

APPLICATION NO. 22/00600/FUL

APPLICANT:

WARD AFFECTED: Whiston and Cronton

DEVELOPMENT:

ERECTION OF 120 NO. DWELLINGS WITH 1 NO. VEHICULAR ACCESS OFF LICKERS LANE AND OTHER ASSOCIATED WORKS

LOCATION OF SITE:

Land to the South of Lickers Lane, Halsnead Garden Village, Whiston, Knowsley

DEVELOPMENT PLAN ALLOCATION:

Sustainable Urban Extension – South of Whiston

1. SITE AND SURROUNDINGS

The application site lies north of the M62 and forms part of the northern parcel of land within Halsnead Garden Village (Halsnead). Halsnead has national significance as one of the first 14 sites in England awarded Garden Village status by the Government in 2017. It is a strategic housing and employment development site, which will deliver approximately 1,600 homes and at least 22.5ha of employment land, together with new education and health provision, 33 hectares of strategic greenspace and a new Country Park.

The application site measures approximately 3.4 hectares in area and comprises a dense area of trees and shrubs to the north and open greenspace with scattered hedgerows and trees to the south. The site has a number of ditches and tracks associated with agricultural use and some recreational use.

The site is bounded to the north by dense vegetation and Lickers Lane, with residential properties also lying to the north of the site. Sandfield Natural Play Centre and a woodland lie due east and also due east lies agricultural land which forms part of the Halsnead allocation. Sandfield Park Local Wildlife Site which includes trees and ponds lies to the north-east. Agricultural land (also forming part of the Halsnead allocation) lies due south and west, with the land to the west having been granted both outline consent and a reserved matters consent for the erection of 239 dwellings (under reference 23/02378/REM).

The site topography is relatively uniform, sloping gently from the east to the southwest of the site.

2 PROPOSAL

The application seeks planning permission for the erection of 120 residential dwellings with landscaping, open space and associated works. The net density is c. 42 dwellings per hectare. The housing mix comprises 2, 3 and 4 bedroom dwellings and 2 bedroomed apartments. The housing consists of 2 and 2.5 storey buildings whilst the apartment block is 3 storey.

Vehicular access is proposed off Lickers Lane, via the Your Housing Group site to the west. A new signalised junction is proposed at this point with crossings. The scheme includes some open space to the north and a focal nodal area to the northeast.

The application is accompanied by an Environmental Statement in accordance with the Town and Country Planning (EIA) Regulations 2017. This satisfies the EIA Regulation requirements and can be used as the basis for determination of the application.

3. RELEVANT PLANNING HISTORY

23/02755/FUL VARIATION OF CONDITIONS: 3 (APPROVED PLANS CONDITION); 13 (UTILITY BUILDINGS AND COMPOUNDS CONDITION); 15 (WILDLIFE INFORMATION PACK CONDITION); 17 (TRAVEL PLAN CONDITION); 19 (EV CHARGING POINTS CONDITION); 24 (EAST TO WEST VEHICULAR ROUTE PROVISION, LICKERS LANE LAND PARCEL); 25 (EASTERN HIGHWAYS CONNECTION, LICKERS LANE LAND PARCEL); 27 (HIGHWAYS CONNECTION CONDITION, WINDY ARBOR ROAD PARCEL) TO ALLOW THE OUTLINE PLANNING PERMISSION TO BE BROUGHT FORWARD IN TWO (OR MORE) RESERVED MATTERS APPLICATIONS RATHER THAN ONE RESERVED MATTERS APPLICATION FOR THE WHOLE SITE. THIS S73 VARIES PLANNING APPLICATION 20/00399/OUT (OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 277 DWELLINGS (USE CLASS C3) AND AN APARTMENT DEVELOPMENT OF UP TO 100 UNITS FOR OVER 55S TOGETHER WITH NEW VEHICULAR ACCESS TO LICKERS LANE AND WINDY ARBOR ROAD, LANDSCAPING AND ASSOCIATED WORKS, APPROVAL SOUGHT FOR ACCESS WITH ALL OTHER MATTERS RESERVED). – under consideration.

20/00399/OUT OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 277 NO. DWELLINGS (USE CLASS C3) AND AN APARTMENT DEVELOPMENT OF UP TO 100 UNITS FOR OVER 55'S (USE CLASS C3) TOGETHER WITH NEW VEHICULAR ACCESS TO LICKERS LANE AND WINDY ARBOR ROAD, LANDSCAPING AND ASSOCIATED WORKS (INC. DEMOLITION OF BUILDINGS) (APPROVAL SOUGHT FOR ACCESS - ALL OTHER MATTERS RESERVED) – Approved 1st August 2023

23/02378/REM RESERVED MATTERS APPLICATION PURSUANT IN PART TO PLANNING PERMISSION 20/00399/OUT AND THE SUBSEQUENT S73 APPLICATION REFERENCE 23/02755/FUL FOR THE ERECTION OF 239 NO. DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT, SCALE AND ACCESS TO ADJACENT LAND – Approved 26th January 2024.

These applications are relevant as the access for this current application is taken from this site. The developments to create the access have not yet been implemented.

4. ARTICLE 35 STATEMENT

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

5. EQUALITIES ACT 2010

In formulating a recommendation on this application, the Local Planning Authority has considered the requirements of S149 of the Equalities Act 2010.

Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In this case, the proposed development is not anticipated to have any potential impact from an equality perspective.

6. REPRESENTATIONS

The application was advertised on site and by press notice. Neighbour letters were sent out to 262 neighbours. 2 letters of objection have been received, as well as an objection from Whiston Town Council. Cronton Parish Council confirmed they had no observations to make on this application. It is noted that one objection was received but then subsequently withdrawn. The objections are summarised below:

Access and anti-social behaviour

Concern has been raised that the pedestrian route onto Lickers Lane at the NW corner of the site will lead to anti-social behaviour issues. It is assumed that the access is proposed where there is currently a locked gate opposite 1-5 Croftwood Grove. Over the years when this has been left unlocked, it has led to anti-social behaviour with groups of youths/adults entering the woods; there has been evidence of drug taking, fly tipping and quad bikes and motorbikes use it as a cut through.

Development of Green Belt land

The site is within the Green Belt and the land should remain in the Green Belt.

Land Stability

The site has been used for coal mining in the past and so is at risk from old mine workings such as methane gas. The site is not considered to be safe for development.

Increase in Traffic

The development will bring increased traffic on Lickers Lane and the local area impacting on highway safety.

Pressure on Local Services

The development will increase pressure on services such as GP surgeries, schools etc. The system can only take so much.

Additional

Will any improvement works be carried out on the Croftwood Grove side of Lickers Lane such as tree or shrub planting, replacement of old tired wooden railings etc to enhance the street scene of the area?

7. CONSULTATIONS

Whiston Town Council

Whiston Town Council strongly oppose this development due to the lack of infrastructure within the Whiston area. Schools, GP surgeries, parks, shops and Whiston Hospital struggle to cope with the current population. The area is already busy, with roads serving primary schools, the church and large community facilities and so concern is raised that the development will have unacceptable highway impacts.

Concern has also been raised about the visual impact of the development. The access road for the proposal is directly opposite one of Whiston Town Council's facilities, the George Howard Centre, as well as a primary school. It is considered that the highway is not designed to take the increase in traffic generated by 120 dwellings. Concern for children's safety is also raised as there is no public footpath along this stretch of Lickers Lane.

Cronton Parish Council - The Parish Council has no observations to make regarding this application.

Environmental Health & Consumer Protection (Knowsley Council) – No objection in principle although some concerns raised in regard to off-site air quality impacts. Conditions are recommended in relation to contamination, air quality and noise to protect the amenity of existing residents and future occupiers. It is advised that the following conditions are imposed: Construction Management Plan, to include construction hours; Noise mitigation Scheme; Contaminated Land (submission of a remediation scheme; implementation of approved remediation scheme; reporting of unexpected contamination; materials management plan; importation of soil/material methodology for testing).

Lead Local Flood Authority – No objections subject to a condition stating that works shall be in accordance with the approved drainage strategy/plans (a maximum discharge of 19.2l/s) and a management maintenance standard condition. Note UU also need to agree the drainage scheme.

Local Highway Authority (Knowsley Council) – No objection raised subject to the following conditions: provision of parking, servicing and vehicular manoeuvring

prior to occupation of the dwelling to which it relates; provision and details of cycle storage; submission of a construction management plan; travel plan.

Arboriculture and Ecology Officer (Knowsley Council) – No objection raised subject to the imposition of a condition to secure tree planting on a 2:1 basis which results in an additional 9 trees needing to be planted, a landscaping condition and a condition to ensure that the development is carried out in accordance with the approved arboriculture impact assessment and method statement, with an Arboricultural Clerk of Works overseeing works within the root protection areas of T19 and T25. A condition is also required to ensure at least 5 days' notice is given prior to commencement of the development.

Coal Authority – No objections raised. The site is within a development high risk area for coal mining. However, no specific mitigation measures are required to address any coal mining legacy issues. The Coal Authority has requested that an informative is added to any decision notice making the applicant aware that there may be unrecorded coal mining related hazards within the site. If any coal mining feature is encountered during development, the applicant/developer would need to contact the Coal Authority.

Environment Agency – No objection.

Fusion 21 – A social value contribution is required of £8,400.

Landscape Architect, Greenspace Team (Knowsley Council) – No objections. The landscaping plan is acceptable although some tree sizes are below the standard advised within the Design Guide. Conditions are recommended to secure the landscaping maintenance details, details of the play equipment, a condition to secure the landscaping, submission of hard landscaping details and submission of a timetable for implementation.

Highways England – No objection.

Merseyside Environmental Advisory Service – No objections raised, subject to the following conditions: construction environmental management plan; landscape and ecological management plan; archaeology condition requiring the submission of a written scheme of investigation; a condition to ensure the scheme is constructed in accordance with the refuse layout and a greenspace information pack condition.

Merseyside Fire and Rescue Service – No objections raised subject to an informative making the applicant aware that access for fire appliances should comply with the Building Regulations.

Merseyside Police Architectural Liaison Officer – No objections subject to a lighting condition and a condition to secure further information regarding cycle storage for the apartments. It is also recommended that the 1.8m high wall bordering the land parcel be raised to 2.4m high. An advisory is recommended that the applicant applies for the Secured by Design initiative as a means of securing a safe place to live.

Merseytravel – No comments received.

Natural England – No objection. The proposal will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

United Utilities Asset Protection – No objections subject to a surface water drainage condition and a condition requiring surface and foul water to be drained on separate systems. An advisory referring the developer to UU's comments is also recommended.

St. Helens Council – No objection.

8. POLICY CONTEXT

8.1 Paragraphs 11 and 12 of the National Planning Policy Framework (NPPF 2023) states that:

“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.’ ‘Local Planning Authorities may take decisions that depart from an up-to date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.’

8.2 The Local Plan Core Strategy was adopted in January 2016, although saved policies from the Knowsley Replacement Unitary Development Plan (UDP) remain operational as part of the Statutory Development Plan and are still given weight in reaching a decision under the provisions of paragraph 213 of the NPPF. The Joint Merseyside and Halton Waste Local Plan was adopted in 2013 and is also part of the development plan.

8.3 The site is part of a wider allocation for residential development (as part of the South of Whiston Sustainable Urban Extension) within the Local Plan Core Strategy to help meet the borough's development requirements up to 2028.

8.4 The relevant adopted policies for the assessment of the application are listed:

National Planning Policy Framework (2019)

Planning Practice Guidance (2014) DCLG

Knowsley Local Plan: Core Strategy (2016)

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

Knowsley Replacement Unitary Development Plan (Saved Policies 2009)

G3 – Agricultural Land
T5 - Location of Major Traffic Generating New Development
T7 –new Development and Walking & Cycling Routes
T8 - Transport Assessments
T9 - Travel Plans
T10 – Access for the Less Mobile
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 – Light Pollution
ENV5 - Contaminated Land

The Joint Merseyside and Halton Waste Local Plan (2013)

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

Adopted Supplementary Planning Documents (SPD)

Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)

Trees and Development SPD (2016)
Developer Contributions SPD (2016)
Halsnead Garden Village Masterplan SPD (2017)
Amended New Residential Development SPD (2018)
Adding Social Value to Development: Employment and Skills SPD (2018)

Halsnead Design and Local Distinctiveness Guide

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

9 ISSUES AND ASSESSMENT

Principle of the Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. This is the test that legislation prescribes should be employed on planning decision making. The 'presumption in favour of sustainable development' at paragraph 11 of the NPPF means: "approving development proposals that accord with an up-to-date development plan without delay"

Site Allocation

The application site falls within the *South of Whiston Sustainable Urban Extension*, which is allocated for residential development within the Local Plan Core Strategy. The site is one of nine Sustainable Urban Extension sites, released from the Green Belt to help meet the borough's development requirements up to 2028 and beyond. The wider site is allocated in the Core Strategy for residential development, comprising approximately 1,500 dwellings. Therefore, the application proposal for residential development is acceptable in principle.

The construction of 120 homes would make a significant contribution towards the delivery of residential development within this allocated site and would contribute towards the Local Plan Core Strategy's target of delivering 8,100 homes in Knowsley between 2010 and 2028.

