

Planning Statement Addendum (Compliance with 2026 NPPF)

**Land east of Knowsley Lane, Knowsley Village
(App Ref: 25/00486/OUT)**

On behalf of Hallam Land Management Ltd

Date: September 2026 | Pegasus Ref: P21-3399_R010v1_PL_MAN_GL_LG

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1. Introduction

- 1.1. This Planning Statement Addendum (Addendum) has been prepared on behalf of Hallam Land Management Ltd (hereafter referred to as 'Hallam Land') and Hyperion Ventures, in support of an outline planning application for up to 700 residential dwellings on land to the east of Knowsley Lane, Knowsley Village.
- 1.2. The application was submitted and validated in August 2025 (**Ref: 25/00486/OUT**) with the following description of development:

“Outline planning application (including details of access into the site but not within the site with all other matters reserved for future approval) for the erection of up to 700 dwellings (c3 use class) with vehicular access from Knowsley Lane together with public open space, landscaping, sustainable urban drainage systems and other associated works.”
- 1.3. The application submission was supported by a Planning Statement (Ref: R007v4), and supplemented with a Planning & Heritage Addendum Note (R009v4) in July 2026 as part of a revised submission. Both documents assessed the proposed development against the adopted development plan¹, and the National Planning Policy Framework (NPPF) (published in December 2024 and amended in February 2025) as a material consideration.
- 1.4. In August 2026, a new NPPF was published. It sets out the Government’s planning policies for plan-making and decision-making on development proposals in England and how these are expected to be applied.
- 1.5. The purpose of this Addendum is to provide an assessment of the proposed development against the relevant policies in the NPPF published in August 2026. This Addendum should be read alongside the original Planning Statement and the Planning & Heritage Addendum Note.

¹ Comprising saved policies in the Knowsley Replacement Unitary Development Plan (June 2006), the Knowsley Local Plan Core Strategy (January 2016) and the Merseyside and Halton Joint Waste Local Plan (July 2013).

2. National Planning Policy Framework

2.1. The NPPF is a material consideration of critical importance. Paragraph 1 within Annex A of the NPPF confirms:

“The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication.”

2.2. Relevant policies in the NPPF which have been considered in this Addendum include:

- Policy DM1: Preparing Development Proposals
- Policy S3: Presumption in Favour of Sustainable Development
- Policy S5: Principle of Development Outside Settlements
- Policy CC2: Mitigation of Climate Change
- Policy CC3: Adaptation to Climate Change
- Policy HO7: Meeting the Need for Homes
- Policy HO8: Providing Affordable Homes
- Policy L3: Achieving Appropriate Densities
- Policy GB4: Defining Green Belt boundaries
- Policy DP3: Key Principles for Well-Designed Places
- Policy DP4: The Design Process
- Policy TR3: Locating Development in Sustainable Locations
- Policy TR4: Street Design, Access and Parking
- Policy TR6: Assessing Transport Impacts
- Policy HC3: Community Facilities and Public Service Infrastructure Serving New Developments
- Policy P2: Ground Conditions
- Policy P3: Living Conditions and Pollution
- Policy F4: Assessing Flood Risk for Decision-Making
- Policy F5: The Sequential Test
- Policy F7: Ensuring Development is Safe from Flooding
- Policy F8: Sustainable Drainage Systems and Watercourses

- Policy N2: Improving the Natural Environment
- Policy N3: Trees in New Development
- Policy HE5: Assessing Effects on Heritage Assets
- Policy HE6: Proposals Affecting Designated Heritage Assets

