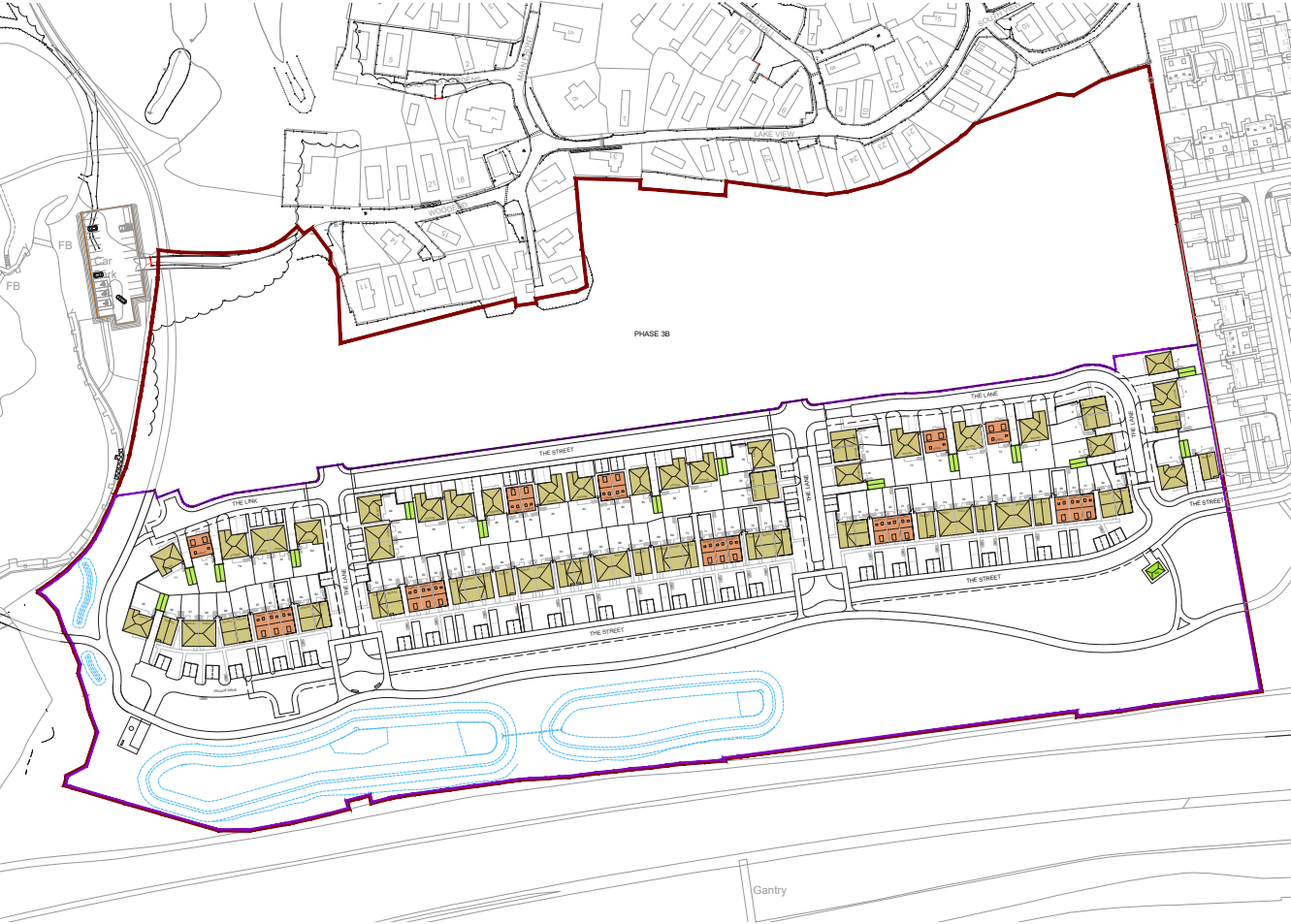
BUILDING SIZE AND SCALE

Proposed building heights are illustrated on the plan opposite.

In order for the development to sit well within the wider context, the maximum height of buildings will be two and half storeys with most properties being 2 storeys.

Building heights have been carefully considered. Two and a half storey houses are distributed across the Site to add variety to the roofscape and avoid a homogeneous development. They have also been used in appropriate locations as focal/header buildings and to help provide containment, enclosure and a sense of scale to areas of public open space.

- 1-Storey Buildings
- 2-Storey Buildings
- 2-Storey Buildings with Room in the Roof



BUILDING HEIGHT PLAN

Existing features

A landscape-led approach has been adopted to ensure the habitats of most value are retained within the scheme. These give the scheme a strong landscape structure, sense of place and maturity.

Existing high value landscape and ecological features, such as existing trees and hedgerows will be retained as wildlife habitat areas and will be set within green corridors to form part of the Green Infrastructure network. These corridors will maintain connectivity between existing and proposed on-site and off-site habitat areas.

Where existing landscape and ecological features cannot be retained, the development will provide compensatory planting and habitat creation to ensure that there is a net-gain in features across the Site as a result of the development proposal.

Ecological features

Site wide ecological features will include the following:

- Native tree and shrub planting
- Native hedgerows to provide habitat links
- Native wildflower meadow grassland
- SUDS features with wetland habitat
- Bat and bird boxes in trees and integrated in homes
- Amphibian refugia woodpiles
- Hedgehog highways provided in rear gardens
- Green corridors to allow for badger movement



NEW SUDS BASIN WITHIN POS

Biodiversity net gain (BNG)

Appropriate planting and landscape management will enhance biodiversity and encourage the interaction of people and wildlife to promote environmental and social sustainability. A range of habitat types and foraging routes will be introduced such as wetland, wildflower meadows, native hedgerows, native scrub and woodland.

The open spaces will encourage ecological diversity and will incorporate species and plant communities found regionally.

Enhanced habitat areas will be implemented to offset any potential losses in line with national and local policy, and will be secured under a 'Biodiversity Habitat Enhancement Plan'. Site enhancements will create a gain of +1.87 habitat biodiversity units equating to a +10.01% gain and a gain of + 2.65 hedgerow units equating to a +109.37% gain, in accordance with the Statutory Biodiversity Metric.