Objections received refer to the application site's former Green Belt status. However, given that the site is currently allocated for residential development, its former status is not a material consideration in the determination of this planning application. The land is now allocated for residential development and this must be the starting point for consideration of the planning application. Equally, the loss of open countryside or the loss of agricultural land is accepted in principle and the proposal complies with saved policy G3 of the UDP.

Site Specific Policy

Local Plan Core Strategy Policy SUE2 sets out key policy parameters which new development within Sustainable Urban Extension (SUE) sites must comply with. Indicative considerations for each site are further listed at Appendix E of the Core Strategy. Policy SUE2 explains that a Supplementary Planning Document (SPD) will set out the spatial development framework for the site, together with further infrastructure and development requirements. This policy requires developments within the SUE allocations to comply with the Masterplan. As such, significant weight is given to the Halsnead Garden Village SPD.

Policy SUE2c of the Local Plan Core Strategy relates specifically to the South of Whiston and Land South of M62 site and confirms that residential development should deliver: safe and convenient highway access; provision for public transport; walking and cycling; public open space within a wider green infrastructure network; and key infrastructure and services. This policy provides site specific criteria that development should comply with.

Consequently, the development of the site for residential purposes is acceptable in principle. However, in order to determine its overall acceptability, the details of the scheme need to be considered against the detailed requirements of Policies SUE2, SUE2c; the Masterplan SPD, relevant planning policies within the development plan and any other material planning considerations as addressed below.

Comprehensive Development

The NPPF introduces an obligation to make the efficient use of the limited land resource with a view to creating well designed places. In this case the wider site allocation was removed from the Green Belt in order to secure necessary development that supports sustainable growth in Knowsley. The need to ensure that planning permissions within the allocation deliver and facilitate comprehensive development of Halsnead is a clear priority within the Council's Local Plan Core Strategy Policy SUE2 which states:

“Development within Sustainable Urban Extensions must [...] demonstrate a comprehensive approach to the development of the relevant Sustainable Urban Extension and to infrastructure provision’ (excerpt from Policy SUE2 part 1b).

‘Planning permissions [for the site] must be linked to any necessary legal agreements [...] which facilitate the comprehensive delivery of all phases of development within the Sustainable Urban Extension in accordance with the single detailed masterplan.’

The need to ensure comprehensive development is also a strategic objective of the Masterplan SPD. Paragraph 8.5 states that:

“the Council will need to be satisfied that development of individual parcels will not sterilise or frustrate delivery of other parts of the site [...] all parcels will need to be sufficiently coordinated with appropriate green, social and physical infrastructure delivered at the correct time to support successful comprehensive development”.

The Masterplan SPD presents a series of development parcels, which are derived from the Development Framework. These parcels are not necessarily prescriptive, with the Masterplan stating that:

“[...] where applicants propose an alternative approach to the provision of strategic infrastructure and/or parcellation to that shown in Figure 8.1, evidence must be provided to the Council to demonstrate that the alternative(s) represent technical solutions that will meet the requirements of this Masterplan SPD and the utilities providers, will not prejudice the comprehensive development of Halsnead, and will not sterilise future development parcels’ (Para 8.30).’

As such, it is a clear thread of national and local policy that the site must be brought forward in a comprehensive manner and no one development shall restrict the neighbouring land coming forward for development.

The application site sits broadly within parcel 2(c) as set out in the assumed parcellation in figure 8.1 of the Masterplan SPD. To achieve comprehensive delivery of the wider site, the applicant has provided indicative plans to show how the site to the west (application reference 23/02378/REM known as the ‘Your Housing site’) could be brought forward and how the residential avenue running along the southern boundary would link to the east and west land parcel. The application 23/02378/REM was submitted after this planning application and so continuity planning was also built into the consideration of the land parcel to the west of this application site. The access serving this proposed development also serves the Your Housing Site and a condition will be required to ensure the access is in place prior to first occupation of any of the dwellings that form the subject of this application. As such, it is considered that the site ties into the wider masterplan and will secure comprehensive development subject to the following conditions:

- Utilities and highway connections to be provided up to the site boundary;
- The site access including the access road between plot 22 up to Lickers Lane, serving the development hereby permitted, shall be constructed in accordance with the approved plans prior to first occupation and these details shall include a timetable for the construction of the final surface to this road; and
- A key infrastructure delivery plan is submitted setting out when key features will be delivered such as amenity space, footpath/sustainable links and delivery of the pocket park.

Policy SUE2 states that the ‘provision of an appropriate proportion of financial contributions towards strategic and/or local infrastructure is required’ to enable comprehensive development. This is dealt with in the developer contributions section of the report although it is noted that the developer has agreed to pay the full roof tax. The proposal is considered to comply with the Masterplan SPD, Core Strategy policies SUE2, SUE2C and CS19 in relation to the delivery of a scheme of comprehensive development that facilitates the delivery of the wider masterplan and the adjacent land parcels.

Housing Mix, Density and Affordable Housing

The requirements for new residential developments to incorporate affordable housing are set out in policy CS15 (Delivering Affordable Housing) of the Local Plan Core Strategy. As a designated SUE site, the policy requirement is that 25% of the dwellings constructed should be affordable. The applicant has stated that, due to viability reasons, the level of affordable housing that can be provided across the site is 16.67% or 20 units. The applicant has submitted a viability assessment report in support of their proposal and this is discussed later in the report. Policy CS15 allows affordable housing provision to be reduced if a credible viability argument is presented.

Local Plan Core Strategy Policy CS17 promotes the inclusion of an appropriate housing mix, having regard to evidence of local housing needs and the monitoring of housing completions. Policy CS17 also outlines that developers must demonstrate how their scheme contributes to the re-balancing of the housing market in terms of the size of dwellings provided. Policy CS3 states that the tenure, type and size of new housing delivered in Knowsley will support the rebalancing of the housing market to better meet housing needs and demands arising, and that applications will need to demonstrate how they contribute to this re-balancing.

The Masterplan SPD (Strategic Objective S03), requires new development to demonstrate how it improves the range and quality of housing on offer. The Masterplan identifies that Halsnead has the capacity to accommodate a variety of housing development types, and there is particular opportunity to deliver an improved range of larger (4 and 5 bedroom) family homes, including lower density executive-style homes. The Housing Need Assessment 2021 also identifies need for all types of affordable housing and in particular smaller unit sizes and 4 bed plus unit sizes. The proposal states that the apartment building will include affordable units and these therefore meet an identified need for smaller units.

The overall dwelling mix proposed within the application is as follows:

4 Bed detached: 22 dwellings
3 Bed detached: 86 dwellings
2 Bed apartments: 12 units

This mix of dwellings partly meets the aspiration of the Masterplan SPD and there is a need for some smaller units identified. As such, the scheme is considered to deliver a range of housing that goes some way to contributing to rebalance the local housing market, having regard to policy CS17 of the Local Plan Core Strategy and the Masterplan SPD. Delivery of the affordable housing will be via a s106 agreement.

Layout, Design and Masterplan Compliance

Policy SUE2 requires proposals to demonstrate a comprehensive approach to development and be of a high design quality. The Masterplan SPD builds on this, providing further development requirements for the layout in respect of street hierarchy, access and key routes, location of open space and density of development. The development lies within the North Halsnead character area for

which the Masterplan SPD sets out further key design principles and development parameters. The Halsnead Design and Local Distinctiveness Guide offers further detailed design guidance.

As the site is a “garden village”, elevated design and layout expectations are required, with an emphasis on creating a sense of place. Key requirement HSDP1 (Framework Masterplan), HSDP2 and HSPD6 Access and Movement set out the strategic parameters for movement across the site through coherent and connected places.

The key principles of the North Halsnead character area are to create a strong community core with existing communities in Whiston by:

- Providing strong north-south connections into Whiston through good connectivity, maximising street frontage, positively integrating with the woodlands fronting Lickers Lane and providing a clear connected street grid to maximise permeability;
- Creating a vibrant higher density residential neighbourhood by delivering on the upper end of the density range incorporating some flat development;
- Creating a hub location for the wider community by strengthening existing Lickers Lane communities and integrating with existing and new community assets;
- Providing higher density development of 35-45dph with the opportunity to create higher density towards Lickers Lane, include small scale apartments and introduce 3-4 storey high buildings in key focal locations, with 2-2.5 storey properties elsewhere.

Saved policy DQ2 of the Knowsley UDP and policies CS2 and CS19 of the Local Plan Core Strategy also seek to promote well designed developments. This is reiterated in the Amended New Residential Development and Design Quality in New Development SPDs. Policy CS17 of the Local Plan Core Strategy sets out that new development will be encouraged to comply with residential design standards including Building for Life and Lifetime Homes. Delivery of high-quality design is also advocated within the NPPF and the National Design Guide (2019).

Housing Density

The Local Plan Core Strategy sets a minimum density of approximately 30 dwellings per hectare for new residential development, to ensure an efficient use of land. The Masterplan SPD builds on this, setting an anticipated density of 37 dwellings per hectare (dph) across the wider site. For the North Halsnead character area 2, within which the application site is located, the Masterplan SPD promotes ‘higher density’ development of between 35 and 45 dph with opportunities for higher densities towards Lickers Lane and use of controlled variation in height between 2-2.5 and 3-4 storey high buildings in focal locations and along Main Streets or close to Lickers Lane.

The density of the proposed development complies with the average density within the Masterplan SPD by providing a net density of c 42 dwellings per hectare and a gross density of c 35 dwellings per hectare. The proposed development, therefore,

would be consistent with the aspirations for the North Halsnead Character Area in terms of density.

Land Levels

The application site has a relatively uniform topography, sloping gently from the east to the southwest of the site. The application is supported by levels drawings, which provide an indication of the finished floor levels. The initial levels drawings showed some significant levels changes for a few plots. This has been amended and the development, whilst incorporating retaining structures to manage the levels changes, now has acceptable levels and less imposing retaining structures. This has created a better relationship with the existing topography and is more sympathetic to the existing landscape character.

It is considered that the levels are acceptable, and the levels changes would not be unduly harmful to visual amenity or landscape character. If planning permission is granted, conditions requiring retaining structures to including facing materials to match the dwellings is recommended. Subject to this condition, the impact on existing topography is considered to be acceptable and the levels details will be included in the approved plans condition.

Street Hierarchy

The Masterplan SPD sets out how a legible street hierarchy could be achieved. The proposed layout generally conforms with the masterplan; however a lane is omitted connecting to the main north/south “Main Street” that runs through the adjacent development. This minor deviation does not adversely affect the aspirations of the masterplan and therefore the proposals are considered acceptable.

Access

The Design Guide states that entrance gateways play an important role in placemaking and should integrate with the historic setting and should provide an attractive entrance with views into the garden village. These gateways should reflect the design of the historic gateways into the parkland. The Design Guide also states that ‘Gateway features at key entrance points will play a key role in maximising the profile of Halsnead as a high-quality Garden Village’.

The proposed gateway/link into the site is being delivered under application reference 20/00399/OUT and 23/02378/REM. However, this application has to be determined on its own merits and the application should be able to come forward on its own including any associated access road, even though it will be shared with the adjacent housing development. As such, it is recommended that the access is secured by a condition that requires the access to be implemented in accordance with a scheme of details that have been submitted to and approved in writing by the Local Planning Authority. This includes a timetable for implementation and allows a temporary surface to be considered until the development is fully completed as the same access will need to be used by construction traffic. The landscaping scheme will deliver some planting along the access road as well, if this is not delivered as part of the adjacent development; however, it is not considered that the entrance wall gateway feature can be secured through this permission

given its relationship with Lickers Lane and its reliance on the adjacent development.

Views

The Urban Design Framework Plan within the Masterplan SPD sets out that development should create a connected legible framework that maximises and frames views. In particular, the Masterplan SPD requires key views to be set out which include the key nodes. Alignment of street frontages should incorporate local character and scale and frame longer distance views.

The proposed development includes two nodal points which help with views through the site and this achieves compliance with the Masterplan. The scheme also includes an area of POS that frames the existing woodland. This woodland is mainly outside the red line as it is not in control of the applicant. However, the inclusion of this strip of greenspace aligns with the Masterplan requirements.

Connectivity and Nodes

The Masterplan SPD and policies CS2 and CS19 of the Local Plan Core Strategy promote the use of sustainable linkages across the site and beyond. The scheme incorporates a number of linkages between the existing parcel of land and those parcels lying due west and east of the application site. The scheme has incorporated a footpath running to the west of the woodland area connecting Lickers Lane with the development which offers a legible link to the existing Whiston community to the north and bus stops along Lickers Lane. The scheme has also incorporated the continuation of the residential avenue to the south of the development along with a number of access links into the proposed housing development which has planning approval to the west of the site.

The scheme has incorporated a number of nodal points (including a key node) within the development and these broadly align with the masterplan urban design framework and the access and movement framework, although one is a little understated in design terms. However, the other node makes up for this incorporating a pocket park with play equipment and dwell space. This is a welcome addition. These key nodes are points where key connections and linear spaces interconnect to offer distinctive areas within the layout. They provide legibility to the scheme, drawing pedestrians across the site and adding interest. The pocket park node includes seating, planting and play equipment.

The masterplan encourages the provision of focal buildings opposite key nodes. The proposed layout includes an apartment building at the southern key node which by virtue of its height and materials will offer a focal building in this location.

Design and Appearance.