2.3. Each of these policies are considered in the following sections.

3. Principle of Development

- 3.1. The principle of development is established by the Site's removal from the Green Belt and safeguarding under Policy SUE1 in the adopted Core Strategy, to meet future housing needs beyond 2028, which is when this site is expected to start delivering (due to the lead-in associated with progressing from an outline application to completions on site).
- 3.2. The approach to safeguarded land is the same in **NPPF policy GB4(g)** as it was in previous paragraph 149d, confirming that this should only be brought forward through a local plan update.
- 3.3. However this assumes that Local Plans are updated in a timely fashion (i.e. before an existing plan expires) to ensure development needs are being met on a continuous basis, where this has not been the case in Knowsley, where the current plan period expires in 2028, and the emerging plan process has yet to begin and therefore will not be complete by 2028. Accordingly, application submissions will be required in advance of 2028 and adoption of any new plan to guarantee that housing needs are met into the emerging plan period post 2028.
- 3.4. The safeguarded site at Knowsley Village is the only greenfield site that has been specifically identified to meet needs beyond 2028 and therefore is an entirely logical choice for allocation in the emerging plan, in line with NPPF policy PM9.
- 3.5. Policy support for an application on this Site is also provided by the fact that Knowsley cannot currently demonstrate a five year housing land supply (where again the approach in the NPPF is unchanged in **policy S5(1j) and Annex D**, as it was in previous paragraph 11d).
- 3.6. Whilst Knowsley's last published position comes from the 2024 SHLAA and suggests a **7.2 year supply**, this does not reflect:
 - the latest standard method housing requirement, which has increased from 608 dpa when this application was submitted to **631 dpa** (based on the latest 2025 affordability ratios and 2025 stock data);
 - the latest supply figure, which is indicated to be **3,176** within the 2025 SHLAA data (which remains unpublished).
 - The fact that the **20%** buffer became applicable from 1st July 2026 (as per NPPF Annex D para 9(c)).
- 3.7. Based on the latest NPPF methodology and data this supply figure drops to **4.19 years** and a shortfall of 610 homes to be met within the next 5 years (2026–2031), with this Site expected to contribute up to 150 homes across this period.
- 3.8. Our submitted Planning Statement also confirms how this supply position will continue to deteriorate over time, without additional sites, such as the application Site being developed; given no land has been released for development since 2016.

Figure 3.1 – Knowsley 5 Year Housing Land Supply

5YHLS POSITION	2026 SM (2025 SHLAA supply)
Annual requirement (2026 Standard Method)	631
5 year requirement	3,155
5 year requirement + 20% buffer (applicable from 1 st July 2026)	3,786
Total claimed supply (2025 SHLAA indicative)	3,176
5YHLS inc 20 buffer %	4.19
SURPLUS (-) / SHORTFALL 20%	610

- 3.9. The Site's identification for meeting development needs beyond 2028 indicates that it is a suitable site that is well related to the existing settlement, and of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; and this position is reinforced by the wider application submission (see section 5 for more detail).
- 3.10. Accordingly, the tilted balance is engaged as per **NPPF policy S5(1j) (and Annex D)** and means that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 3.11. **Policy S5(1i)** also provides support for the development of this Site, given that the land has been allocated for housing development post 2028.
- 3.12. It is also worth noting that the application proposals accord with the overarching requirements of **policy DM1(1)** as:
- They have been subject to extensive early engagement with the local planning authority, statutory consultees and the local community via a leaflet drop and online exhibition (in line with part a); and
 - Are accompanied by a Planning Statement² (and supporting Statement of Community Involvement) which addresses the relevant development plan and national decision-making policies; pre-application engagement and the extent to which the proposal has changed in response to this; and the planning obligations proposed to make the proposal acceptable.
- 3.13. In summary, this section has confirmed that this outline application for up to 700 homes is entirely appropriate for this Site, given it has been released from the Green Belt and specifically identified to meet housing needs beyond 2028, which is when this scheme is expected to start delivering.

² Comprising the original Planning Statement (August 2025), the Planning & Heritage Addendum Note (July 2026) and this Planning Statement Addendum (September 2026).

- 3.14. What's more, it is our view that Knowsley cannot demonstrate a 5-year housing land supply, and that this position will deteriorate significantly over time, such that the tilted balance is engaged, with significant weight given to housing supply benefits the proposals will deliver.
- 3.15. The principle of residential development is therefore firmly established on this Site in line with the 2026 NPPF.

4. Heritage Considerations

- 4.1. The Planning & Heritage Addendum Note clearly set out the applicant's latest position on the level of heritage harm generated by the proposals, which was considered 'less than substantial' against the previous NPPF, as summarised below:

"based on the existing baseline conditions and intervisibility with the enhanced landscape screening proposed, the proposed 20m development buffer remains entirely acceptable, and would cause:

- **less than substantial harm** to the Grade II* Listed Knowsley Hall and the Grade II Listed Knowsley Park Registered Park and Garden (specifically a small part of the Croxteth Lodge approach to the Hall), **at the low end of the scale of harm.**
- **less than substantial harm** to the significance of the Curtilage Listed Home Farm, **at the low to middle range of the scale of harm.**

We also concluded that any increased landscape buffer (between 20 and 60m) would provide no more than a limited visual or character benefit in heritage terms, and that this benefit would be outweighed by the associated negative impacts of reducing the developable area in terms of reduced market and affordable housing delivery, reduced economic benefits and inefficient use of land.