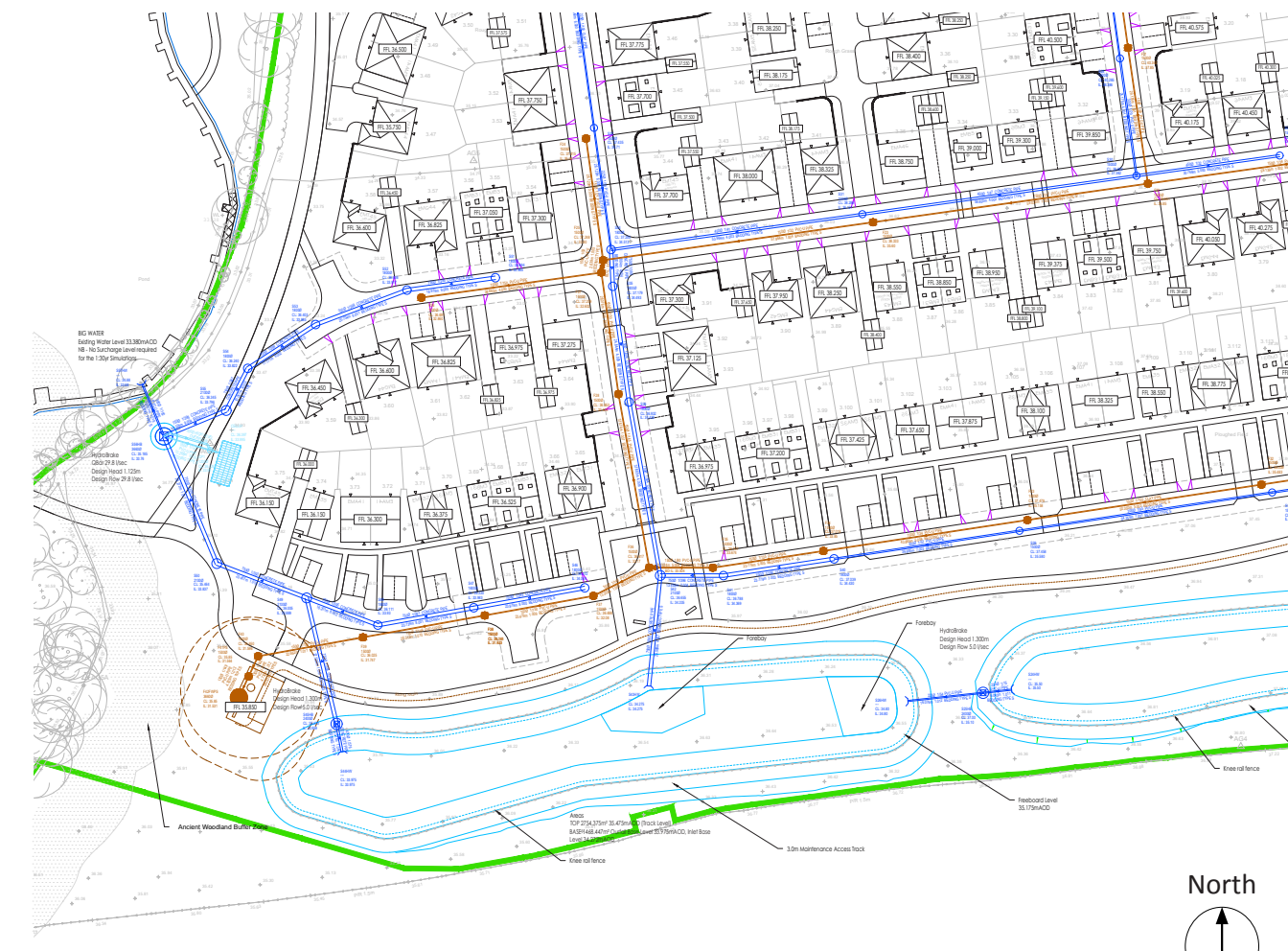
Refer to submitted BNG report and Habitat Management and Monitoring Plan for further details.

Sustainable drainage

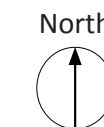
A SuDS system will be designed with multifunctional naturalistic interventions that provide ecological, recreational, and amenity benefits, using creative solutions to allow rainwater capture to be a visible feature which makes use of the topographical falls across the Site. SuDS features including permeable surfaces, ponds, basins, and swales will be created as integral parts the greenspace network in line with the guidance set out in the Halsnead Garden Village Masterplan SPD and accompanying Design and Local Distinctiveness Guide. Refer to submitted Drainage Layout for further details.



NATURALISTIC SUDS BASIN



DRAINAGE PLAN EXTRACT



Landscape design principles

The Landscape Strategy for the Site provides a robust landscape-led approach - in keeping with Garden Village principles. Public areas have been designed to be multi-functional open spaces to bring people together and boost health and wellbeing. Multi-functional benefits include space for recreation, areas for ecological enhancement, visual amenity, flood alleviation, and protection of existing valued landscape features.

Existing vegetation will largely be retained and enhanced as part of the proposals.

A generous green buffer is proposed along the Site's southern boundary with the M62. This will perform an important role in terms of mitigating noise and air quality, as well as providing a focus for general recreation. The open space will have a series of SUDs features designed to add ecological value and to retain low levels of water throughout the year to create more visual interest.

Green buffers are proposed between new houses and existing properties on adjacent areas, including along the northern boundary with Halsnead Park



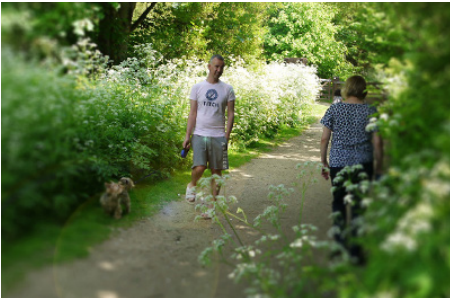
Typical rural character boundary treatment



Naturalistic character to POS



Pathways through wildflower meadows



Recreational greenways along existing hedges

Landscape character

The Site falls within the Halsnead Fox's Bank character area of the wider Garden Village Masterplan. The landscape will be designed in accordance with this guidance to create a semi-rural character which complements the surroundings, and the existing nearby landscape and built form. Native tree planting, mixed native hedges and meadow grassland, along with traditional estate rail fencing will set the rural scene. Private gardens will have a more gardenesque design to create a traditional 'cottage garden' character.

The public realm areas will comprise a simple palette of landscape treatments to create an informal, naturalistic character. Off-road pedestrian and cycle paths, flanked by short cut grass verges, species rich wildflower meadow, and native trees and shrubs will provide an attractive and legible landscape character.

Landscape spaces

A series of greenspaces are located throughout the Site, focused around existing and new landscape features, or at the heart of the new residential areas.

The broad principles of the greenspace network are:

- Provide a clear hierarchy of public open spaces catering for a range of different needs;
- Create attractive and naturalistic amenity spaces through planting of new trees, hedgerows and wildflower meadows;
- Enhance biodiversity and wildlife habitats through the implementation of native shrub, hedge and tree planting where possible;
- Properties set back from the street to allow for front gardens and planting along property boundaries to help define public and private space;
- Locate hedge and shrub planting to the development frontages and boundaries, and to the front gardens of homes to define public and private space, add structure to the street scene and frame views;
- Provide tree planting alongside the roads in front gardens, and verges where space permits, to frame views along the main access road and into public open spaces to soften the built form; and
- Plant low-growing native and ornamental shrubs, perennials and grasses within front gardens and focal areas to provide year-round interest.

The adjacent extract from the Landscape Strategy Plan identifies the landscape spaces located throughout the proposed development.



LANDSCAPE STRATEGY PLAN



Landscape furniture and materials

A high-quality, simple palette of furniture, and street and landscape materials will be used throughout the Site in accordance with the Halsnead Garden Village Design and Local Distinctiveness Guide.

This palette will reflect the semi-rural setting and the surrounding countryside. Wide footpaths through open spaces will be bound tarmac. Natural materials will be used where possible. The nearby countryside and woodland setting will influence the boundary treatments, including native hedgerows, rural style fencing (estate rail), or brick walling to match the existing and new buildings.

In summary, the furniture and landscape materials palette comprises:

- Black tarmac carriageway and pavements
- Light grey granite kerb edges
- Saxon buff concrete paving flags to private plot paths
- Resin bonded surfacing to footpaths
- Marshall's Tegula Block Paving to lanes and shared drives
- 1.2m high Estate railings
- 1.8m high brick screen wall
- Hedges up to 1 metre high to plot frontages and public spaces
- 1.8 metre high close boarded fences are used in rear gardens



The Broxap 'Blackburn Seat' (or equivalent) or bespoke seating. Cast iron frame seat in streamlined contemporary design with eleven treated hardwood slats.