The proposed houses are of a traditional style externally finished with facing brick and grey roof tiles. Some include a half render finish. The proposal incorporates two-character areas with one having a more modern feel with plain window openings and brick cill and header detailing. The other character area incorporates some arts and crafts detailing including gable style canopy porches, traditional

doors, stone cills and multi-paned windows. The properties vary between two and two and half storey with a three-storey apartment building situation in the southeast adjacent to a nodal point.

The proposal includes dual fronted properties on key junctions to provide animated elevations on corner plots. The two-character areas are considered to add distinctiveness and sense of place whilst also giving the scheme interest and legibility. The rural style character area is sited adjacent to the woodland area and overlooks the pocket park whilst the more modern designed houses form the central core of the development. The materials proposed appear to accord with the Design and Local Distinctiveness Guide. However, a materials condition is recommended to include submission of samples where appropriate.

The layout, scale, appearance and design of the proposed development is considered to be sympathetic to the character of the area and the street scenes have been designed to create interest and legibility. The scheme includes a building 3 storeys high which increases the density of the scheme whilst framing one of the nodal points. Whilst the Masterplan SPD encourages taller buildings in a number of locations including adjacent to Lickers Lane, this scheme is set behind the woodland and it is not considered that including higher buildings here would be beneficial to the design of the scheme. The levels have been utilised to include split floorplates to add further interest and ensure that large retaining structures area avoided. The boundary treatments are standard wooden panel fencing with walls defining corner plots. A condition is recommended to secure these boundary treatments.

The scheme is considered to offer a scheme that complies with the masterplan and includes an elevated design which offers distinctiveness and sense of place.

Key Street Design

The Masterplan SPD describes 'Residential Avenues' as '...incorporating formal, traditional avenue planting, turf verges and high-quality materials. Development fronting these streets is likely to have a degree of formality and symmetry...' The proposed layout identifies generous tree planting along the 'Residential Avenues' and trees are within the street rather than gardens for this street type. The landscaping condition and the key infrastructure delivery condition will ensure street trees are delivered. A landscaping scheme condition together with a timetable for implementation and a management and maintenance condition are also recommended to secure a green development. The tree planting within the lower hierarchy streets includes garden trees rather than trees within the road/footways. This has been accepted across Halsnead.

The scheme includes a hierarchy of streets to emphasize legibility whilst ensuring that the primary residential avenue delivers a strong east-west route through the development. A hard landscaping condition is recommended to secure high-quality materials for the roads and footways and to ensure that the scheme ties in with the wider Halsnead development offering a cohesive approach to design and creating a comprehensive sense of place.

The proposal is acceptable, subject to planning conditions, and satisfies the main

requirements set out in the NPPF, The National Design Guide, Policies SD1, CS2, CS8, SUE2, SUE2c and CS19 of the Knowsley Local Plan: Core Strategy, Saved Policy DQ2, of the Knowsley Replacement Unitary Development Plan, the Amended New Residential Development SPD, the Masterplan SPD and the Halsnead Design and Local Distinctiveness Guide.

Highway Safety

The Highways Engineer has reviewed the proposed development and confirmed that a swept path plan has been provided utilising a suitably sized refuse vehicle. The proposal is considered to broadly comply with the Halsnead Design Guide and the Halsnead Garden Village Masterplan. Where street hierarchy deviates from the Masterplan, the changes are considered to be acceptable and the development offers a street hierarchy that ensures delivery of a legible development including lanes, access streets and residential avenues. The development adjoins a neighbouring site and incorporates geometries / carriageway types that match to ensure continuity and comprehensive development.

A Transport Assessment and Travel Plan was submitted as part of the proposal. This demonstrates that the local highway network can safely accommodate the traffic generated by the development and the proposal will not lead to unacceptable highway capacity or safety issues. The Council's highways engineer has confirmed that subject to the imposition of planning conditions, there would be no objection to the proposal.

The proposal relies on using an access that will also be used in connection with an adjacent housing development reference 20/00399/OUT and 23/02378/REM. The access has been modelled to demonstrate it can accommodate not just the traffic using it from the application site but also from the adjacent and future housing developments. Additional work considers the impact on the Tarbock Island roundabout. The Council's Highways Engineer is satisfied that the access is capable of working safely, the impacts on the local highway network are acceptable and the scheme has acceptable impacts from a highway safety and capacity point of view.

If planning permission is granted, the highways engineer has requested that conditions are imposed requiring:

- Provision of parking, servicing and vehicular manoeuvring areas that have been surfaced, drained and permanently marked out in accordance with the approved details;
- Submission of a construction management plan to secure the following details: location of the compound; details of deliveries; location of loading areas and turning areas; management of deliveries; location showing the areas for storage of plant and machinery; details of construction staff parking arrangements; details of wheel washing facilities to control for the transfer of mud from the site; methods for dust control and suppression; and adequate provision for the addressing of any abnormal wear and tear to the highway if applicable.

To promote the use of sustainable modes of transport, if planning permission is granted conditions are recommended requiring:

- The submission and approval of a full Travel Plan;
- Details of cycle parking for those properties without garages.
- Lighting within communal areas

In conclusion, the highway safety impacts associated with the development are considered acceptable subject to the imposition of the above conditions. Therefore, the proposal complies with the NPPF, Policies SD1, CS2, CS7, SUE2, SUE2c and CS19 of the Knowsley Local Plan: Core Strategy, saved policies T5, T7, T8, T9 and DQ2, of the Knowsley Replacement Unitary Development Plan, the Amended New Residential Development SPD, Ensuring a Choice of Travel SPD and the Masterplan SPD.

Car Parking

Local Plan Core Strategy policy CS7 requires parking to be provided in accordance with adopted standards set out in the Ensuring a Choice of Travel SPD. The Masterplan SPD and the Design Guide also set out approaches to parking. Whilst the proposal shows some conformity with the requirements of the Masterplan and numbers of parking spaces per plot are generally policy compliant, the scheme does include a number of parking spaces that front the dwellings.

The preference for parking in the Masterplan requires parking to be located at the side of properties and behind the building line, specifically on 'Residential Avenues' and 'Access Streets'. It states that parking to the front of the building line should be limited to the 'Lane' street type and only as part of a varied street design. The layout incorporates some parking to the front of plots and generally this is not supported as housing layouts can be dominated by hardstanding and it reduces the ability to provide soft landscaping to plot frontages as well as leading to long lengths of dropped kerb. However, as much of the frontage parking is on shared surfaces and the driveways will consist of paving, the impacts of this frontage parking is diminished, especially as it is interspersed with some frontage planting.

The proposal includes approximately 18% of dwellings with frontage parking in the front garden areas. However, it is considered that there is a balance to be had between providing swathes of hardstanding for parking, delivering a parking dominated layout and securing a green frontage with areas of landscaping. The majority of parking is to the side of plots and this is welcomed and the hardstanding materials will ensure some breaking up of tarmacked areas. If planning permission is granted, a condition is recommended removing permitted development rights for driveways/hardstanding to ensure green garden frontages are retained. Parking will also need to be laid out as approved and this can also be delivered via a planning condition.

Residential Amenity

In order for the proposal to be acceptable, it is important that it does not have a detrimental impact on the amenities of existing residents. Core Strategy policies CS2 and CS19 seek to ensure that new development does not significantly impact on the amenities of adjoining or nearby residential properties. The Council's New

Residential Development SPD offers further guidance and indicates that development should include a 20m interface between proposed principal rear elevations, garden depths of 10m and 12m interface distances between principal elevations and side elevations.

There are no residential properties directly adjoining the site although there are properties to the north on Lickers Lane and Sandfield Nursery lies to the northeast of the application site. Turning to the relationship of dwellings within the proposed development the Masterplan SPD states the overarching Garden Village character should be expressed through the street hierarchy and identifies design parameters for the residential street hierarchy across the development. For 'Residential Avenues' front to front elevation distances should aim to achieve around 21 – 25m. For 'Lanes' the Masterplan expects lower distances of around 18m.

The proposed layout achieves many of the interface distances, although a number of the proposed properties fall below the masterplan and SPD requirements and would be located within 16.5m of the opposite property. Some side-to-side relationships are closer at around 12.5m but these distances relate to dwellings that occupy corner plots to offer interest and frame turns into lanes. Some of the properties fronting the residential avenue are slightly substandard having interface distances of around 19m. However, most gardens achieve 10m minimum depth although again there are some exceptions.

However, overall the interface distances are considered to be acceptable and it will be a case of buyer beware where dwellings with shorter separation distances or garden depths are occupied. Where corner plots are within close proximity, it is considered that the spacing would create an enclosed feel and add interest to the character area.

In general, much of the layout of the proposal complies with the New Residential Development SPD and policies CS2 and CS19 of the Local Plan, together with the requirements of the Masterplan SPD. Where there are minor discrepancies, these create interest in the layout and enclose corners.

In relation to impacts on the amenity of existing residents, it is inevitable that some disturbance will occur as part of the construction process. However, this would be for a temporary period and separate legislation is in place to ensure this is controlled. Notwithstanding this, if planning permission is granted it is recommended that a condition is imposed requiring the submission and approval of a Construction Environmental Management Plan.

In relation to light pollution, the proposal will introduce development where there is currently none and, as such, new lighting will form part of this. However, this is inherently accepted as part of the allocation of the site and, if planning permission is granted, it is recommended that a condition is imposed to require the submission and approval of lighting details, in order to protect visual and neighbour amenity and minimise impacts on wildlife.

In conclusion, the proposal would not be detrimental to the amenity of the occupiers of existing dwellings and would provide an appropriate level of amenity for future occupiers of the development, subject to the imposition of the above conditions. The proposal is considered to broadly comply with:

- the National Planning Policy Framework;
- the National Design Guide;
- Policies SD1, CS2, SUE2, SUE2c and CS19 of the Local Plan: Core Strategy;
- Saved Policy DQ2, of the Knowsley UDP and;
- the Amended New Residential Development Supplementary Planning Document.

Crime and Security Considerations

Saved Policy DQ2 of the Knowsley UDP states that new development should be designed so as to provide good levels of personal and property security, setting out specific design measures such as ensuring good levels of natural surveillance, designing open space so that hiding areas can be avoided, ensuring long lengths of blank walls or elevations that create dead frontages at night are avoided and using lighting and fencing/walls to add design security into the development without harming visual amenity, residential amenity or highway safety.

The proposed development would provide natural surveillance to the open spaces, with dwellings being designed to front onto these spaces and most properties being designed with rear gardens back-to-back. The development incorporates dual aspect dwellings to aid natural surveillance and properties would be secured by boundary walls and fences. Plots to the rear of the site will back onto a future development land parcel and it is proposed that these dwellings rear gardens include a 1.8m high wall.

In particular, concern has been raised by a local resident that the proposed pedestrian route onto Lickers Lane at the NW corner of the site will lead to anti-social behaviour issues. This concern stems from previous experiences of antisocial behaviour with groups of youths/adults entering the woods and engaging in antisocial behaviour activities. The original gate into the woods was subsequently locked which ended the issues.

The proposal does involve opening up a connection from Lickers Lane into the woods. Concern has also been raised that this will act as a cut through or rat run giving access to the woodland and beyond; this may lead to littering within the woodland area as well as antisocial behaviour. The objector asked that the pedestrian access just uses the access road from the neighbouring development plot with this entry remaining blocked up.

Merseyside Police have been consulted on the scheme and no objections have been raised subject to a lighting condition securing lighting on the pathway from the woods to Lickers Lane. Well-designed spaces should be legible and should facilitate access to open spaces and policies SUE2 and CS19 of the Local Plan Core Strategy promote connectivity and good levels of physical integration with surrounding areas. In light of the comments from the Police and having regard to the issues raised, it is recommended that a lighting condition is imposed to secure this lighting of the footpath. The design of the footpath itself is straight and a good width which promotes better visibility and security for users. It is also noted that

the proposed layout includes housing overlooking the open space area to the north including the woodland so there is an additional element of overlooking that will be introduced to this area. This will help to mitigate antisocial behaviour. Merseyside Police have also requested further details in relation to the cycle storage for the apartment building and a condition can secure these details.

Whilst it is noted that Merseyside Police have requested a 2.4m high wall rather than 1.8m on the rear boundary with the future development parcel, it is not considered that this height is necessary, especially having regard to the fact that this will be developed in the future. Additionally, a wall is considered more secure than a fence and so this solid boundary treatment is welcomed in this part of the scheme.

Overall, the proposed development would provide adequate levels of natural surveillance within the site and reduce the potential for anti-social behaviour and crime and disorder. A lighting condition to secure details on lighting of communal areas including the path route into the site from Lickers Lane is recommended as well as cycle parking details for the apartment block. In coming to this view regard has been given to the Police Architectural Liaison Officer at Merseyside Police. Subject to these conditions, it is considered that the proposal complies with saved Policy DQ2 in the Knowsley UDP; Policies CS2 and CS19 of the Local Plan Core Strategy; New Residential Development SPD; and Design Quality in New Development SPD.

Landscaping, Green Infrastructure and Landscape Impact

Saved Policy DQ4 of the Knowsley UDP seeks to ensure that new developments include adequate tree and landscape provisions whilst at the same time seeking the protection or replacement of trees affected by development. Policy CS21 of the Local Plan Core Strategy also has the same aims and sets out the principles for mitigation where tree loss is unavoidable. Local Plan Core Strategy policy CS8 seeks to preserve the character and function of valued landscapes. Core Strategy policy CS2 also requires development to respect landscape character. This approach is supported by the Amended New Residential Development SPD and the Trees and Development SPD.