Accordingly, it is our position that we accept a level of heritage harm from the development as proposed (including the 20m deep landscape buffer), with our conclusions on harm as per (the table repeated below), and would like the Council to confirm their position; such that this can be considered in the wider planning balance alongside the benefits of 'the Scheme'..."

Table 4.1: The position of Pegasus Group and Growth Lancashire, concerning the heritage assets identified as having the potential to be affected by the proposals.

Heritage Asset:	Pegasus Group Position:	Growth Lancashire Position:
Grade II* Listed Knowsley Hall	Less than substantial harm, at the low end of the scale of harm	"Low to moderate less than substantial harm"
Grade II Listed Knowsley Park Registered Park and Garden	Less than substantial harm, at the low end of the scale of harm	"Moderate to high level of less than substantial harm"
Curtilage Listed Parkland Wall	Less than substantial harm, at the low end of the scale of harm	"Low level less than substantial harm"
Curtilage Listed Home Farm	Less than substantial harm, at the low to middle range of the scale of harm	"Moderate level of less than substantial harm"

<i>Curtilage Listed Home Farm Lodge</i>	<i>Less than substantial harm, at the low to middle range of the scale of harm</i>	<i>“Moderate to high level of less than substantial harm”</i>
<i>Curtilage Listed Ormskirk Lodge</i>	<i>No harm</i>	<i>“Low level of less than substantial harm”</i>
<i>Curtilage Listed Croxteth Lodge</i>	<i>No harm</i>	<i>“Low to moderate less than substantial harm”</i>
<i>Grade II Listed Littlewood Lodge</i>	<i>No harm</i>	<i>“Negligible level of harm”</i>
<i>Grade II Listed Croxteth Park Registered Park and Garden</i>	<i>No harm</i>	<i>“Low level of less than substantial harm”</i>
<i>Knowsley Conservation Area</i>	<i>Less than substantial harm, at the low end of the scale of harm</i>	<i>“Low less than substantial harm”</i>

- 4.2. Under the 2026 NPPF it is our view that this heritage harm would remain ‘less than substantial’ in the harm category as per policy **HE5(2c)**, and as such, this harm is required to be balanced, as per **policy HE6(4)** where the public benefits are balanced against an appropriately weighted harm; with our updated balancing exercise provided in section 6.

5. Other Technical Considerations

5.1. We now consider the 2026 NPPF against the other relevant technical matters, as listed in the submitted Planning Statement:

- **Design** – The submitted plans, Design and Access Statement and Strategic Design Code (prepared by Marrons) clearly demonstrate how the proposal responds to its context, integrate and enhances its surroundings and upholds all key design principles (liveability, climate, nature, movement, built form, public space and identity) in line with NPPF **policies CC3 and DP3**; with the proposals evolving through extensive pre-application and post submission discussions with Officers in line with **policy DP4**.
- **Density / Efficient Use of Land** – The overall net density of the site is 35 – 37 dph which represents an efficient use of land in accordance with NPPF **policy L3**.
- **Trees, Ecology & Biodiversity** – The submitted Arboricultural and Ecological reports (prepared by FPCR) confirm that tree, hedgerow and habitat loss has been minimised and offset with new planting and ecological mitigation, such that the proposals will provide a net gain in biodiversity in full accordance with NPPF **policies CC2, N2 and N3**.
- **Landscape, Visual Impact & Open Space** – The Landscape Masterplan and LVIA confirm that landscape and visual effects are relatively localised and limited in extent and can be mitigated with the proposed landscape and green infrastructure network, ensuring the proposals relate well to the surrounding landscape and will form a well-designed extension to the existing settlement area, with generous areas of open space for new and existing residents in line with NPPF **policies CC2, DP3, HC3, N2 and N3**.
- **Highways & Sustainability** – The submitted TA and supplementary notes (prepared by Astute) have demonstrated that the Site is accessible by a range of sustainable transport modes and that the proposals can be accommodated without a severe impact on the local highway network, in accordance with NPPF **policies TR3, TR4, TR6 and HC3**.
- **Flood Risk & Drainage** – The submitted Flood Risk and Drainage Assessment (prepared by Weetwood) confirm that the Site is entirely in Flood Zone 1, and that the areas of surface water flooding can be addressed and mitigated in the development design in line with **policies CC3, F4, F5, F7 and F8** (and associated PPG paragraph 27).
- **Noise & Air Quality** – The submitted Noise and Air Quality reports (prepared by Hoare Lea and Air Quality Consultants respectively) confirm that there will not be unacceptable levels of noise or air pollution on or beyond the Site in line with relevant guidance and targets, with appropriate mitigation where required, in full accordance with NPP **policy P3**.
- **Ground Conditions** – The submitted Geoenvironmental report (prepared by Betts) identifies no significant contamination or geotechnical constraints that would preclude residential development in line with NPPF **policy P2**.