Fixing: Root fixed
Dimension: L1800 x W605 x H840 mm
Material: Engineering grade 250 Cast iron and hardwood
Colour: Black (RAL 9005)
Finish: Treated hardwood. Cast iron finished with a primer undercoat and a 2 - pack acrylic topcoat
Extras: Embellishments painted white



The Broxap 'Sheffield Cycle Stand' (or equivalent). This simple hoop design allows cycles to be secured to the continuous one-piece steel tube in a variety of ways.

Fixing: Root Fixed
Dimension: W715 x H800 x DIAM48.3 mm
Material: Galvanised steel
Colour: Black (RAL 9005)
Finish: Polyester Powder Coated
Extras: Other sizes available



The Broxap 'Eco Steel Litter Bin' (or equivalent). Steel 120 litre eco litter bin with two posting apertures and galvanized steel liner.

Fixing: Root Fixed
Dimensions: W535 x H1020 mm
Capacity: 120L
Material: Galvanised Steel
Colour: Black (RAL 9005) with white text / logo
Finish: Powder galvanised prime and polyester powder coated
Extras: Recycling bins in the same styles to be sited in appropriate locations. Please refer to Knowsley Council's Litter Bin Policy.



Woodscape Bollard (or equivalent).

Fixing: Ground fixed
Dimension: Smaller bollards (200W x 1000H mm above ground). Larger bollards (300W x 3000H mm above ground).
Material: FSC Certified Naturally Very Durable Hardwood Timber
Colour: Stained
Finish: Treated
Extras: Reflective strips where necessary



Hatton Rustic 4 Slat Seat (or equivalent). Four slat timber seat constructed from treated soft or hardwood to suit the parkland aesthetic.

Fixing: Ground fixed
Dimension: 2000L x 580W x 770H mm
Material: Softwood or FSC Hardwood Timber
Colour: Stained
Finish: Treated
Extras: Extended legs for below ground fixing



Springfield Picnic Bench (or equivalent). An all-in-one timber unit to provide shared amenity seating within parkland.

Fixing: Ground fixed
Dimension: 1800L x 1500W x 785H mm
Material: Softwood or FSC Hardwood Timber
Colour: Stained
Finish: Treated
Extras: -



Woodscape Bollard (or equivalent).

Fixing: Ground fixed
Dimension: Smaller bollards (200W x 1000H mm above ground). Larger bollards (300W x 3000H mm above ground).
Material: FSC Certified Naturally Very Durable Hardwood Timber
Colour: Stained
Finish: Treated
Extras: Reflective strips where necessary



Woodscape Cycle Parking Bollard (or equivalent).

Fixing: Ground fixed
Dimension: 200W x 1000H mm (above ground)
Material: FSC Certified Naturally Very Durable Hardwood Timber
Colour: Stained
Finish: Treated
Extras: -



Streetmaster Woodland Bin (or equivalent). Rustic style timber bin with galvanised steel frame, capable of extending 300mm below surface.

Fixing: Ground Fixed
Dimension: 590W x 950H mm
Capacity: 110L
Material: Soft or hard wood with steel frame
Colour: Stained
Finish: Treated
Extras: With or without lid



Cheshire Estate Fence (or equivalent). Elegant estate styled steel fencing traditionally associated with country parks and rural estates.

Fixing: Root Fixed
Dimension: 1200H mm
Material: Galvanized steel
Colour: Black (RAL 9005)
Finish: Polyester powder-coated
Extras: Estate gates to match fencing

Lighting

The site-wide lighting approach will be designed to provide safe and legible routes for people while minimising unnecessary light spill, glare, and upward light. Lighting will be limited to areas where it is essential for safety and security, such as key pedestrian routes, road junctions, and entrances, and will employ low-intensity, warm-white fittings with full cut-off optics to reduce skyglow and light trespass.

Controls such as dimming, timers, and presence detection can be used to limit operating hours and avoid continuous illumination in sensitive areas. The strategy will be informed by ecological surveys to ensure lighting avoids disturbance to wildlife, particularly along green corridors, open spaces, and SuDS features, with buffer zones maintained as dark areas. Lighting specifications will follow the Halsnead Garden Village Design and Local Distinctiveness Guide.

Application of the lighting will be as follows:

- Warm White LEDs to be used on all residential roads
- All residential lanterns will need to conform to Glare Class G1
- All products to be painted black (RAL9005)
- Lighting columns should be located to the rear of the verges to provide the correct levels of lighting of footpaths and carriageway
- Lighting columns should be placed in locations that achieve optimal spacing distances and that also reduce street clutter

Play

As set out in the Halsnead Garden Village Masterplan SPD, no formal play provision is required as part of this development. Formal play, in the form of a Neighbourhood Equipped Area for Play (NEAP) and a Local Equipped Area for Play (LEAP) will be provided elsewhere within the wider Halsnead Garden Village. This provision will cover the formal play requirements of this development.

	Column	Lantern / Size	Bracket	Lighting Class	Ely Optic
Main Street	DW Windsor Tubular - 8m	DW Windsor Ely B	DW Windsor Roco Top Entry - 1m	M5/P3	Performance LED
Residential Avenue	DW Windsor Tubular - 6m	DW Windsor Ely C	DW Windsor Roco Top Entry - 0.5m	P3	Performance LED
Access Street	DW Windsor Tubular - 5m	DW Windsor Ely C	DW Windsor Roco Top Entry - 0.5m	P4	Performance LED
Lane	DW Windsor Tubular - 5m	DW Windsor Ely C	DW Windsor Ely V-shaped stirrup-mounted	P4	Performance LED

Planting palette

The following lists provide an example of the typical species range which will be used across the scheme. Species will be selected from the suggested planting lists from the Halsnead Garden Village Design and Local Distinctiveness Guide, supplemented with other suitable species to align with the intended Halsnead Fox's Bank character. See submitted planting plans and schedules for further details.

TREES

Typical public open space trees include:

- Acer campestre
- Betula pendula
- Pinus sylvestris
- Quercus robur

Typical avenue and street trees include:

- Acer campestre ‘Elsrijk’
- Betula albosinensis ‘Fascination’
- Liquidambar styraciflua ‘Worplesdon’
- Tilia cordata ‘Greenspire’

Typical residential front garden trees include:

- Amelanchier ‘Ballerina’
- Crataegus x prunifolia
- Malus baccata ‘Street Parade’
- Prunus ‘Snow Goose’

PUBLIC OPEN SPACE HEDGE / SHRUB / ORNAMENTAL PLANTING

Typical public open space planting include:

HEDGES

- Acer campestre
- Carpinus betulus
- Ligustrum vulgare

ORNAMENTAL PLANTING

- Choisya x dewitteana ‘White Dazzler’
- Euonymus fortunei ‘Emerald Gaiety’
- Pinus mugo ‘Mops’
- Phlomis russeliana
- Viburnum tinus ‘Eve Price’

RESIDENTIAL FRONT GARDENS

Typical residential front garden planting include:

HEDGES

- Prunus laurocerasus ‘Otto Luyken’
- Lavandula angustifolia ‘Munstead’
- Hypericum x hidcotense ‘Hidcote’

ORNAMENTAL PLANTING

- Brachyglottis ‘Sunshine’
- Geranium Rozanne
- Hydrangea arborescens ‘Strong Annabelle’
- Potentilla fruticosa ‘Elizabeth’
- Weigela ‘Florida Variegata’



Acer campestre ‘Elsrijk’



Betula pendula



Acer campestre



Choisya 'White Dazzler'



Hydrangea ‘Annabelle’



Liquidambar styraciflua



Tilia cordata ‘Greenspire’



Prunus ‘Otto Luyken’



Geranium Rozanne



Potentilla ‘Elizabeth’

Appearance

The architectural language continues that of the recently completed development adjacent, using a familiar palette of red and buff brick with slate-effect roof tiles and simple gable forms. This ensures a clear visual continuity across both phases while allowing subtle variation across the layout to reinforce identity and respond to setting.