A key theme running through the Halsnead Masterplan SPD is that any proposals must contribute towards the high-quality landscape. Key Requirement HSPD10 of the Masterplan SPD relates to the tiers of open space throughout the site. Planning applications should demonstrate that development will deliver open space tiers 2, 3 and 4 as an integral part of their proposals, including arrangements for enhancement and long-term maintenance.

Tier 1

Tier 1 strategic open space is to be located outside the development and these areas are subject to a bespoke delivery and management regime. The tier 1 open space centres on 'Big Water' and the ancient woodland to the southwest of Halsnead Garden Village's residential allocation.

Tier 2

The tier 2 open space is strategic open space located outside development areas, to be incorporated into and delivered as part of development proposals as an integral part of the development. They are generally areas of existing woodland. In regard to this application, the tier 2 space comprises the area of woodland known adjacent to Sandfield Nursery known as Sandfield Park Local Wildlife Site. However, this woodland is not in the control of the applicant.

Tier 3

The tier 3 open spaces also perform a strategic function within the site as green corridors or informal play areas. There is no tier 3 open space within the application site.

The layout of the open space within the site includes an area of green public open space adjacent to the Sandfield Park LWS which forms a green buffer between the woodland and the proposed housing. However, the application site excludes the woodland area itself as this is outside the control of the applicant.

A series of updated landscape planting plans have been submitted, which follow the principles set out in the Design Guide and offers native planting alongside enhanced tree planting. The planting plans offer linear tree planting adjacent to the access street fronting onto the woodland and tree planting within the greenspace along with some hedgerow and tree planting around the garden areas. The planting plans have been developed in consultation with the Council's Landscape Architect.

If planning permission is granted planning conditions in relation to the delivery, and management and maintenance of the soft landscaping are recommended. In addition to this, it is recommended that further tree planting is supplemented into the scheme to ensure all tree loss across the site is replaced on a 2 for 1 basis and incorporated within the design of the proposed layout. This additional tree planting is secured by condition. The landscaping and its management is critical to ensure the planting scheme has time to establish and to cement the green credentials of the Garden Village. In addition to the landscaping conditions, tree protection conditions are also recommended.

In terms of landscape impacts, Local Plan Core Strategy policies CS2, CS21 and CS8 seek to preserve and respect landscape character and values and the Masterplan SPD seeks to enhance and preserve key landscape features. Whilst the development will result in permanent change to the landscape character, it is considered that the proposed landscaping will seek to integrate the development within the setting of the site and effectively reduce the magnitude of change.

The application site (as well as the area south of Whiston) falls within the Lancashire coal measures regional landscape character area (NCA 56). *The applicants undertook a Landscape and Visual Impact Assessment (LVIA) as part of their ES. This confirmed that a portion of the study area to the west is located within NCA 58 Merseyside Conurbation and a limited portion lies in NCA 60 Mersey Valley.* Within the Landscape Character Assessment undertaken by Knowsley

Metropolitan Borough (2007), the site is located within the area described as Halsnead Estate.

There are no national landscape, ecological or heritage designations within the site. There are, however, a number of landscape, ecological and heritage designations in the local landscape beyond the site which include areas of ancient woodland, and Green Belt. The Grade II listed Sandfield House lies to the northeast of the site. The site has mature woodland to the north, residential areas of Whiston beyond, agricultural land to the south and east and rough grassland, scrub and individual trees to the west. Halsnead Park Caravan Site lies to the southwest. The site itself consists of a single field parcel with areas of rough grassland, scrub and scattered trees. Vegetation is largely limited to site boundaries.

Views of the site are limited to portions of Lickers Lane, Croftwood Grove, Sherwood Drive and Manorwood Drive immediately to the north, and portions of Fox's Bank Lane and Main Drive to the southeast and southwest. Landscape mitigation measures have been designed into the development and include the retention of a broad landscape zone along the northern edge of the site to maintain the character of the views approaching Whiston from the south. Landscaping plans also include additional planting to soften views.

The applicant's LVIA identifies the likely significant effects on landscape and visual receptors of the development. The LVIA states that the proposal will result in the expansion of Whiston, but not beyond the existing southern and eastern extremities associated with the developed edge of the settlement. There will be a change in the character and amenity of the views from a limited number of visual receptors to the site, although this is considered to result in a negligible to minor adverse effect, largely in the immediate setting of the site. The development will not significantly increase the existing visual envelope associated with this edge of the settlement and in the long term, views of the development will diminish as the proposed planting matures.

As with any greenfield development, a number of impacts arise from the development during construction and the first year of operation, ranging from negligible/minor adverse to minor beneficial on the landscape receptors; moderate adverse to minor beneficial on the site landscape receptors and negligible through to minor adverse on a limited number of visual receptors as a result of the change in the character and landscape views. These effects on visual receptors will diminish over time.

The site has an existing relationship with the developed edge of Whiston. On balance, the proposed residential development will sit within the existing retained landscape character elements at the site level and the landscape character at the regional and district level. Whilst some negative landscape and visual effects will arise from the development as it is constricted, the development is a logical expansion of the settlement. Furthermore, the landscape and visual effects are limited to the site and district level receptors only. These effects will reduce over time as planting matures. The imposition of a landscaping condition will secure landscape mitigation helping the development blend into the existing landscape character.

The landscape impacts are therefore considered to be acceptable. In coming to this view, regard is also given to the fact that this site is allocated in the Local Plan and, as set out in the Masterplan SPD, the landscape character impacts can be mitigated through appropriate design and retention of landscape features, as described above and as promoted within the Masterplan SPD. It is considered that landscape character impacts in the application have been mitigated and as such, the resulting impact on landscape character is considered to be acceptable subject to the imposition of conditions to secure the retention and enhancement of the landscape features.

As such, subject to the above conditions, the proposal is considered to comply with the NPPF, the Masterplan SPD, policy DQ4 of the Knowsley UDP and policies CS2, CS8 and CS21 of the Local Plan Core Strategy. In terms of the landscape and visual impacts, retention of the landscape features and enhanced soft landscaping is considered to result in acceptable impacts on landscape character and visual amenity. It is also considered that satisfactory justification has been provided for the siting of the open space and as such the scheme complies with the principles within the Masterplan SPD and the Halsnead Design Guide.

Strategic Highway Issues

National Highways have been consulted and have no objections to the proposal. In terms of the impact of the development on the strategic highway network, Knowsley Council, in consultation with Highways England, have developed an improvement scheme for Junction 6 of the M62/ Junction 1 of the M57 (Tarbock Island). This will mitigate the impact of Halsnead on the local and strategic road network. The implementation of these highway improvements will mean that the impact of Halsnead Garden Village, up to the quantum of houses proposed within the wider allocation, will be mitigated on the strategic highway network to the satisfaction of Highways England.

It is considered that the impacts of the proposal on the safety and integrity of the strategic highway network is acceptable and the proposal would comply with policy T5 of the Knowsley UDP, policy CS7 of the Local Plan Core Strategy and the Masterplan SPD.

Impact on Local Highway Network, Site Access and Sustainable Travel

Policy CS7 of the Local Plan Core Strategy and Saved Policy T5 of the Knowsley UDP seeks to ensure that major development sites are sustainably located, and any impacts caused by a development are mitigated. The Masterplan SPD sets out the off-site junctions that require improvement as a result of the increase in traffic from the Halsnead allocation.

Knowsley Council secured (in January 2019) £12M funding from the Liverpool City Region Combined Authority (CA) to enable delivery of the off-site highways' improvements identified as necessary to mitigate the impact of the whole Halsnead Garden Village site. This includes Tarbock Island, at junction six of the M62, and a further six local junction improvements.

Work is already substantially completed/completed on a number of the projects listed below and some are in the early stages of delivery:

- Stoney Lane/ Cumber Lane – signalisation works;
- Fox's Bank Lane/ Lickers Lane – signalisation works, footway improvements and vegetation removal;
- Windy Arbor Road/ Greene's Road – reconfiguration of existing signalised junction
- Stoney Lane/ Dragon Lane – upgrade of traffic signals, carriageway widening and creation of a new right turn lane;
- Lickers Lane/ Windy Arbor Road – carriageway widening and creation of mini roundabout junction;
- Cronton Road/ Fox's Bank Lane – carriageway widening and creation of roundabout junction;
- Tarbock Island – carriageway widening on Windy Arbor Road and Cronton Road, and additional lane provision on the M57 approach as well as both M62 approaches and signalisation of existing arms.

Knowsley Council has also delivered walking, cycling and environmental improvements along Pennywood Drive as part of the CA's Sustainable Transport Enhancements Package (STEP), which improves connectivity to Whiston Rail Station from Lickers Lane.

On the basis of this package of works, the overall impacts on the local highway network are considered to be acceptable and the proposal is considered capable of complying with policies SUE2 and CS7 of the Local Plan Core Strategy and the NPPF.

Impact on Heritage Assets

Designated and non-designated heritage assets

Policies CS19 and CS20 of the Local Plan Core Strategy, chapter 12 of the NPPF and Historic Environment Good Practice Advice in Planning: 2 (Historic England: 2015) all seek to preserve or enhance the Borough's historic and architectural assets and any archaeological remains. This includes non-designated heritage assets. Policies CS19 and CS20 of the Local Plan Core Strategy seek to ensure new development complements and enhances features of historic interest, preserves local distinctiveness and character through sensitive design as well as ensuring new development includes appropriate integration with the setting and immediate landscape.

The Masterplan SPD and the Design Guide promote the retention of features within the former Halsnead Park and seek to embed a distinctive sense of place into new development. The Masterplan SPD identifies opportunities for green infrastructure which includes the enhancement and integration of the historic landscape features including woodlands and water bodies.

Paragraph 5.16 of the Masterplan SPD states that there are several designated and non-designated heritage assets within and around Halsnead and there are

opportunities to retain, integrate and where appropriate create a buffer between historic features and new development.

Sections 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to show special regard to the desirability of preserving and enhancing listed buildings and their settings, in exercising their planning functions. Considerable importance and weight should be given to the desirability of preserving listed buildings and their settings.

The NPPF (at paragraphs 195 – 214) also provides guidance on the approach that should be taken in considering the impacts against the level of harm (if any) that has been identified to listed buildings and their settings. The NPPF states that in considering the impact of a development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be, irrespective of the scale of the potential harm. Paragraph 206 further requires that any harm to the significance of a designated heritage asset, including that arising from development within its setting should require clear and convincing justification. Irrespective of the level of harm, decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise.

Paragraph 208 of the NPPF states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Paragraph 209 of the NPPF relates to non-designated heritage assets (i.e., the landscape and built features of the historic parkland). This states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The Heritage Impact Assessment submitted by the applicant has identified 9 grade II designated heritage assets that could be affected by the development. As there is no intervisibility between the site and 7 of these assets, due to the intervening built environment, topography and vegetation, there is no impact or harm to the significance (in terms of heritage value) to the following listed buildings/structures:

- Barn at Snape Gate;
- Old Halsnead;
- Dean's Farmhouse;
- Carr House Farmhouse;
- The Paddocks and The Stables;
- Range of Farm Buildings in L-shaped Plan; and
- Ropers Bridge.

There are also two non-designated heritage assets (walled garden and outbuilding and ponds and streams) which have no intervisibility between them and the application site due to intervening vegetation and topography.

The applicant's HIA identified the following designated and non-designated heritage assets that are considered to be sensitive to the construction and operational effects of the proposal:

- Grade II listed North East Lodge to Halsnead Park (also known as 73 Fox's Bank Lane, North Lodge, Rainhill Lodge or Rainhill North Lodge);
- the grade II listed Gate Piers beside North Lodge to Halsnead Park;
- Halsnead Park non-designated heritage asset;
- Halsnead Park boundary walls (non-designated heritage asset);
- Halsnead Hall (non-designated heritage asset which was demolished in 1932);
- Princes House Farm (site of as it's now demolished) and extant outbuildings (non-designated heritage asset);
- Church Lodge (non-designated heritage asset).

There is also Sandfield House on Lickers Lane that is grade II listed and should have been considered by the applicant's HIA.

Grade II North East Lodge and Gate Piers, Sandfield House

NE Lodge and the gate piers are located c 330m east of the application site and this lodge was one of the main entrances into Halsnead Park. The NE Lodge is considered to possess both design value and architectural interest as well as illustrative historical value. It also possesses group value resulting from the historic interest and relationship with Halsnead Estate. This includes designated Gate Piers, the non-designated boundary walls and former parkland (including the former Halsnead Hall), eastern driveway and Church Lodge. Due to their relationship with the Willis Family, this asset which once formed part of the Halsnead Estate possesses associative historical value. This asset is considered to be of medium significance and the setting is considered to contribute to the lodge's illustrative historical, aesthetic, design and group values.

In terms of the Gate Piers, these have associative historical value and most of their significance derives from their group value, resulting from their historic interest with the Halsnead Estate, in particular their direct visual relationship to the Lodge and their physical relationship with the park boundary walls and their relationship with the former Halsnead Park. Being grade II listed, this asset is of medium significance and it is considered that setting contributes to the pier's illustrative historical, design, aesthetic, and group values. They both have historic and architectural interest.