- **Sustainability & Energy** – Matters of sustainability and energy efficiency are addressed at a strategic level in the Design and Access Statement and Strategic Design Code, given this is an outline application with an end user yet to be confirmed; with additional detail to be secured through the Reserved Matters via condition to ensure that the development meets the latest policy and Building Regulations requirements, in accordance with NPPF **policies CC2 and CC3**.
- **Planning Obligations** – The Planning Statement sets out the draft heads of terms in respect of the planning obligations that the development will provide, which have been refined and agreed in dialogue with officers and consultees through the determination process – to include affordable housing, education, off-site transport improvements (including bus services), outdoor sports provision, ecological mitigation and associated monitoring costs; which ensures compliance with NPPF **policy HC3**.

6. Planning Balance

- 6.1. In accordance with NPPF **policies S3 and S5**, planning decisions must apply a presumption in favour of sustainable development. This means granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.
- 6.2. The below is summarised and updated from the July 2026 Planning & Heritage Addendum Note based on the new NPPF and the associated weight to be given to various benefits and harms in the planning balance.

Benefits of the Proposal

Housing Delivery

- 6.3. The Site will deliver up to 700 new homes, including 25% affordable housing, helping to meet both current and future housing needs in Knowsley.
- 6.4. The Site is the only safeguarded land in the borough identified for development post 2028, and its early release is justified by the Council's shortfall in five-year housing land supply (4.19 years based on the latest evidence – see section 3 above), which will significantly deteriorate over time without additional sites' delivery, such as the application Site proposed.
- 6.5. The development will contribute significantly to the borough's housing trajectory, particularly from 2028 onwards, with up to 150 homes expected within the first five years (2026–2031), and must be given substantial weight (as per NPPF **policy HO7**) given the significant and worsening housing supply shortfall identified.

Affordable Housing

- 6.6. The scheme provides a policy-compliant 25% affordable housing offer (**equating to 175 affordable homes**), with a mix aligned to local needs, supporting social inclusion and housing affordability, in accordance with NPP **policy HO8**.
- 6.7. This must be given very substantial weight in the context of historic affordable delivery in the borough, which has only met needs in 2 of the last 14 years, generating a total shortfall of 4,889 affordable homes across the period³, with average delivery of 68 affordable homes per year, meaning this scheme will deliver 2.5 years' worth of affordable housing.
- 6.8. It is also pertinent that the benefit of providing affordable homes differs from that of delivering market housing as they each respond to related yet discrete needs and as such the proposed provision of affordable housing also carries its own weight as a benefit⁴, in this instance very substantial weight as noted above.

³ See table 3.1 in the July 2026 Planning & Heritage Addendum Note

⁴ As confirmed in the recent Hallam Land appeal at Langho, Ribbles Valley (Ref: 6002485 dated 11th June 2026, and in multiple earlier appeals, details can be provided on request)

Economic and Social Value

- 6.9. The development will generate 1,574 social value weeks during construction, including apprenticeships, employment, and training opportunities for local residents.
- 6.10. The construction of 700 homes will also generate significant economic benefits for Knowsley Village and the wider borough, as set out in more detail in the Economic Benefits Infographic at Appendix 4 of the Planning Statement and summarised below, including:

Construction Benefits

- **£160m** in construction investment over the proposed 11-year build programme.
 - **224** direct construction roles and indirect/induced jobs supported during build phase
 - **£182.8m** in GVA (Economic output contribution) from jobs supported by activities at the Site over 11-year build programme.
- 6.11. In combination these construction benefits can be ascribed moderate weight.