MATERIALS AND DETAILING

Brick tones vary between character areas to provide rhythm and distinction, complemented by contrasting brick heads, stone cills and occasional render panels to mark corners and key vistas.

Brick type and colour has been chosen to complement traditional building materials identified locally. Subtle variation in brick type and introduction of timber detailing to front gables of some houses will be used to help identify specific character areas within the development.

Materials will be grouped so that whole sections of streets will have the same facing and roof tile, especially houses facing each other. Where changes in materials are introduced, this will be at logical locations, for example at corner or mid-plots.

All housetypes are drawn from the current Taylor Wimpey portfolio and incorporate energy-efficient detailing with provision for discreet solar panels where required.

Together, these elements create a contemporary interpretation of local vernacular architecture that is attractive, robust and long-lasting, and follow the design principles established by the Halsnead Garden Village

The accompanying drawings and schedules illustrate the use of these materials across the development, confirming their suitability for both private and adoptable areas.

All selected products are proven, low-maintenance and consistent with those approved in previous Fox Wood Garden Village phases, ensuring visual coherence across the wider neighbourhood.

Building materials are predominantly high-quality facing brick with limited render, chosen to complement local tones while adding warmth and variety. Roofing materials are long-life slate-effect tiles in dark grey. Where photovoltaic panels are required, they will be integrated neatly within the roof plane to maintain the clean form of the streetscape.

Boundary treatments are coordinated with the overall materials palette to reinforce enclosure and provide a clear distinction between public and private space.

Railings and hedging define key frontages; brick screen walls and timber fencing provide privacy to rear gardens.

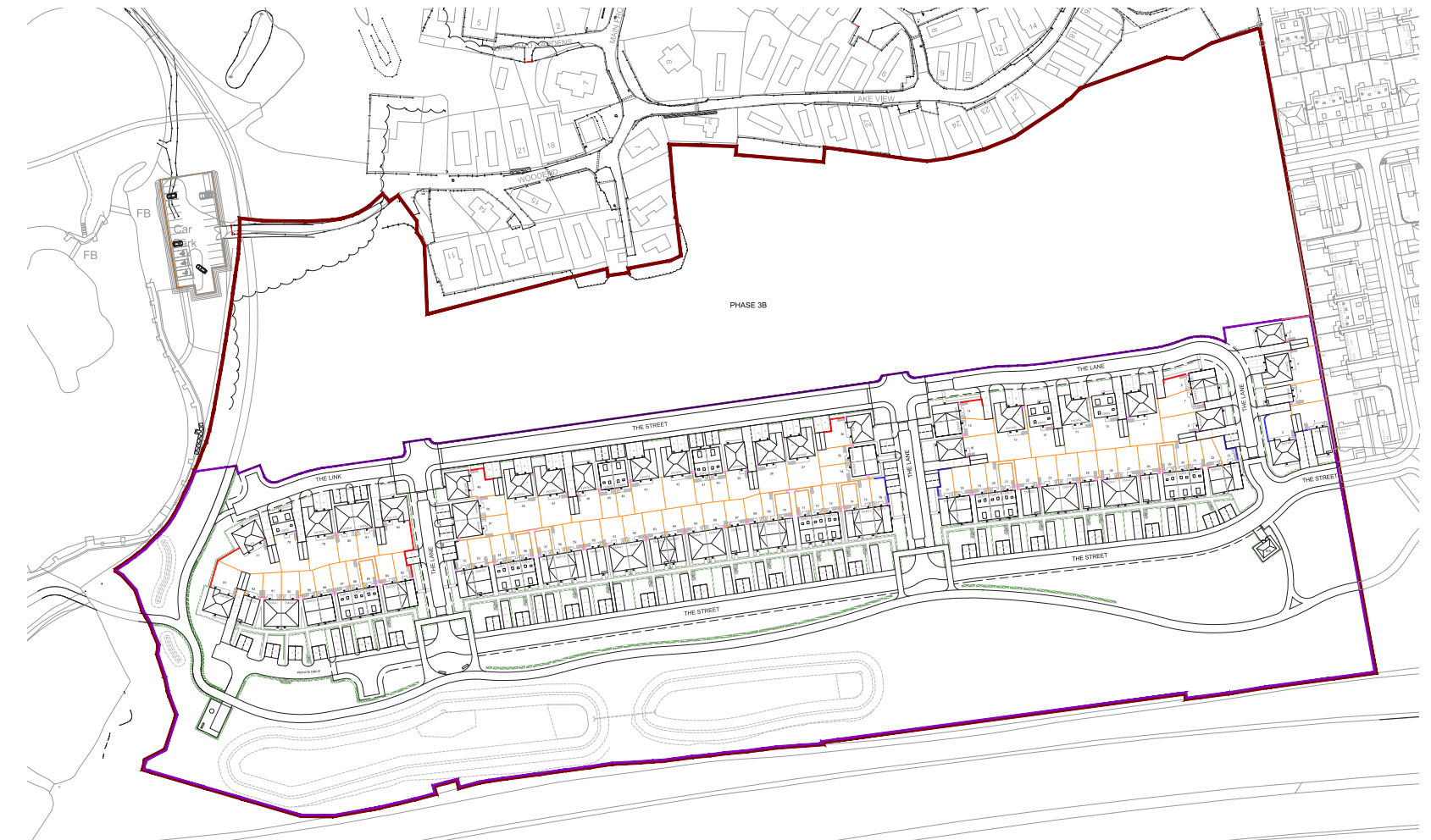
These details collectively contribute to a safe, attractive and well-defined public realm, reinforcing the development's character and sense of place.

Extracts of these details together with indicative images are shown on the following pages, but more detail can be found on the accompanying Materials Plan and Boundary Treatments Plan.

FACING BRICKS



ROOF TILES



BOUNDARY TREATMENTS PLAN

Appearance

EXAMPLE HOUSETYPE ELEVATIONS

The following example typical housetype elevations provide a guide to the visual appearance of the proposed homes. For full elevation and floor-plan details refer to the submitted Housetype Pack.

MATERIALS AND DETAILING NOTES

- Main facing material to be predominantly facing brickwork to complement the elevational style of the existing area.
- Occasional use of feature white render to upper floor elevations.
- Roof material will be slate grey, peat brown or cottage red interlocking concrete tiles with a simple line.
- Windows are modern casements in RAL 7038 (Agate Grey).
- Front doors are of a modern style in RAL 7038 to match windows, with any garage door matching.
- Occasional use of tiling hanging features to bay and gables.
- Feature projecting brickwork banding in contrasting brick.
- Fascias, soffits and verges to be black uPVC
- Rainwater goods to be black.