Sandfield House is a grade II listed building that lies to the northeast of the application site. This is the closest listed building to the site and is considered to possess both design value and architectural interest. This building is considered

to be of medium significance and the setting is considered to contribute to Sandfield House's historical, aesthetic and design values.

Non-Designated Heritage Asset Former Halsnead Park Landscape

Halsnead Park is a designed parkland landscape and is regarded as a non-designated heritage asset. Within and adjacent to the application site, notable non-designated features of this landscape include Fox Clump, the ponds, the estate wall, the undulating open landscape between routes, ponds and trees and the line of the main approach driveway to Halsnead Hall. These heritage assets are inextricably linked and have group value as part of the historic Halsnead parkland landscape.

The park includes a number of structures that have been demolished including Halsnead Hall and Princes House. The former parkland includes numerous landscape features including driveways, plantations and water features, many which still survive in some form today. The part of the parkland that is the subject of this planning application is devoid of features of interest although surviving parts of the parkland lies adjacent to the site and include the woodland to the north and northeastern boundary, within which is a pond. Historically these built heritage and landscape features would have possessed a high degree of historic interest from their group and aesthetic values, as combined, they formed a tranquil and enclosed parkland. The construction of the M62 has severed the southern part of the former parkland reducing the coherence of the landscape. The area of the south has been permanently altered due to the former colliery use.

Despite the changes, the parkland still has a distinct enclosed character with large sections of the boundary wall still present. Some of the historic entrances also survive. The parkland originally had large numbers of trees, present in belts internally along the boundary walls and in clumps around the park and water features. These trees contribute to the naturalistic design of the parkland. The Halsnead Park landscape possesses significance due to its historic interest resulting from the group and aesthetic values that it possesses. This is due to the survival of elements of built heritage and the landscape features within the former parkland boundary. However, the demolition of Halsnead Hall in 1932 removed much of the original purpose of these associated elements, resulting in these assets possessing more interest individually rather than as a result of their group value. The 20th Century use of the former parkland for wider agricultural use, and smaller areas of designed nursery plantings as well as the caravan park, has additionally diminished the significance the former parkland possesses as a result of its historic interest, group and aesthetic values, as these changes have effectively physically and visually eroded the former parkland setting. On this basis, the former Halsnead Park landscape as it now exists, is of low significance.

Impacts of the development on heritage assets

The applicant's Heritage Impact Assessment considered that the construction and operational phase of the development will have a minor impact upon the significant relationships retained by the NE Lodge and the Gate Piers due to their group value and the relationship with the non-designated elements of the former Halsnead Park. These listed buildings would be permanently affected by the development within the site during the construction and operational phase as there will be a tangible change to one aspect of their setting resulting in a minor impact upon their group value. It is considered that the overall significance for these effects would be negligible to minor adverse during the construction and operational phase.

It is considered that the development would have a minor to moderate impact on Sandfield House due to the proximity of the development within the setting of this listed building. Given the development will have a tangible change to this setting, the overall significance for these effects would be minor adverse during the construction and operational phase of the development. However, the retention of the woodland area to the north and northeast and the additional planting will help to mitigate the development effects and given the extent of existing screening, the longer views will not be significantly affected by the development.

The non designated Halsnead Park would also be affected by the development within the site during the construction phase as there will be a permanent change within it. It is considered that the significance of these effects would be minor adverse. The magnitude of impact for the former parkland landscape (which is an asset of low heritage significance) is considered to be minor adverse during the operational phase. This is due to the site's location within the northern most part of the former parkland, within an area that appears to have largely lacked any significant landscape features (with the exception of the woodland and hidden pond to the north and northeast of the site). It is considered that this area is largely outside any significant views or vistas that may have historically existed. These views include key visual relationships between the historic routes extending into the former parkland from the designated eastern and non-designated western lodges and gate piers towards the primary and secondary structures within the former parkland (Halsnead Hall and Princes House Farm).

It is recommended that conditions are imposed requiring delivery of the landscaping (tree and hedge) planting to help mitigate the impacts on the designated and non-designated heritage assets. This will soften the development's impact. The CEMP will also help to mitigation any adverse effects during construction. The Landscape Management plan will also help in the operational phase to ensure the landscaping matures. Having regard to the residual effects after mitigation, the impacts on the heritage and non-heritage assets is considered to be negligible and negligible to minor adverse respectively.

The cumulative effects on the designated heritage assets would be minor adverse and the cumulative effects on the former Halsnead Park landscape would also be minor adverse.

The identified negligible to minor adverse effect upon one element of significance and setting of the NE Lodge and Gate Piers, specifically the views of these assets from Fox's Bank Lane looking west, which highlight their historic interest, specifically their group value with the former Halsnead Park landscape. The longer views provide an open agricultural former parkland with small trees groups interspersed. Historically these views wouldn't have existed due to extensive tree planting/woodlands which would have shortened the views. The caravan park also adversely affects the longer views to the west providing a more suburbanised backdrop within a historically wooded setting. The site itself contains no landscape elements and is not included within any significant views across the former parkland.

The proposed development will result in suburbanisation but this will not impact upon the significance or character of the individual elements but will have a slight impact on significance these assets possess as a result of their historic interest and their group and aesthetic values. The likely significant adverse effects to the setting of the Grade II listed NE Lodge and the Gate Piers will be mitigated by landscaping. Additionally, the retention of the landscape features (i.e. the woodland to the north) will help to soften the impact on the designated and non-designated heritage assets.

On this basis the proposal will result in less than substantial harm to the significance of the designated heritage assets as described above. The proposal will result in some negligible to minor harm on the non-designated heritage asset (ie the Halsnead park landscape). It is considered that there are significant public benefits which outweigh this identified harm. In particular, the proposal will bring forward an allocated site and will deliver housing including affordable housing. This helps achieve the Council's housing delivery objectives. Additionally, these benefits are considered to outweigh the identified harm to the former Halsnead Park landscape. On this basis, the proposal is considered to comply with policy CS20 of the Local Plan Core Strategy, the NPPF and Historic Environment Good Practice Advice in Planning: 2 (Historic England: 2015).

Archaeology

Policy CS20 of the Local Plan Core Strategy requires developments to preserve or enhance the Borough's historic assets and archaeological remains. The applicant has submitted a Historic Environment Desk-based Assessment (Lanpro June 2022) and is of the opinion that based on the present evidence, the potential for below ground non-agricultural archaeological remains is low for the pre-historic and Roman periods, low-medium for medieval remains and medium-high for post medieval remains which include coal mining.

There are two heritage assets recorded on the Merseyside Historic Environment Record within the proposed development: Halsnead Park, Whiston which is a late 18th Century Park and a section of Halsnead Park Wall which forms the boundary to the landscaped park. The application site has remained as agricultural and park land throughout the post medieval and modern periods. Undeveloped and historically undisturbed areas of green space are considered to have an as yet undefined archaeological potential.

A Written Scheme of Investigation has been submitted. MEAS have been consulted and advised that the scheme is acceptable. The proposal complies with policy CS20 of the Local Plan Core Strategy, paragraph 205 of the NPPF and Historic Environment Good Practice Advice in Planning: 2 (Historic England: 2015).

Noise

Saved Policy ENV2 of the Knowsley UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that, where necessary, effective mitigation measures are secured.

The site is impacted by varying degrees of noise, primarily from traffic travelling along Lickers Lane. A noise Assessment has been submitted in support of the application. The Environmental Health Team is satisfied with the findings with the Noise Assessment and has suggested a condition to ensure the noise mitigation measures set out in the report are installed. These relate to a minimum glazing specification for windows of dwellings within the development and the inclusion of the measures advised within the Acoustic and Overheating Assessment to ensure future residents do not live in dwellings at risk of overheating and to ensure that the internal noise climate of the proposed dwellings can be acoustically designed and mitigated to meet World Health Organisation guidelines and the relevant British Standard through glazing and ventilation mitigation. An external plant condition has also been recommended to protect residential amenity.

In conclusion, the proposal does not fully accord with Policy ENV2 of the UDP, given the noise impacts highlighted above. However, given that the impact is limited to a small number of properties, not the whole of the garden of these plots is affected and the internal areas of the houses, subject to securing suitable mitigation for noise exposure, are not impacted by noise; the overall detrimental impact is considered to be relatively minor and for the reasons outlined later in the report do not outweigh the significant benefits of the scheme.

Other noise issues can arise during the construction phase. To protect residential amenity, it is recommended, if planning permission is granted, that a construction management plan condition is imposed, which would require the submission of the following details:

- methods for the mitigation of noise and vibration from building works, including any piling works;
- noise mitigation from the operation of any temporary power generation or pumping plant which will operate overnight;
- methods for dust control and suppression;
- details of wheel washing facilities including location and type;
- details of the areas for the storage of plant and materials, and;
- location of site compound;
- details of relevant pest control measures; and
- no construction works shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays.

The above would protect residential amenity during the construction phase from air and noise pollution. Subject to the imposition of the above conditions, it is considered that the development complies with policy ENV2 of the Knowsley UDP, policies CS2 and CS19 of the Local Plan Core Strategy and the NPPF.

Air Quality

Policy CS2 of the Local Plan Core Strategy seeks to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 192 of the NPPF and the Government's Air Quality Strategy.

The Air Quality Assessment also considers the impact of the increase in traffic generated by the development and its associated impact on air quality. The assessment demonstrates that the scheme will have no significant impact on the application site. However, given the number of cumulative developments in the area, there is likely to be a negative off-site impact on air quality from associated vehicle movements, with particular emphasis on the area at the junction of Cronton Road/Whitefield Lane, which lies to the southwest of the wider Halsnead site, on the opposite side of the M57.

On this basis, whilst Environmental Health officers have not raised any objections to the development in principle, some concern has been raised to the off-site air quality impacts, particularly as it relates to the Cronton Road/Whitefield Lane junction. Environmental Health has requested that each property be provided with an electric vehicle charging point to help promote the use of electric cars and therefore improve air quality. This is a matter that will be dealt with through Building Control requirements. Additionally, the applicant will (through planning condition) submit a Travel Plan for approval that will help promote sustainable travel options to new residents/

As such and having regard to the above, there is some minor conflict with policy CS2 of the Local Plan Core Strategy and this weighs against the proposal. Nevertheless, this conflict with policy CS2, for the reasons explained above, is given very limited weight.

Ecology

Policy CS8 of the Local Plan Core Strategy aims to ensure that new development protects and enhances biodiversity, including the protection of designated sites, priority habitats and protected and endangered species. This is consistent with the aims of the NPPF. The application is accompanied by a Preliminary Ecological Appraisal Report (PEA), Great Crested Newt surveys and a Biodiversity Metric report (BMR).

Habitat Loss

The PEA and BMR demonstrate that the development will result in the loss of 17.33 biodiversity units leading to a net biodiversity loss of 69.4%. The NPPF requires no net biodiversity loss (NNL). The Landscape Management Plan sets out that

habitat creation on site is not sufficient to achieve NNL. Whilst MEAS recommend the retention of more habitat of higher distinctiveness to secure a lower NNL habitat percentage, discussions have been undertaken with the LPA and securing compensation through a contribution to deliver off site habitat enhancement is considered acceptable in this case. The Council's ecological consultant has advised that a contribution of £372,375 is required and this will be used to enhance habitat at Stadt Miers Park to compensate for the loss of 16.55 habitat units; the mitigation will be used to enhance/provide grassland and scrub habitat.

Landscape Management Plan (LMP)

MEAS has confirmed that the LMP is considered to be acceptable in principle. However, a 30-year habitat management plan is required rather than the 10 years set out in the soft landscaping table. An updated LMP is required to ensure appropriate long-term management of the site. It is noted that MEAS requires a management plan for the off-site NNL proposals. However, the contribution includes management and therefore this does not need to be covered in the LMP as the improvements will be delivered on Council managed land.

MEAS has recommended that the updated LMP should include confirmation that the management period is a minimum of 30 years; details of management of any NNL proposals including an outline of maintenance requirements, details of bat and bird boxes (to including number, type and location), details of hedgehog highways and other ecological enhancement such as log piles.

Construction Phase – Construction Environmental Management Plan (CEMP)

A Construction Environmental Management Plan was submitted with the application which includes standard construction management and mitigation measures. However, the submitted CEMP does not include ecological RAMs advised within the PEA. As such, an updated CEMP is required to mitigate /minimise the main construction effects of the development including RAMs to avoid harm to protected/priority species, designated site and retained habitats and pollution prevention measures. The CEMP will need to include:

- Appointment of an Ecological Clerk of Works;
- Ecological toolbox talk for contractors;
- Pre-start check for priority or protected species;
- Rhododendron eradication/remediation scheme;
- Breeding bird, brown hare, hedgehog, badger and amphibian RAMs;
- 5m ecological buffer of the woodland, Sandfield Park LWS;
- Protection measures for retained trees T25, T58, T61 and T62 with bat roost potential;
- inclusion of sensitive lighting to avoid light spill on retained habitats;
- Dust and noise reduction scheme
- Avoidance of vegetation clearance/works during bird breeding season.

The CEMP should be accessible to all site managers and contractors/sub-contractors and should be a single document. The updated CEMP, to mitigate environmental effects during construction is recommended to be secured via condition.