Operational Benefits

- **783** economically active and employed residents estimated to live in the new housing, with **43%** estimated to be in higher value/ higher income sectors.
 - **£18.4m** total annual household expenditure.
 - **£1.7m** estimated annual increase in Council Tax revenue.
- 6.12. In combination these operational benefits can be ascribed moderate/ limited weight.

Environmental Enhancements

- 6.13. The scheme delivers a Biodiversity Net Gain of 10% through a combination of on-site enhancements and off-site contributions.
- 6.14. It retains and enhances existing woodland and hedgerows, integrates SuDS, and provides over **5 Ha** of dedicated public open space, 20% above policy requirements (as per Landscape Masterplan), with **8.67 Ha** of total Green Infrastructure (as per the Parameters Plan).

Design and Place-Making

- 6.15. The development is well-designed, with a clear street hierarchy, active frontages, and green corridors that integrate with the surrounding landscape and settlement character.
- 6.16. It includes a central parkland, formal play areas, and walking/cycling routes, promoting health and well-being.

- 6.17. The proposals are also supported by a robust Strategic Design Code which has been prepared in line with the National Design Guide and National Model Design Code (both 2019) and is appropriate for a strategic site of this nature.

Infrastructure Contributions

- 6.18. The scheme includes provision for financial contributions towards education, active travel and off-site highways, public transport, biodiversity and outdoor sports provision ensuring that the development mitigates its impacts and supports local infrastructure.

Adverse Impacts

Landscape and Visual Effects

- 6.19. Some short-term adverse effects during construction and early occupation, particularly for nearby residential and recreational receptors. However, these are localised and will diminish over time as landscaping matures.

Ecology and Biodiversity Impacts

- 6.20. The development is expected to generate some non-significant impacts on wintering birds, local wildlife sites and ancient woodlands within the Site, albeit with the mitigation package proposed (including substantial landscape buffers, connected green infrastructure and off-site compensation land for breeding and wintering birds). These impacts should be given moderate/ limited weight.

Traffic and Infrastructure Pressure

- 6.21. Concerns raised by residents regarding traffic and local services are acknowledged. However, the Transport Assessment confirms that impacts can be mitigated, and contributions are proposed to support local infrastructure.

Loss of Greenfield Land

- 6.22. The Site is currently undeveloped agricultural land. However, it is not within the Green Belt and has been specifically safeguarded for future development. Furthermore it is predominantly (89%) Grade 3B agricultural land and therefore not BMV (nor is it high quality in the context of agricultural land across the wider borough which is predominantly Grade 3B with some limited areas of Grade 2)

Conclusion

- 6.23. The proposed development represents a sustainable, well-planned, and policy-compliant scheme that will deliver significant social, economic, and environmental benefits. While there are some limited adverse impacts, these are not considered to significantly and demonstrably outweigh the benefits of the scheme.
- 6.24. On balance, the proposal accords with the development plan and the presumption in favour of sustainable development. Planning permission should therefore be granted without delay.

Table 6.1 – Benefits of the Proposal and Weight Afforded to them.

Sustainable Development Thread	Matter	Weight Applied (positive)
Economic and Social	Boosting housing delivery and contributing to both the Councils 5 year housing supply shortfall, and longer term needs across the emerging plan period (given this is the only site specifically identified for development post 2028).	Substantial (as per NPPF policy HO7)
	Delivering 25% affordable Housing and a suitable mix of homes noting local needs and acute historic under-delivery.	Very substantial
Social and Environmental	High design quality that complies with relevant development policies, the Design and Placemaking planning practice guidance and National Model Design Code.	Substantial (as per NPPF policy DP3)
	Provision of significant amounts of open space comprising 5 Ha of dedicated public open space, 20% above policy requirements (as per Landscape Masterplan), with 8.67 Ha of total Green Infrastructure (as per the Parameters Plan).	Significant
	Provision of new foot and cycle infrastructure to and within the Site alongside proposed additional off-site Active Travel upgrades within the wider Village.	Significant
Environmental	Biodiversity Net Gain of 10% through a combination of on-site enhancements and off-site contributions.	Moderate/Limited
Economic and Social	Other developer contributions towards education, off-site highways, public transport, and outdoor sports provision ensuring that the development mitigates its impacts and supports local infrastructure.	Moderate/ Limited
	Direct Economic Benefits created through jobs during the construction phase.	Moderate
	Creation of spin off expenditure (one off spending) from those moving into a new home.	Moderate/Limited
	Additional annual household expenditure, Council Tax receipts and patronage to provide expenditure for local businesses and the Council.	Moderate/Limited