THE WANSDALE



THE AYNESDALE



Taylor Wimpey North West



THE AYLFORD



THE CORKHAM



THE AIRETON



THE TETFORD

Taylor Wimpey North West



THE HARRTON



THE BRAMBLEFORD

Halsnead Garden Village Masterplan character areas

The overall character of the Site follows the principles set out in the Halsnead Garden Village Masterplan SPD and accompanying Design and Local Distinctiveness Guide. The Site falls within the Halsnead Fox's Bank character area of the wider Garden Village Masterplan.

The Fox's Bank character area is described as:

'A less formal development and broader open space with pedestrian and cycle connections to Big Water and beyond, characterises this area. The area is defined by its valuable historic features and its proximity to the more rural landscape to the east. Appropriate screening vegetation is needed to ensure a sensitive interface between this character area, Halsnead Park and the M62 Motorway.'

'Fox's Bank has open views towards high quality rural landscape and strong landscape features such as Fox Clump that evoke the former Halsnead Park Estate. Using rural English cottage gardens as inspiration, Halsnead Fox's Bank shall be more colourful with an emphasis on flowering and variegated foliage species. A multi-functional green corridor will be provided to the motorway edge.'

Fox Wood Phase 3 character

The character of Fox Wood Phase 3 follows the principles set out in the Halsnead Garden Village Masterplan SPD and accompanying Design and Local Distinctiveness Guide, and builds on the established built-form design, materials palettes, and landscape treatments of the previous Fox's Bank development phases.



Sustainability and Climate Resilience

Sustainability principles are embedded throughout the scheme in line with the NPPF, the NDG's Climate theme, and Knowsley's local planning policies.

ENERGY AND CARBON REDUCTION

Fabric-first dwellings exceeding current Part L standards are complemented by photovoltaic generation (indicative 0.8–4.5 kWp per home as appropriate). All homes are provided with EV charging, and predicted performance demonstrates improvement over current regulatory baselines. Water efficiency measures target ≤ 125 l/p/d. Refer to Energy Report for further details.

WATER AND DRAINAGE

Surface water is managed through the SuDS hierarchy, with on-plot interception, permeable construction where appropriate, and below-ground attenuation in the western open space before controlled discharge to the existing network. The design mitigates localised ponding identified in mapping and delivers water-quality and biodiversity co-benefits via meadow planting above attenuation structures. Refer to the Flood Risk Assessment & Drainage Strategy for further details.



SUSTAINABLE TRAVEL & MOBILITY

The development promotes low-carbon travel through walkable streets, cycle connections to the wider area and good access to bus services. Each home includes EV charging, supported by a Travel Plan to encourage walking, cycling, public transport and shared travel. Refer to EV charging strategy drawing and Framework Travel Plan for further details.



Approximate position of proposed vehicle charge point. EVIQ Charging point (or similar), exact location to be determined in conjunction with supplier.



Approximate position of proposed vehicle charge point. EVIQ charging point with floor stand, exact location to be determined in conjunction with supplier & developer



EV CHARGING PLAN EXTRACT

MATERIALS AND WASTE

Locally sourced, low-maintenance materials reduce embodied carbon. Construction will follow a CEMP ensuring resource efficiency and site biodiversity protection.

RESILIENCE AND WELL-BEING

Street trees provide shading, cooling and air-quality benefits, while the network of open spaces promotes active lifestyles and social interaction.



Crime and Security

The proposed development has been designed with a strong emphasis on crime prevention through design, using principles of natural surveillance, clear definition of space, and active frontages.

By ensuring homes face outward and overlook streets and public spaces, the layout fosters a sense of community and safety, with neighbours able to observe their surroundings.

This visibility plays a crucial role in deterring anti-social behaviour and encouraging social interaction throughout the Site.

DESIGN MEASURES

Key security features are embedded within the scheme, including front and rear doors and windows designed to meet PAS 24 standards, providing robust resistance against intrusion.

Car parking is secure and conveniently located either within curtilage or directly adjacent to dwellings, further promoting both safety and convenience for residents.

Boundary treatments reinforce the distinction between public and private space. Rear gardens are enclosed by 1.8m timber fences or brick walls, ensuring privacy, while front boundaries use low planting or railings that maintain visibility and an open streetscape.

This balance between enclosure and openness ensures defensible spaces without creating hidden corners or blind spots.

COMMUNITY AND SAFETY

The design promotes community engagement by encouraging the use of safe, attractive public spaces.

These well-overlooked environments naturally discourage anti-social behaviour and support social cohesion.

While formal Secured by Design accreditation is not currently sought, the proposals fully align with its principles, embedding safety, inclusivity and well-being into the fabric of the development.

Together, these measures create a secure yet welcoming environment, balancing privacy and openness to deliver a safe, vibrant neighbourhood for residents and visitors alike.

LIGHTING AND VISIBILITY

Public spaces and footpaths will be appropriately lit to ensure visibility and safety at all times.

Lighting has been carefully designed to avoid glare and to protect ecological areas, especially near the western green corridor.

Where private shared driveways are provided, they will be owned and maintained by the residents through title provisions, and any lighting will be installed on an individual-plot basis to avoid unnecessary feeder pillars or complex management arrangements.

LAYOUT PRINCIPLES

The street network avoids dead-ends and cul-de-sacs wherever possible, instead creating multiple routes through the development with clear sight lines across open spaces.

This reduces opportunities for concealment and supports movement, legibility and passive surveillance.

Active travel routes and play areas are fronted by homes, ensuring constant natural observation of these shared spaces.



KEY LAYOUT PRINCIPLES (PARAMETERS PLAN)

Building for a Healthy Life

Building for a Healthy Life (2020) sets out twelve considerations for creating places that are healthy, distinctive and easy to live in. They are grouped under three themes - Integrated Neighbourhoods, Distinctive Places and Streets for All - and together describe what makes a successful, sustainable and people-centred community.

The layout and design of the proposed development have been assessed against each of these criteria.

The table adjacent summarises how the development performs, using the standard Green / Amber / Red approach to highlight strengths and areas for continued refinement.

SUMMARY

The development performs very strongly against the Building for a Healthy Life 2020 framework, achieving 12 Green ratings.

This demonstrates a well-considered, landscape-led and inclusive design that supports walkability, safety and community life while reinforcing local identity.



Integrated Neighbourhoods		
Consideration	Assessment	Score
Natural connections Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.	- Phase 3a will be served by a single point of vehicular access located at the site's south-east corner which connects it directly with Phase 2a and the wider Garden Village. Potential exists for a secondary access point to the north serving Phase 3B. The detailed layout for Phase 3a includes two potential connection points to Phase 3b to the north. - The site is well integrated into its wider natural and built surroundings - green infrastructure is used as connective tissue with proposed green corridors and Greenwats linking directly to Big Water, Halsnead Park, existing woodland and adjacent development phases. A consistent landscape character and material palette aligns the site with its wider context, helping it read as a natural continuation of the Garden Village rather than a separate enclave. - The site is physically connected to its surroundings through a well defined network of pedestrian and cycle routes. A 3m wide shared pedestrian/ cycle link extends along the southern boundary of the site, connecting with the wider movement network to form a continuous recreational circuit and connecting the site with Halsnead Park and Big Water to the west. - A generous green corridor of public open space is provided along the southern boundary which connects with the existing open space within Phase 2a to provide a continuous corridor for the movement of wildlife and pedestrians. Development is pulled back from the western boundary where a green corridor is proposed along the edge of Big Water and Halsnead Park. - Development is arranged around a clear and continuous network of permeable streets, paths and open spaces, avoiding isolated parcels or disconnected areas. The layout ensures clear legibility and wayfinding through street hierarchy, planting structure and focal spaces so that users can easily understand how the site relates to its surroundings. - The proposed dwellings are arranged to front onto streets, Greenways and open spaces, ensuring edges are active, overlooked and visually connected rather than enclosed or defensive. This ensures clear transitions between public and private spaces that are easy to navigate, supporting comfortable movement throughout. Such spaces will be attractively landscaped, incorporating robust tree and lighting design strategies.	