Designated Sites

The proposed development is adjacent or close to 15 locally designated sites and therefore Local Plan Core Strategy CS8 applies. The following Local Wildlife Sites are in the immediate zone of influence: Woodland, Sandfield Park LWS lies directly adjacent to the site; Lickers Lane Woodland LWS lies 100m west of the site.

The proposals are considered to have a direct or indirect adverse effect on the features of for which the above sites have been designated. The introduction of new dwellings will bring recreational pressure on designated sites, increase pressure to fell trees and lead to the transfer of pollutants to the LWSs. As such, avoidance, protection and mitigation measures are required to mitigate impacts on designated sites. These can be in the form of an interpretation board which can be erected adjacent to any formal access to the woodland, Sandfield Park LWS raising awareness of designation features and the countryside code. Additionally, management of the LWS through rhododendron removal will help mitigate impacts on ground flora. Retention of some scrub habitat as a barrier to the woodland will also help mitigate impacts. Pollution control and a 5m buffer are also required to the Woodland Sandfield Park LWS to avoid impacts. These measures can be secured through the updated CEMP and the LMP.

National Sites Network and Ramsar Sites

The following national and international designated sites are easily accessible from the development site and Local Plan Core Strategy policy CS8 applies:

Mersey Estuary SPA;
Mersey Estuary Ramsar;
Sefton Coast SAC;
Ribble and Alt Estuaries SPA;
Ribble and Alt Estuaries Ramsar site.

The proposal will result in increased visits and recreational pressure to the above sites, and this may result in significant recreational pressure effects on habitats and species for which these sites have been designated. Due to the development's potential pathways, this proposal requires a Habitats Regulations Assessment for likely significant effects. MEAS has undertaken an assessment of likely significant effects which is based on the essential features and characteristics of the project only. This concludes that, without mitigation/preventative measures, that there will be likely significant recreational pressure effects in combination on the above referenced sites.

MEAS therefore undertook an Appropriate Assessment in accordance with Regulation 63 of the Habitats Regulations 2017. The AA report concludes that, with mitigation/preventative measures, there will be no adverse effect upon the integrity of national and international sites. Natural England has been consulted on the outcome of the AA and has confirmed that they have no further comments to make on the AA.

Additional Mitigation

The PEA report notes the proximity to the Mersey Estuary SPA, Ramsar and SSSI approximately 7km to the south. As mitigation for recreational effects, the report proposes an information leaflet to raise awareness of the designated sites and promoting use of nearby SANGs (suitable alternative natural greenspaces) away

from the coast, where recreational activities can be undertaken, raise awareness of the countryside 'responsible user code' for visitors. This can be included in householder sales packs. It is recommended that a condition is imposed to approve the wording of the information leaflet in accordance with condition CS8 of the Local Plan Core Strategy. This is considered sufficient, alongside measures for protecting the LWS, to mitigate recreational pressure and conclude that the proposal will have no adverse effects on the national sites network and Ramsar sites.

It is concluded that with the above conditioned mitigation measures, there will be no adverse effect upon the integrity of European sites. Due to the distance of the European sites from the development, it is considered that there will not be any significant impacts from the construction phase on these sites. Natural England have raised no objections. The proposals are likely to give rise to significant recreational pressure effects on these sites, through increased disturbance to qualifying species and loss and degradation of qualifying habitats due to higher visitor numbers, when considered alone and/or in combination with other housing developments.

Subject to the additional of a suitably worded condition to ensure a home buyers information leaflet is distributed to first occupiers of the development, in combination with the LWS mitigation, it is considered that the development is not likely to damage the interest features for which the Mersey Estuary SPA and Ramsar sites, Sefton Coast SAC and the Ribble and Alt Estuaries SPA and Ramsar sites have been notified and the proposal will not result in adverse effects on the integrity of the internationally designed sites. Additionally, Natural England has confirmed that they agree with the conclusions of the Appropriate Assessment/Habitat Regulations Assessment undertaken subject to the mitigation set out and subject to the above condition.

Subject to the conditions listed above, the impacts on habitats, protected species and designated sites are considered to be acceptable and the proposal is considered to comply with policy CS8 of the Local Plan Core Strategy and the NPPF.

Tree Impacts

Saved policy DQ4 of the UDP seeks to protect those trees that contribute positively to amenity, incorporate integral planting within new developments having regard to local character and make adequate provision for replacement planting either on or off site. The applicant has submitted an Arboricultural Impact Assessment and an Arboricultural Method Statement in support of the application.

The proposals require the removal of 10 trees and 2 groups of Cat A, and B trees, 8 trees 4 groups and 1 partial group of category C trees, and 1 group of category U trees. The proposed road also encroaches the RPA of T19 and T25, both Oak species. Potential to cause root damage would require hand digging within the area and be supervised by an Arboricultural Clerk of Works. Care should be taken to preserve and work around roots greater than 25mm in diameter and clusters of smaller roots avoiding damage to bark. This will form part of the conditions attached to the decision notice.

The Trees and Development SPD requires that any trees lost to development shall be replaced on a 2:1 basis. The submitted landscape scheme has a shortfall of 9 trees in total and because sufficient space exists within the site, a condition requiring updated landscape proposals will be included on the decision notice to ensure the tree loss is adequately mitigated.

Subject to a landscaping condition to secure the additional planting and subject to conditions requiring works to be carried out in accordance with the Arboricultural Impact Assessment and Method Statement and a 5 day notice period prior to the erection of any protective tree fencing, the proposal is considered capable of complying with saved policy DQ4 of the UDP, policy CS21 of the Local Plan Core Strategy and the Trees and Development SPD.

Surface Water Drainage and Flood Risk

Policies CS2 and CS24 of the Local Plan Core Strategy seek to ensure that development will not cause any unacceptable risk of flooding and that surface water will be drained in a safe and sustainable manner. Policy SUE2 and SUE2c also set out that proposals should demonstrate a comprehensive approach to infrastructure provision and that having adequate drainage in place is key in achieving this. The site is identified as being within an area of low risk from flooding and more than 20m away from a main river.

A Flood Risk Assessment (FRA) and drainage calculations support the planning application, and these have been assessed by the Local Lead Flood Authority (LLFA). The surface water will drain by gravity to the southwestern corner of the site and then drain through the Your Housing development to the west. The discharge rate will be restricted to 19.2 lit/s for all events up to 1 in 100 plus a 40% allowance for climate change.

The LLFA has raised no objection to the development subject to the imposition of planning conditions – if planning permission is granted - requiring the following details:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations);*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*

In relation to foul drainage, a foul pumping station is proposed to the southeast of the site within the nearby Taylor Wimpey Development. The foul drainage system was designed to accommodate foul drainage from the entire eastern side of the

allocation with support from United Utilities.

Subject to the imposition of the above recommended conditions, the proposal is capable of complying with policies CS2, SUE2, SUE2c and CS4 of the Knowsley Local Plan Core Strategy and the proposal will incorporate measures to minimise the potential for surface water flooding across the development site and beyond the site boundaries.

Ground Conditions/Contaminated Land

Saved Policy ENV5 of the Knowsley UDP seeks to ensure that development does not occur on contaminated sites that could place future occupiers at risk from contaminants within the ground. This policy also seeks to ensure that adjacent land occupiers, ecological systems and ground water are also not at unacceptable risk from contamination. Policy CS1 of the Local Plan Core Strategy seeks to promote sustainable use of land whilst policy CS2 of the Local Plan Core Strategy seeks to minimise any negative effects on water quality. Policy CS2 also requires developments to address any issues of unstable land resulting from Knowsley's legacy of minerals extraction. Local Plan Core Strategy Policy CS24 seeks to ensure that drainage systems take into consideration ground conditions and contamination.

The applicant has undertaken a detailed ground investigation report informed by a desk-based study and have subsequently submitted a Remediation Strategy. The Environmental Health Team reviewed the information submitted and confirmed that subject to a condition requiring the following

- Implementation of the Remediation Strategy
- Reporting of unexpected contamination
- Materials Management Plan

The Environment Agency (EA) also reviewed the contaminated land assessment work undertaken by the house builder. The site lies in a particularly sensitive area in regard to groundwater resources as the site is underlain by a Principal Aquifer and is located in a Source Protection Zone (3) for three separate public water supply boreholes. The EA has requested that a condition is imposed stating that no drainage is approved that allows infiltration of ground water without the prior written approval of the LPA. Any such proposal must be supported by an assessment of the risks to controlled waters.

The Coal Authority has been consulted and confirmed they are satisfied with the conclusions set out in the Phase II Geo-environmental Site Assessment Report informed by site investigations. These reports confirmed that boreholes did not encounter any shallow coal seams or evidence of historic mine workings. As such coal mining legacy issues are not significant within the application site and are not considered to pose a risk to the proposed development. The Coal Authority has stated that no specific mitigation measures or remedial measures are required to address coal mining legacy issues.

Subject to the imposition of the above conditions, the proposal is considered to comply with Saved policy ENV5 of the UDP, policies CS1, CS2 and CS24 of the Local Plan Core Strategy and the NPPF.

Waste

The proposal is a major development and involves excavation and construction activities which are likely to generate significant volumes of waste. Policy WM8 of the Waste Local Plan, the National Planning Policy for Waste and the Planning Practice Guidance 49 apply. These policies require minimization of waste production and implementation of measures to achieve efficient use of resources including designing out waste and minimization of off-site disposal. It is recommended that a waste audit or site waste management plan, demonstrating how this will be achieved, is secured via the CEMP condition.

Policy WM9 of the Waste Local Plan requires that adequate measures are provided as part of the design for the facilitation of storage and collection of waste and recyclable material. The applicant has submitted a waste management plan with their application. It is considered that the applicant has provided sufficient information to comply with policy WM9 of the Waste Local Plan and MEAS has advised that a condition is imposed to ensure the development is carried out in accordance with the Refuse Layout plan. This is included to secure appropriate waste storage and collection facilities are provided with the development. Elevation details of the refuse storage are also required by condition in the interests of visual amenity.

Sustainable and Low Carbon Development

Policy CS22 of the Local Plan Core Strategy seeks to promote sustainable and low carbon development. The applicant has submitted an Energy and Sustainability Statement with the application. This sets out how the developer will seek to implement sustainable and low carbon design. The developer proposes to construct the dwellings with a fabric first approach, and have stated that where possible, dwellings will exceed the Building Regulations 2013; however, it is noted that the Building Regulations 2021 are now applicable. The development includes provision of Electric Vehicle Charging Points (EVCPs) which helps to deliver sustainable and low carbon development. These issues are covered by the Building Regulations and so it is not considered that conditions are required to deliver EVCPs for the dwellings or apartment building. The proposal is considered to comply with policy CS22 of the Local Plan Core Strategy and the NPPF.

Social Value

The Council has adopted a Supplementary Planning Document 'Adding Social Value to Development' with the objective of maximising the employment and training of local people. The SPD requires applicants for major developments such as this to submit a 'Social Value Strategy' to the Council setting out how they propose to provide employment and training benefits for residents in the local area.

A Social Value Strategy has been submitted with the application and it is recommended, if planning permission is granted, that this is implemented during the construction of the development and secured by a planning condition.

The Adding Social Value SPD requires the delivery of a Social Value Strategy and the monitoring of this Strategy. This is secured through the applicant entering into a s106 agreement. The total monitoring cost and social value contribution has been calculated at £8,400. The applicant has agreed to the inclusion of this cost within the s106.

Developer Contributions and Viability

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010, it is necessary for planning applications with legal agreements to consider whether the requirements within the S106 are:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fair and reasonably related in scale and kind to the development.

It is considered that the contributions required as part of this application are justified and meet the Council's requirement for policy compliance. All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of development.

Core Strategy Policies SUE2, SUE2c and CS27 set out the requirement for new developments to meet the infrastructure demands they create. This approach is supported in the Development Contributions and Halsnead Garden Village Supplementary Planning Documents (SPDs). The Masterplan SPD document sets out the developer contributions required to meet these needs. The financial figures set out in the SPD were updated in January 2020 to reflect changes in circumstances since adoption in June 2017. Local Plan Core Strategy Policy CS8 also sets out the planning policy and approach relating to Biodiversity Net Gain.

Education

The local primary schools have limited capacity to accommodate some increase in population as a result of residential development within Halsnead Garden Village. However, given the scale of development overall, this will quickly be taken up and there is a need for the equivalent of a 2.5 form entry primary school.

It has not yet been determined if this additional capacity will be provided on-site, as is the intention of the SPD, or to provide these spaces in existing nearby primary schools. In order to meet this need, it is considered that a contribution of £5,619,000 is required. Based on the Masterplan SPD estimated housing total set out in the Strategic Infrastructure and developer contributions section, the contribution per dwelling equates to £3,536, and, therefore, results in this case in an education contribution of £424,320 for the 120 homes proposed.

The initial proposals for the Halsnead SUE site, as set out in the Masterplan SPD, was for a school to be provided on site by the time the 300th new dwelling was ready to be occupied. However, since the adoption of the SPD the capacity of local schools has been reviewed to ensure what was initially proposed remained relevant. It was identified that the local primary schools do have some capacity in varying degrees and, therefore, the immediacy of need to provide a new school is

not as pressing as initially thought. This is a matter that will require further review and the clause within the s106 agreement will be flexible to allow the developers' contributions to be put towards either a new school on site or for the provision of additional places at existing nearby schools.