Table 6.2 – Impacts of the Proposal and Weight Afforded to them.

Sustainable Development Thread	Matter	Weight Applied (negative)
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Environmental / Social	Impact on the neighbouring Heritage Assets (Grade II* Listed Knowsley Hall & Grade II Listed Registered Park and Garden) is afforded moderate weight, noting the less than substantial harm to their setting at the lower end of this scale, as set out within Table 1.1 and explained in more detail within section 2, and that this does not outweigh the benefits of the proposal.	Moderate weight (with less than substantial harm as per NPPF policy HE5(2c)).
Environmental	Impact to the open countryside and landscape which is confirmed to be moderate at the localised level.	Moderate
Environmental	Non-significant impacts on wintering birds, local wildlife sites and ancient woodlands (with mitigation accounted for).	Moderate/ Limited
Environmental	Highway impacts (after mitigation measures have been put in place).	Moderate/ Limited
Environmental	Conflict with Policy SUE1 which safeguards the site for development beyond 2028 (to come forward through a LP review); however the weight to be given is limited by the Council's increased housing requirements, lack of 5 year housing land supply, and the fact that this is the only site specifically identified for development post 2028, and which will not come forward until 2028 under the current outline application proposals in any event.	Accepted conflict but limited weight
Environmental	Pollution (Air / Noise / Lighting) and impacts during the construction phases of development (which will be controlled via planning conditions).	Limited impacts and harm / limited weight
Environmental	Loss of Agricultural Land and food production (site is only 4.7% Grade 3A/ BMV and is not high quality relative to agricultural land in the wider borough).	Negligible harm
Environmental	Flood risk and drainage (flood zone 1) and after appropriate SUDS are implemented	Negligible / no harm
Environmental	Tree and hedgerow loss which is very limited with all protected and mature trees retained. The loss of hedgerows is greater but has been limited to where it is necessary to provide safe access points, and wider connectivity through the Site, with this loss offset by BNG provision on-site.	No net harm

7. Conclusions

- 7.1. This Planning Statement Addendum concludes that the proposed outline application for up to 700 dwellings at land east of Knowsley Lane is entirely appropriate and justified.
- 7.2. The Site has been removed from the Green Belt and safeguarded under Policy SUE1 of the Knowsley Local Plan Core Strategy to meet housing needs beyond 2028.
- 7.3. NPPF **Policy S3(1)** says that development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.
- 7.4. The Knowsley Core Strategy is not up-to-date. However, limited conflict is found with its policies (other than the site's safeguarded status policy SUE1 which should be given very limited weight); whilst the proposals are consistent with the NPPF national decision-making policies, in particular, **policy S5(1j)**, given the boroughs housing supply shortfall and the Site's sustainable location, and readiness for delivery, as such the application should be approved without delay.
- 7.5. The benefits of the proposed development would not be substantially outweighed by the adverse effects. This includes significant public benefits as set out in table 6.1, including market and affordable housing, biodiversity net gain, extensive open space, and contributions to local infrastructure. These benefits outweigh the less than substantial harm to the Grade II* Listed Knowsley Hall, Grade II Listed Knowsley Park Registered Park and Garden, and associated heritage assets, as well as the other limited landscape and environmental harms set out in table 6.2.
- 7.6. In addition, the proposed development addresses all technical and environmental considerations as per the national decision-making policies in the NPPF.
- 7.7. The approval of this planning application will bring forward the Council's long-standing aspirations to develop this Site for residential purposes, as well as securing the delivery of much needed housing within the next 5 years.
- 7.8. Accordingly, we suggest that the development proposals should be approved without delay on this highly suitable and sustainable housing site.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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