Integrated Neighbourhoods

Walking, cycling and public transport

Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

- The development is located within the wider Halsnead Garden Village, a masterplanned settlement designed to prioritise sustainable movement. The wider Garden Village includes a comprehensive network of walking and cycling routes, encouraging active travel and reducing reliance on the private car.
- The development is characterised by pedestrian-friendly street layouts and footway provision, supporting safe and convenient walking within the site.
- Bus services operate along nearby routes, providing regular connections to Whiston, Prescott, Huyton and Liverpool.
- Whiston and Prescott rail stations are accessible by walking, cycling and public transport, offering wider regional connectivity.
- The site benefits from good access to key destinations, including schools, local centres and employment areas.
- Street design promotes low vehicle speeds, improving safety and comfort for pedestrians and cyclists. This is achieved in part by the incorporation of focal squares at key intersections along the primary east-west streets where horizontal deflection is introduced into the carriageway to help slow vehicles. Formal pedestrian crossings, a change of surface material and introduction of soft landscaping within these focal squares will further assist in slowing vehicles by signalling to drivers that they are entering a slow speed residential environment.
- The masterplan supports future public transport and active travel enhancements as the Garden Village is delivered in phases.
- Walking for short journeys is encouraged through a highly permeable layout with inter-connecting streets and avoidance of cul-de-sacs where possible. The main east-west streets are connected by shared surface lanes which promote permeability through the site for pedestrians.
- All streets and routes pass in front of people's homes rather than to the back of them, creating a well overlooked public realm.
- A 3m wide shared footpath/cycle route extends the full length of the southern corridor, wrapping around the western boundary and along the edge of Big Water and providing access into Halsnead Park. A further pedestrian/cycle route extends the the northern Greenway connecting with the wider Active Travel network.
- Legibility will be reinforced by the use and choice of different materials to distinguish primary and secondary routes. Streets for example will be finished in bitmac with silver grey granite aggregate chippings whereas 'lanes' will be surfaced in Tegula paving.
- Private paths to the front of houses along the southern boundary inter-connect to create direct and convenient routes between houses.



Integrated Neighbourhoods

Facilities and services

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

- Fox Wood Garden Village Phase 3 forms part of the wider Halsnead Garden Village, a strategic, masterplanned settlement. The wider Garden Village includes employment land, supporting access to local jobs and reducing the need to commute.
- Healthcare facilities (GPs, dentists, pharmacies) are accessible in Whiston and surrounding centres, with planned infrastructure investment as the community grows.
- Everyday services (shops, food, pharmacy, post office) are available in Whiston and Prescott, within walking/cycling distance or short bus journeys
- Primary and secondary schools are located nearby (including Halsnead Primary School approx. 1km to the north), with capacity supported through developer contributions and future Garden Village provision.
- The site benefits from frequent bus services and access to Whiston and Prescott rail stations, linking to Liverpool and the wider region.
- Strategic road connectivity is strong, with proximity to the M62 motorway.
- The wider Garden Village is supported by a comprehensive green infrastructure network, including parks, play areas and a proposed country park that benefit from good surveillance by surrounding homes and streets.
- The proposed southern green corridor will be designed as a multi-functional space providing opportunities for play and recreation. Potential exists to incorporate informal 'play on the way' features within 'Halsnead Greenway' alongside the proposed footpath route.
- Walking and cycling routes are integrated within the site's green infrastructure network, promoting sustainable and healthy travel. Public open spaces within the development will include simple timber benches to provide opportunities for rest and social interaction. Generous front gardens and active frontages throughout the development will encourage inter-action between residents.



Homes for everyone

A range of homes that meet local community needs.

- The development delivers a mix of dwelling types and sizes, including family housing suitable for different household needs and life stages.
- The development provides a mix of 3, 4 and 5 bedroom homes, supporting growing families and longer-term residence. A total of 10 different house types are proposed including a mix of detached, semi-detached and terraced properties.
- The development forms part of the wider Halsnead Garden Village, which includes a range of tenures, including market and affordable housing, supporting social diversity.
- Homes are designed to be adaptable and flexible, with layouts capable of responding to changing household circumstances over time.
- Affordable housing provision is delivered in line with local policy requirements, and will dispersed throughout the development. Homes are designed to be tenure blind.
- House types reflect local housing need and demand identified within the Knowsley housing market area.
- Streets and plots are designed to accommodate a range of accessibility needs, including level access and parking close to homes.
- 31 units (34%) are M4(1) and non-NDSS compliant (Brambleford & Ayleford). 62 units (66%) are M4(2) and NDSS compliant.



Distinctive Places		
Consideration	Assessment	Score
Making the most of whats there Understand and respond.	- Fox Wood Garden Village Phase 3 is shaped by its position within the Halsnead Garden Village, responding positively to the site's semi-rural edge setting. - Existing trees within the site are primarily located along the site boundaries and are retained within proposed green corridors. The built form is pulled back from the northern boundary to allow a landscape buffer (Halsnead Greenway) between new houses and Halsnead Park. A secure boundary is created to existing houses within Phase 2a along the eastern boundary through the use of inter-locking rear gardens. - Development is structured around a landscape-led approach, reinforcing natural character and integrating with the wider green infrastructure network to the north and west of the Site.The built form has been pulled back from the western boundary to preserve and respect the setting of Big Water. A landscaped Greenway (Big Water Greenway) is proposed along this boundary incorporating a shared pedestrian/cycle path from where attractive views of Big Water will be possible. - The proposed linear street layout facilities views through the site towards existing natural features including areas of woodland to the east. - The development connects into the wider country park and recreational network, maximising the value of existing and planned green assets. - Natural features are used to support biodiversity, drainage and climate resilience, contributing to environmental quality. The Southern Green Corridor accommodates a series of sustainable drainage ponds and natural planting which add ecological value and visual interest, whilst mitigating noise from the M62 and improving air quality for residents. - Houses along the southern edge of the development are setback behind deep front gardens to avoid the 90m air quality buffer associated with the M62. - The proposed drainage strategy utilises the natural topography of the site with a series of attenuation basins located on lower ground within the southern corridor.	