A contribution towards the provision of 65 early years' education places is also required with a new facility provided or existing facilities extended.

The current cost of providing an early years' facility is £1,772,000. The contribution is based upon 1,600 homes being brought forward and equates to a contribution of £1,115 per dwelling. Therefore, in this case an (Early Years') education contribution is required of £133,800 for the 120 homes proposed.

Play Area and Community Facilities

A contribution is required for the provision of a Neighbourhood Equipped Area for Play (NEAP), Community Orchard, allotments and associated enabling works. This would be located on Council owned land in the heart of the garden village. The current cost of providing such facilities is £795,200. Based on the Masterplan SPD estimated housing total set out in the Strategic Infrastructure and developer contributions section, the contribution per dwelling equates to £497. Therefore, in this case a contribution is required of £99,640 for the 120 homes proposed.

Healthcare/Dental

A contribution towards improvements to local health facilities to accommodate the demand arising from the development is required. This has been agreed following discussion with Knowsley Clinical Commissioning Group. The cost of the works has been identified as being £150,000 which equates to £94 per dwelling across the Halsnead site. Therefore, in this case a contribution is required of £11,280 for the 120 homes proposed.

Open space (Park and Garden: Capital Cost/Management & Maintenance)

A contribution towards the provision of the 'tier 1' greenspace centred on Big Water and its adjacent woodlands is required. This is for the cost of the creation of a semi-natural greenspace that is of strategic place-making significance. The capital cost of the contribution is £1,481,000 and equates to £932 per dwelling. Therefore, in this case a contribution is required of £111,840 for the 120 homes proposed.

The on-going maintenance of this tier 1 open space has been calculated at £3,678,000 which equates to £2,315 per dwelling. Therefore, in this case a contribution is required of £277,800 for the 120 homes proposed for full permission.

Outdoor Sports Provision

A contribution is required towards the improvement of outdoor sports provision at Lickers Lane playing fields. This involves the improvement in access, car parking provision, pitch improvements and changing facilities. The cost of the works is £930,000, which equates to £585 per dwelling. Therefore, in this case a contribution is required of £70,200 for the 120 homes.

Summary of Contributions

The developer contributions required are summarised below. It is considered that the development will not lead to unacceptable pressure on local services such as

schools and local healthcare facilities as the contributions will seek to mitigate the impacts from the development in these areas.

CONTRIBUTION	FULL PP
2.5FE primary school NEAP, and associated enabling infrastructure	£424,320
65FTE nursery school/ external childcare places	£133,800
Play Area and Community Facilities	£59,640
Off-site healthcare and dental facilities/ services	£11,280
Park & garden strategic green space: capital cost	£111,840
Park & garden strategic green space: management and maintenance	£277,800
Outdoor sports provision	£70,200
Social value monitoring fee	£8,400
Biodiversity Net Gain	£372,375
TOTAL CONTRIBUTIONS	£1,469,655

Viability

As part of the submission, the applicants initially claimed the above requirements, in combination with the affordable housing requirement, meant that the scheme was financially unviable. As a result, a full viability appraisal was submitted and thereafter, fully assessed by the Council's independent assessors.

The viability statement confirmed that the full roof tax and s106 requirements could be met but the scheme could only afford to provide 16.67% of the affordable dwellings on site, rather than the policy compliant 25%. The Council's viability consultants agreed with this approach.

Currently, the proposed s106 would deliver 16.67% affordable housing across the site, with no mechanism for viability review recommended.

Subject to the above, the proposal is considered acceptable, and the proposal complies with Policies CS8, CS15, SUE2, SUE2c and CS27 of the Local Plan Core Strategy and the Masterplan SPD.

CONCLUSION AND PLANNING BALANCE

The application is specifically allocated for residential development within the Local Plan Core Strategy in order to assist the Council in meeting its housing needs and, therefore, the principle of residential development is acceptable, and the application should be approved unless material considerations indicate otherwise.

The Council can demonstrate it has the required 5-year supply of housing sites coming forward and can demonstrate excellent levels of delivery of (housing land) supply in recent years. Therefore, the 'tilted balance' set out in NPPF is not required to be applied in this instance and it is a straight assessment required of

the benefits and dis-benefits of the proposal and the weight attributed to each, to determine if the application should be approved.

The main benefit of the scheme is the provision of additional housing on an allocated site. This contributes to the Council's supply of housing and is given significant weight in favour of the application, in combination with the mix of market housing proposed which meets the Council's expectations. The proposal would also have economic benefits in terms of jobs in construction and spending within the construction industry supply chain; moderate weight is attributed to this benefit.

Other benefits from the scheme are the contributions towards the improvements centred on Big Water. This will allow for public access to the area opening it up for leisure and recreation purposes, having knock on benefits associated with improved health and well-being within the community. Contributions will also be made to the future maintenance of this area, which in combination provide benefits to which significant weight can be attached.

The impact on designated heritage assets is considered acceptable given that clear and convincing justification has been provided, in the form of the public benefits, which outweigh the less than substantial harm to the designated heritage assets. The harm to the non-designated heritage assets, through the urbanisation of the Halsnead Park designed landscape is on balance outweighed by the significant public benefits of the scheme outlined above.

The provision of greenspace within the development, whilst mitigating harm to the setting of the listed buildings, is considered neutral in the overall planning balance. Suitable mitigation has been proposed to address a number of identified issues, such as the impact on adjoining residents, landscape impacts, impacts on heritage assets, highways, ground contamination, impact on ecology and trees, drainage and the impact of the development on European designated sites. Financial contributions to education and health mitigate also against the impact of development. Given the proposal seeks to provide mitigation rather than betterment in these areas, these are not considered as benefits of the scheme and are considered neutral in the planning balance. The landscape impacts of the proposal are considered to be acceptable subject to mitigation being secured by suitably worded planning conditions. Overall, it is considered that the design, layout and impacts on landscape character and visual amenity are neutral in the planning balance.

The proposal would have a limited detrimental impact on local air quality and only very limited weight is attributed to this dis-benefit. However, again only limited weight is attributed to this, having regard to the allocation. The level of amenity afforded to potential occupiers in respect of the noise levels in some private amenity spaces is also a dis-benefit of the scheme; however, there is an element of 'buyer beware' in respect of this issue so only limited weight is attributed to this. This is on the basis the mitigation scheme put forward demonstrates best practical means whilst having regard to the limited number of properties affected.

The identified negative impacts do not significantly outweigh the other environmental, social and economic benefits of the proposal and the contribution to housing land supply. On the basis of the above, it is considered that the proposal represents sustainable development in which the positive benefits of the scheme

significantly and demonstrably outweigh the adverse effects. On this basis, the scheme is recommended for approval subject to conditions and the applicant entering into a s106 obligation.

11. RECOMMENDATION

To grant planning permission under delegated powers subject to:

- (i) The conditions set out below; and
- (ii) The applicant entering into a Section 106 legal agreement to secure:
 - a) Affordable housing - Submission of viability review to identify any uplift in residual land value capable of delivering on site affordable housing up to 25%;
 - b) Primary Education and Nursery Provision – £424,320 primary education contribution and £133,800 nursery education contribution towards funding additional primary places/nursery provision required by Garden Village;
 - c) NEAP, Community Orchard, allotments and associated enabling works – £59,640 payment towards Community Infrastructure contribution towards capital delivery costs;
 - d) Healthcare/Dental (offsite) – payment of healthcare contribution of £11,280;
 - e) Strategic Green Infrastructure (Tier 1) – Payment of £111,840 contribution towards delivery of Public Open Space;
 - f) Strategic green space infrastructure and management/maintenance contribution (Tier 1) – £277,800 ;
 - g) Outdoor Sports Provision – £70,200 contribution towards capital costs, Windy Arbor Playing Fields/pedestrian connections between Halsnead and wider Whiston area;
 - h) Tier 2-4 Green Infrastructure – Public Open Space and Estate Management scheme to secure effective management of green space;
 - i) Social Value – £8,400 social value contribution and monitoring fee;
 - j) Monitoring Fee – towards additional resource costs of monitoring the s106 obligations arising from development;
 - k) 16.67 % of the dwellings shall be affordable.
 - l) £372,375 Biodiversity Net Gain contribution

CONDITIONS

1. The development granted full planning permission must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1:

Reason: For the avoidance of doubt.

3. Prior to the commencement of any above ground works, a key infrastructure delivery plan shall be submitted to and approved in writing by the local planning authority. These details shall include a timetable for implementation of when key features, key linkages and landscaped/green space/pocket park areas within the development shall be constructed. For the avoidance of doubt, this shall include timings for the delivery of the road connections and any utilities which shall be constructed up to the site boundary.

For the further avoidance of doubt, the pocket park shall be delivered prior to occupation of the 60th dwelling (which shall include plots 34-36) and the residential avenue verges and tree planting shall be completed prior to first occupation of any dwellings on the residential avenue.

The development shall be constructed in accordance with the approved key infrastructure delivery plan.

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

4. The scheme shall follow the recommendations of the Professional Consult Limited Noise Impact Assessment for the proposed residential development – Lickers Lane, Whiston. Reference 22.054.1.R2, dated 9 September 2022. For the avoidance of doubt the measures must include, but not necessarily be limited, to the following:

- A minimum window glazing specification of 6mm glass / 12mm void / 6mm glass.
- The relevant AD-F system following the Acoustics and Overheating assessment (Appendix 6 and 7 of the report)

The measures installed shall ensure that future residents are not subject to overheating and that the recommended internal noise levels stated in BS 8233: 2014 are achieved. Any deviations from the approved scheme must be agreed in writing with the local planning authority before the changes are made.

Reason: To protect residential amenity for existing and future occupiers.

5. No part of the development hereby permitted shall be commenced until a Construction Environmental Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall include but not be limited to the following:

- A) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight;
- B) Methods for dust control and suppression;
- C) Details of wheel washing facilities including location and type;
- D) The areas for the storage of plant and materials;
- E) Location of site compound including loading and unloading areas and turning areas for vehicles;
- F) Details of relevant pest control measures during demolition;
- G) No works shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays;
- H) Waste management plan;
- I) Appointment of an Ecological Clerk of Works;
- J) Ecological toolbox talk for all contractors;
- K) Pre-start check for Protected/Priority Species;
- L) Rhododendron eradication/remediation scheme;
- M) Breeding bird Reasonable Avoidance Measures (RAMs);
- N) Brown hare RAMs;
- O) Hedgehog/badger RAMs;
- P) Amphibian RAMs;
- Q) 5m ecological buffer of Woodland, Sandfield Park Local Wildlife Site;
- R) Protection measures for retained trees T25, T58, T61 and T62 with bat roost potential (as identified in the Arboricultural Impact Assessment and Method Statement dated June 2023 reference 80-571-R1-8);
- S) Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.
- T) Construction staff parking arrangements;
- U) A programme of works including phasing, if applicable;
- V) Adequate provision for addressing any abnormal wear and tear to the highway, if applicable and with reference to the agreed condition survey.

The Construction Environmental Management Plan shall be compiled into a single coherent and integrated document and shall be made available and accessible to site managers, and all contractors/sub-contractors.

All site works shall then proceed only in accordance with the approved Construction Environmental Management Plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To protect residential amenity, to minimise the environmental impacts during construction, in the interests of pollution prevention and control, to protect biodiversity and to minimise impacts on habitat and designated sites.

6. Contaminated Land

A. Implementation of Approved Remediation Scheme

The approved remediation scheme (E3P, September 2023 - Remediation and Enabling Works Strategy, Land South of Lickers Lane, Whiston, Ref: 15-065-R3-2) shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

B. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

C. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

Reason: In the interests of human health, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public.

7. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations);

- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to first occupation of the development hereby permitted, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. A management and maintenance plan for the sustainable drainage system relating to the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The drainage management and maintenance plan shall then be implemented in accordance with the timeframes contained within it and in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

8. The waste storage and collection facilities shall be provided in accordance with the Refuse Layout, plan reference RL01. Prior to the first occupation of the approved apartment building (plots 41-52), elevation details of the refuse storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage shall then be constructed in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that appropriate waste collection and storage facilities are incorporated into the development.

9. Prior to first occupation, a Wildlife Information Pack informing new residents of the availability of suitable alternative natural greenspace away from the coast, presence and importance of the European Sites (for habitat and species), and how residents can help protect them including an outline 'responsible user code' shall be submitted to and approved in writing by the Local Planning Authority. The approved Wildlife Information Pack shall be issued to new residents on first occupation as part of any sales or rental agreement.

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

10. The dwellings shall not be occupied until the areas indicated on the General Arrangement Plan Drawing UG_1599_LAN_GA_DRW_01 Rev P18) set aside for

parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) (to which each dwelling relates) have been surfaced and drained in accordance with the details and specifications shown. The parking, servicing and vehicular manoeuvring shall be permanently marked out or demarcated along with final surfacing in accordance with a timetable for implementation that has been submitted to and approved in writing by the Local Planning Authority. This timetable for implementation shall be submitted prior to first occupation of the dwellings hereby permitted. The demarcating or marking out of these areas along with final surfacing shall be implemented as approved and these areas shall be retained as such thereafter.