Distinctive Places		
A memorable character Create places that are memorable.	- A strong sense of arrival into the site is created. The main access road sweeps into the site from Phase 2a and is flanked by an attractively landscaped area open space along its southern edge. - The proposed Focal Squares will be key features within the development that will give it a strong sense of identity that differentiates it from earlier phases. The Focal Squares will be designed to have a formal character and will include tree and shrub planting to help soften the harder landscape treatments. Pedestrian routes through the squares will be highlighted by a change in surface material. - The Site falls within the Halsnead Fox's Bank character area of the wider Garden Village Masterplan. The landscape will be designed in accordance with this guidance to create a semi-rural character which complements the surroundings, and the architectural style of the proposed and existing nearby built form. Native tree planting, mixed native hedges and meadow grassland, along with traditional estate rail fencing will set the rural scene. - The proposed shared surface lanes connecting the primary east-west streets will also be key features of the development. High quality block paving will be used to distinguish these routes, helping to create a strong residential character. - A high-quality, simple palette of furniture, and street and landscape materials will be used throughout the Site in accordance with the Halsnead Garden Village Design and Local Distinctiveness Guide. This palette will reflect the semi-rural setting and the surrounding countryside. Footpaths through open spaces will be self-binding or resin-bound gravel, to create an informal character. Natural materials will be used where possible. The nearby countryside and woodland setting will influence the boundary treatments, including native hedgerows, rural style fencing (estate rail), or brick walling to match the existing and new buildings. The public realm areas will comprise a simple palette of landscape treatments to create an informal, naturalistic character. Self-binding gravel paths, flanked by short cut grass verges, species rich wildflower meadow, and native trees and shrubs will provide an attractive and legible landscape character. - The proposed landscape strategy envisages a series of distinct landscape character areas that will help to give the development a strong sense of identity. These include: the Southern Corridor; Big Water Greenway; Halsnead Park Greenway and series of Focal Squares. - The proposed building pallette comprises three primary facing bricks: Forterra Farmstead Antique; Forterra Woodside Mixture; and Wienerberger Kansas Red Multi. The design intent has been to choose materials which will complement local charcater and earlier phases whilst creating a development with a distinct identity of its own. The material palette varies across the site to create an organic feel and avoid an overly homogenous feel. Three different roof tiles will be used across the development. - Key corner plots and focal buildings will be identified with white render. - A suite of house types have been developed which exhibit a consistent architectural language. Typical detailing includes angled solider course bricks heads with keystone, brick course, mix of flat roof and mono pitch door canopies, finials, stone cills and quion detailing to front entrances of some house types	

Distinctive Places

Well defined streets and spaces Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.	• The layout establishes a coherent network of streets defined by continuous building lines and consistent plot frontages, ensuring streets are clearly enclosed and giving a strong sense of cohesion to streetscenes. • Streets and spaces are enclosed and well-overlooked by buildings. Corner-turning house types (The Aynsdale and Wansdale) are used throughout the development on key intersections. • Streets are well overlooked by the principal elevations of the properties which enclose them, with front doors accessing the streetscape via front gardens. Blank walls onto the street are avoided as much as possible. Homes are setback from the street to allow for frontage and integral parking and characterful landscaping to front gardens. • Hedgerow boundaries to front gardens will help to provide additional definition and containment to streets. • Public spaces such as green spaces and landscape corridors are framed by built form and structural planting, ensuring they function as identifiable places rather than residual land. • Structural landscaping in the form of hedgerows, tree planting and green buffers are used to reinforce street edges and spatial definition where built form is set back. • Careful consideration has been given to internal vistas. For example, views along central 'lanes' will be terminated with feature squares. • Houses are designed to provide active and attractive frontages onto the street with front entrances articulated with canopies of various designs, good sized front gardens and bay windows to some house types (e.g. The Wansdale). • A number of 2.5 storey houses are used as focal/header buildings including along the primary streets where they will assist in creating additional enclosure and sense of hierarchy to these primary routes. • Clear delineation is achieved between public and private space with careful space planning helping to avoi areas of 'leftover' space.	
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Distinctive Places

Easy to find your way around Use legible features to help people find their way around a place.	• The detailed movement network is designed to create a permeable, inter-connected, logical and easily navigable development that provides direct routes from where people live to where they will want to go. The layout is formed around a simple street pattern based on a strong perimeter block formation. Two east-west streets are linked with shared surface lanes to create a highly permeable layout and circular routes through the development. The linear arrangement of streets permit longer views through the site which alongside the proposed greenways and other open spaces, result in a development that is easy to understand and navigate. • Legibility will be reinforced by the use and choice of different materials to distinguish primary and secondary routes. Lanes will be surfaced in Tegula block paving whereas streets will be surfaced in Bitmac with silver grey granite aggregate chippings. • Corner-turning buildings will create landmarks to aid wayfinding. • The site is integrated into its wider natural and built context through a connected network of green corridors that link to Big Water, Halsnead Park, retained woodland and neighbouring development phases. Greenways act as strong linear landscape features, clearly signalling main movement routes and reinforcing orientation through consistent planting, path materials and enclosure. • Shared pedestrian and cycle routes are legible and continuous, running through green corridors and greenways to provide intuitive movement across the site and into surrounding areas. • Legibility is further reinforced by the retention/framing of key views out of the site towards adjoining open spaces including Big Wood, existing development and earlier phases of development. • Street trees and hedgerows define routes and frame views, helping users understand direction, scale and progression through the site. • Key connections are reinforced by landscape character changes, such as transitions between meadow, woodland and more formal street planting, which provide visual cues for wayfinding. • Focal squares introduce identifiable nodes within the neighbourhood, aiding legibility and creating memorable points along routes. • The consistent semi-rural landscape palette creates visual continuity, while subtle variations in planting density and form distinguish different spaces without causing confusion. • Clear delineation between public and private realms, using hedgerows, planting and boundary treatments, improves clarity of use and reduces ambiguity as people move through the site. • Development edges are clearly defined by green buffers and woodland planting, helping users understand the extent of the neighbourhood and its relationship to the surrounding landscape. • Routes are designed to be overlooked and active, reinforcing perceived safety and encouraging intuitive movement throughout the site. • Clear sight-lines are maintained to the pedestrian / cycle routes to ensure these feel safe and convenient to use.	
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Streets for All		
Consideration	Assessment	Score
Healthy streets Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.	• The development proposals naturally promote lower speeds through a well considered street network that follows a clear residential hierarchy, with primary and secondary routes designed to reflect their movement function. • Street geometry, junction design and enclosure from buildings and landscape create natural traffic calming, reducing the need for engineered measures. The predominantly residential character further reinforces low-speed, people-focused streets consistent with Healthy Streets principles. • Road widths have been kept to the minimum necessary to achieve the safe movement of vehicles. The main streets will have a carriageway of 5.5m whereas the 'lanes' will typically measure 4.8m wide with localised narrowing where they join the main east-west streets. • The relationship between streets and adjacent green spaces encourages casual meeting and community use. • Streets provide safe, convenient and legible routes for all users, ensuring vehicles do not dominate the public realm. • Pedestrian crossing points are provided at appropriate locations including through the Focal Squares, connecting the streets with the shared pedestrian/ cycle route through the southern green corridor. • The permeable layout supports short, walkable journeys, reducing reliance on the private car. • Attractively landscaped front gardens and hedgerow boundaries will add sensory richness to streets. • Dwellings are consistently arranged to front onto streets, providing active edges and natural surveillance. This reinforces a strong sense of enclosure, legibility and safety. • Public spaces and pedestrian routes are well overlooked, enhancing user comfort and security. • Streets and footways are designed to be inclusive and accessible, accommodating people of different ages and abilities. Direct, level routes link homes to open spaces and key destinations within the development.	

Streets for All		
Cycle and car parking Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.	• Cycle storage is provided for in secure garden sheds located within private rear gardens or within garages. Locations allow cycles to be accessed directly from dwellings without reliance on distant or inconvenient communal facilities. • The layout connects cycle storage directly to the internal street and path network, encouraging regular everyday cycling. • Residents car parking is successfully integrated within the street environment accommodated in various arrangements such as integral garaging, frontage, side parking, frontage tandem parking and detached garages. Landscaping and plot boundary treatments will help to soften the visual impact of parked vehicles, supporting a high-quality public realm. • Visitor parking is provided informally on-street and on private drives. • Long rows of frontage parking have been avoided by varying the housing mix, by locating parking to the side of houses in many cases and by use of tandem parking. • Private garages are set behind building lines to reduce their visual dominance along the street. • Streets and cycle routes will be designed for safety and security with good lighting and benefiting from active surveillance by adjacent houses. • The layout is characterised by a highly permeable network of inter-connecting streets, encouraging walking for short journeys. Use of cul-de-sacs is minimised. • A network of pedestrian routes is provided connecting houses with the development's open spaces and earlier phases of development. • The layout promotes pedestrian-friendly streets with clearly defined continuous footways along streets and open spaces. Vehicle crossings are minimised by use of tandem parking arrangements. • The development will provide electric vehicle charging infrastructure for all new houses with a 7KW charging point provided to each dwelling.	

Streets for All

Green and blue infrastructure

Management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.

- The landscape strategy establishes a comprehensive, interconnected green and blue infrastructure network, integrating SuDS features, green corridors and recreational routes throughout the site.
- Water management features, including attenuation ponds, swales and wetland meadow planting, are designed as visible and accessible components of the public realm, rather than hidden engineering solutions, supporting interaction with water and nature. The SuDS strategy will use naturalistic, multifunctional features that deliver ecological, recreational and amenity benefits.
- The Southern Green Corridor and the adjacent Big Water Greenway form key blue-green spines, combining wetland habitats and SuDS features with shared pedestrian and cycle routes whilst providing a key recreational and visual amenity. This multifunctional landscape will support wellbeing and everyday use for the garden village community.
- The landscape strategy prioritises native trees, hedgerows, meadow grassland and wetland planting, creating the richest habitats for flora and fauna and directly supporting biodiversity net gain objectives in line with the Environment Act 2021.
- Ecological enhancements are embedded across the site, including native hedgerows providing habitat connectivity, Wetland SuDS with marginal planting, Amphibian refugia, bird and bat boxes, and hedgehog highways. All of which ensure blue and green infrastructure delivers tangible ecological function, not just visual benefit.
- Green and blue spaces are designed to be multi-functional, supporting recreation, biodiversity, flood attenuation, air quality improvement and mental wellbeing, consistent with Garden Village principles and Healthy Streets objectives.
- Big Water Greenway links to the Southern Green Corridor, providing a verdant recreational route alongside the lake. Glimpsed views of the water are created from the shared pedestrian and cycle path, and a mixed native hedge provides a sense of enclosure along the greenway. Additional tree planting with a wetland character, along with wildflower meadow further enhance the naturalistic character. Pedestrian links are provided to the adjacent woodland and the existing and proposed paths around Big Water, and the car-park to the north.
- A generous multi-functional green corridor is proposed along the Site's southern boundary with the M62. This will perform an important role in terms of mitigating noise and air quality, as well as providing a focus for general recreation. The open space will have a series of SUDs features designed to add ecological value and to retain low levels of water throughout the year to create more visual interest.
- Halsnead Park Greenway along the site's northern boundary provides a landscape buffer along the sensitive interface with Halsnead Park and the new development to the south. The greenway will have a woodland character, with native tree, shrub, and hedge planting linking the extensive woodland to the west with the existing pockets of woodland along the northern boundary, and within the development site to the east. Small wooded glades will be created comprising species-rich meadow and, where space allows, scattered tree planting to create a varied and biodiverse open space. An off-road pedestrian route will link the approved development site to the east to the phase 3 residential area. There is potential for natural, informal 'play on the way' features to be included alongside the footpath route.



Building for a Healthy Life

Streets for All

Back of pavement, front of home

Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

- The development adopts Garden Village design principles, using a clear and consistent setback between the back of pavement and the face of buildings to create a strong, human-scale streetscape.
- Front gardens and defensible spaces are provided to dwellings fronting streets, clearly distinguishing public and private realms while maintaining active frontages. Hedgerows are used consistently throughout the development to delineate property frontages and private gardens.
- The layout allows for the incorporation of soft landscaping, hedges and low boundary treatments to the front of homes, reflecting Garden Village design principles and contributing to street character, biodiversity and a softened, human-scale streetscape.
- The defined space between pavement and building face enables subtle integration of level changes if required, discreet placement of utility boxes/servicing and appropriate locations for waste and cycle storage, preventing clutter within the public realm. A minimum setback of 2m is provided between pavement and front of house (with most plots having increased setbacks) creating an area of defensible space that delineates between public and private land and provides opportunities for personalising front gardens.
- Buildings consistently front onto streets rather than rear facing, with the intervening landscaped buffer enhancing enclosure, natural surveillance and visual quality.
- The definition of public and private spaces is delivered through the use of urban blocks, the use of corner turning house types, as well as the use of boundary treatments such as hedgerows. Areas of public open space will be well defined by the adjoining streets and hedgerows.
- Clear delineation is achieved between public and private space with careful space planning helping to avoid areas of 'leftover' space.
- Utility boxes will be discretely located and will be painted to match the house elevations or located on secondary elevations where possible.
- Waste storage will be provided for in private rear gardens with a direct path to the street. Collection points will be provided in appropriate locations along the managed drives and lanes.
- Well-defined front gardens will play an important role in creating a characterful neighbourhood, encouraging residents to personalise the front of their homes. Houses along the southern boundary have extended front gardens accommodating parking and providing opportunities for planting larger growing tree species.



Conclusion

The planning application relating to Fox Wood Garden Village Phase 3, as presented in this document, follows the principles set out in the NPPF and national and local best practice guidance for residential development, including the National Design Guide (2021), and adheres to the framework and design principles established by the Halsnead Garden Village Masterplan SPD and accompanying Design and Local Distinctiveness Guide.

The proposed development of up to 190 new homes will provide significant benefits to Whiston and the Borough as a whole, providing much needed housing in a suitable and sustainable location and in a timely fashion, supporting the Council's aspiration for this to be the first Garden Village to come forward in the UK. This will be a high quality development that respects the local character and successfully integrates existing landscape features into the new development.

SUMMARY

In summary, the development:

Follows the framework and design principles established by the Halsnead Garden Village Masterplan SPD and accompanying Design and Local Distinctiveness Guide, with all departures from this justified within the proposals based on the detailed site assessment work that has been undertaken;

Provides a range of housing types and sizes to appeal to a broad market, providing housing choice and diversity locally;

Sits comfortably alongside existing residential development in the immediately surrounding area being of an appropriate character, scale, density and form;

Provides a legible and efficient arrangement of streets, lanes and footpaths that encourages non-motorised modes of transport for short journeys;

Provides a high amenity residential environment for enjoyment by existing and future residents with areas of open space and high quality hard and soft landscaping;

Integrates with, retains and enhances existing green infrastructure;

Respects the constraints of the development Site, including preserving existing views, public rights of way, retaining existing trees and hedgerows and working with the natural topography of the land;

Provides a safe and secure environment for residents and visitors through the application of Crime Prevention through Environmental Design principles.

Overall, it has been demonstrated that the proposed development is of a high quality design and has regard to national and local planning guidance. The design and evolution of the scheme has gone through a collaborative process and has resulted in a positive design.



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