Reason: In the interests of highway safety.

11. Prior to first occupation, a scheme detailing the proposed cycle storage highlighted on Drawing PP01 (Dated October 2022) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as agreed prior to first occupation of each dwelling to which the cycle storage relates. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To promote use of sustainable transport modes and encourage use of transport modes other than the private car.

12. Prior to the occupation of any dwelling, a Residential Travel Plan shall be submitted to and approved in writing by the Council as Local Planning Authority. The Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to, the following:

- Production and distribution of an information pack for residents detailing travel options and information on all modes of transport.
- Information on existing transport policies, services and facilities, travel behaviour and attitudes.
- Access for all modes of transport.
- Resource allocation including Travel Plan Co-ordinator and budget.
- Marketing and communication strategy.
- Appropriate measures and actions to reduce car dependence and encourage sustainable travel.
- An action plan including timetable for implementation of each of the above.
- Mechanisms for monitoring, reviewing and implementing the Travel Plan.

The approved Residential Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented so long as any part of the development is occupied. An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of the development for a period of 5 years. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To promote the use of sustainable transport modes.

13. The development shall be carried out in full accordance with the Social Value Statement Version 3 dated 13th September 2022.

Reason: To create and promote local opportunities for training, employment and work experience.

14. A least five working days written notice, prior to the commencement of development, shall be given to the Local Planning Authority of the intention to commence development. The tree protection measures and mitigatory arboricultural method statement works outlined in the Arboricultural Impact Assessment and Arboricultural Method Statement (reference 80-571-R1-8 dated June 2023) shall be implemented in accordance with the timings set out in this statement. The protective tree fencing shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete. All works within the root protection areas of trees T19 and T25 shall be supervised by an Arboricultural Clerk of Works and care must be taken to preserve and work around roots greater than 25mm in diameter and clusters of smaller roots avoiding damage to bark.

Reason: To ensure that the proper protection of trees has been carried out and to ensure that the tree protection fencing required pursuant to the approved Arboricultural Method Statement is in place and in the interests of visual amenity.

15. The soft landscaping shall be carried out in accordance with the details and planting schedule set out in the plans listed below:

Soft Landscape Plan 1/3, drawing no. UG_1599_LAN_SL_DRW_02 REV P17
Soft Landscape Plan 2/3, drawing no. UG_1599_LAN_SL_DRW_03 REV P17
Soft Landscape Plan 3/3, drawing no. UG_1599_LAN_SL_DRW_04 REV P15
Pocket Park - POS Plan, drawing no. UG_1599_LAN_GA_DRW_06 REV P09

Notwithstanding these agreed details, an updated landscaping plan based on the above shall be submitted to and approved in writing by the Local Planning Authority to include an additional 9 trees within the scheme prior to first occupation of any approved dwelling. The approved soft landscaping scheme shall then be carried out in accordance with the approved implementation timetable and maintenance schedule.

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

Reason: In the interests of visual amenity, to allow 2:1 replacement tree planting and to ensure a high-quality development is delivered.

16. Notwithstanding the submitted hard landscaping scheme and any description of materials in the application, no above ground construction works shall commence until a hard landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) Type, colour and texture of the materials (which shall be reflective of those detailed in the Halsnead Garden Village Design and Local Distinctiveness Guide, July 2020);
- b) Specification and samples where appropriate of materials to be used for the construction of hardsurfacing within the development;
- c) Details of street furniture (e.g. bins, benches etc) and signage/wayfinding;
- d) Tree pit details for the trees to be sited within the hard surfacing areas;
- e) Elevations/images with measurements of play equipment including materials based on the Pocket Park POS Plan drawing reference UG_1599_LAN_GA_DRW_06 REV P09;
- f) Management and maintenance details;
- g) Timetable for implementation.

For the avoidance of doubt, these details shall have regard to the Design and Distinctiveness Guide. The development shall be carried out only in accordance with the approved hard landscaping scheme.

Reason: In the interests of visual amenity and to ensure that the development enhances the development site and achieves a high-quality design standard.

17. Prior to first occupation of any of the dwellings hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include timing/implementation details and shall include, but not be limited to the following:

- (i) Submission of a breeding bird mitigation scheme which shall include details of the siting, numbers and type of bird boxes to be erected;
- (ii) Submission of the bat mitigation scheme which shall include details of the siting, numbers and type of bat boxes to be erected;
- (iii) Hedgerow planting and retention of some dense scrub adjacent to the woodland;
- (iv) Management proposals for retained habitats such as hedgerow and woodland areas;
- (v) Hibernacula/other ecological enhancements such as log piles;
- (vi) Hedgehog highways to be installed in boundary fences;
- (vi) Erection of an interpretation signboard adjacent to formal access into the woodland.

- (ix) Description and evaluation of the features to be managed and a statement confirming the LEMP will be for a minimum 30 year period;
- (x) Ecological trends and constraints on site which may influence management;
- (xiv) Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
- (xvii) Details of a programme of monitoring and remedial measures triggered by monitoring.

The LEMP shall then be carried out in accordance with the approved details.

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

18. Prior to first occupation or the construction of the footpath through the woodland from Lickers Lane (whichever is sooner), a scheme for provision of lighting including a timetable for implementation, lighting within private communal areas and lighting of the footpath through the woodland, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and the approved timetable for implementation. For the avoidance of doubt, such a scheme shall be accompanied by a maintenance strategy to ensure its future operation and the lighting shall then be maintained in accordance with the approved details.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of the safety and amenity of residents and visitors, in the interests of visual amenity and to reduce the opportunities for antisocial behaviour.

19. No dwelling hereby approved shall be occupied until full details of fibre broadband connections to all proposed dwellings has been submitted to and approved in writing by the Local Planning Authority. The infrastructure shall be installed prior to first occupation of the dwelling to which it relates and made available for use immediately on occupation of the dwelling in accordance with the approved details.

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

20. Prior to first occupation of any dwelling hereby permitted, the approved vehicular access from Lickers Lane shall be constructed in accordance with the approved site plan reference and in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The access shall be provided in accordance with the approved details in accordance with a timetable for implementation (including any final surfacing works) which has previously been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure the dwellings can be safely accessed.

21. The boundary treatments shown on the approved Boundary Treatment Layout Plan (drawing no. 21062_03 Rev A) and the Boundary Treatment Details (drawing no. 21062_04) shall be erected prior to the dwelling to which the boundary treatment relates becoming first occupied. The walls shall be constructed in brick to match the dwelling to which it relates and all timber fencing shall be stained brown. Retaining walls as indicated on the approved levels drawings shall be faced in bricks to match the dwelling to which they relate.

Reason: In the interests of visual amenity and to ensure a high-quality development is constructed.

22. Prior to the construction of the substation/utility building, details of the appearance and materials shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full and maintained at all times thereafter.

Reason: In the interests of visual amenity.

23. Notwithstanding any description of materials in the application, no above ground construction works shall be commenced until a full specification of materials (including samples where requested by the Local Planning Authority) to be used externally on the buildings including facing materials, cill details, door colours and roof materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed schedule of materials. Materials should adhere to the Halsnead Garden Village Design and Distinctiveness Guide July 2020. Meter cupboards shall be discretely located on elevations that are not prominent and shall be painted black or brown.

Reason: In the interests of visual amenity and to ensure that a high-quality development is delivered.

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

(i) No garages carports or side extensions shall be erected within the curtilage of the dwellings where those garages or car ports or side extensions utilise an approved parking space for that dwelling as shown on the approved layout plan;

- (iv) No hard standing space shall be constructed within the curtilage forwards of the principal front elevation of the dwellings hereby permitted;
- (v) No gates, walls, fences or other means of enclosure shall be erected within the curtilage of the dwellings forwards of the principal front elevations and between the elevation of any dwelling which lies adjacent to a highway, carriageway or footpath.

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

Reason: The specific circumstances of the site warrant the Local Planning Authority to retain control over any further development in the interests of highway safety; to ensure a satisfactory development of the site in the interests of protecting the amenity of occupiers; visual amenity and to safeguard the character of the development.

25. Notwithstanding the approved details, prior to the commencement of any above ground works, full details of the existing and proposed ground/garden levels (including levels for all vehicular manoeuvring, pedestrian/cyclist, POS and parking areas) shall be submitted to and approved in writing by the Local Planning Authority, with full details of adequate mitigation measures to support the adopted highway and public areas. The existing and proposed levels shall be included on the same plan to allow for comparison of the levels and shall include adjacent proposed site levels to demonstrate how the site relates to the adjacent housing development. The development shall allow continuous transition of the roads and footways between adjacent developments and shall be implemented in accordance with the approved details prior to first occupation or within a previously approved timetable for implementation.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/09/2022			SOCIAL VALUE STATEMENT
29/09/2022	21602-00	AC	Site Location Plan
29/09/2022	21062-04		BOUNDARY TREATMENT DETAIL
10/10/2022			SUDS PROFORM1 FORM
12/10/2022	RL01		Refuse Layout
12/10/2022	PP01		Parking Provision / Cycle Storage Layout

18/11/2022	15-065-R1-1		PHASE I GEOENVIRONMENTAL SITE ASSESSMENT
02/02/2023	22.054.1	R3	NOISE IMPACT ASSESSMENT
28/07/2023	15-065-P2-2		PHASE 2 GEO-ENVIRONMENTAL SITE ASSESSMENT
28/07/2023	20084_FP_HT_01	B	FOCAL POINT MOUNTFORD DETACHED PLOT 120
28/07/2023	21062_FP_APT_02	A	REAR ELEVATIONS APARTMENTS (PLOTS 41-52 INCLUSIVE)
28/07/2023	21062_GE_HT_05		MYLNE DETACHED - GREEN EDGE CHARACTER AREA
28/07/2023	21062_FP_HT_03		FOCAL POINT MYLNE DETACHED PART RENDERED
28/07/2023	21062_GE_HT_01	A	GRAINGER DETACHED (GREEN EDGE CHARACTER AREA)
28/07/2023	21062_GE_HT_02	A	WYATT TOWNHOUSE - GREEN EDGE CHARACTER
28/07/2023	21062_GE_HT_03	A	EVELEIGH SEMI DETACHED - GREEN EDGE CHARACTER
28/07/2023	21062_GE_HT_04	B	MOUNTFORD SEMI DETACHED - GREEN EDGE CHARACTER
28/07/2023	21062_GE_HT_05		MYLE DETACHED - GREEN EDGE CHARACTER AREA
28/07/2023	21062_GE_HT_06	B	MOUNTFORD SEMI-DETACHED GREEN EDGE CHARACTER AREA
28/07/2023	21062_GE_HT_07	B	EVELEIGH SEMI-DETACHED DUAL ASPECT PLOTS 21 AND 22 - GREEN EDGE CHARACTER AREA
28/07/2023	21062_UC_HT_01	A	EVELEIGH SEMI DETACHED - URBAN CORE CHARACTER AREA
28/07/2023	21062_UC_HT_02	B	MOUNTFORD DETACHED - URBAN CORE CHARACTER AREA
28/07/2023	21062_UC_HT_03	B	MOUNTFORD SEMI DETACHED - URBAN CORE CHARACTER
28/07/2023	21062_UC_HT_04		MYLNE DETACHED - URBAN CORE CHARACTER AREA 28.7.23
28/07/2023	21062_UC_HT_05		WYATT TOWNHOUSE - URBAN CORE CHARACTER AREA
28/07/2023	21062_FP_HT_02	A	FOCAL POINT GRAINGER DETACHED (PART RENDERED)
28/07/2023	21062_UC_HT_06	A	SHARMAN SEMI DETACHED - URBAN CORE CHARACTER AREA
28/07/2023	21062_UC_HT_07	A	STAFFORD SEMI DETACHED - URBAN CORE CHARACTER AREA
28/07/2023	21062_UC_HT_09	B	EVELEIGH SEMI-DETACHED DUAL ASPECT - URBAN CORE CHARACTER AREA (PLOTS 102, 71 AND 75)
28/07/2023	21062_01	L	PLANNING LAYOUT

28/07/2023	21062_02	H	ILLUSTRATIVE SITE LAYOUT
28/07/2023	21062_03	A	BOUNDARY TREATMENT LAYOUT
28/07/2023	21062_05	C	ILLUSTRATIVE STREET SCENES
28/07/2023	21062_06	A	CHARACTER AREA PLAN
28/07/2023	21062_07	A	EV CHARGING LOCATION PLAN
28/07/2023	21062_FP_APT_01		FRONT ELEVATIONS APARTMENTS (PLOTS 41-52 INCLUSIVE)
28/07/2023	80-571-001		SPECIES ENHANCEMENT PLAN
28/07/2023	21062_DAS_01		DESIGN & ACCESS STATEMENT ADDENDUM
04/08/2023	21062_FP_APT_05	A	APARTMENTS PLOTS 41-52 SECOND FLOOR PLANS AFFORDABLE S106
04/08/2023	21062_FP_APT_03	A	APARTMENTS PLOTS 41-52 INC GROUND FLOOR PLANS AFFORDABLE S106
04/08/2023	21062_FP_APT_04	A	APARTMENTS 41-52 INC FIRST FLOOR PLANS AFFORDABLE S106
16/08/2023	UG_1599_LAN_GA_DRW_01	P18	GENERAL ARRANGEMENT PLAN
16/08/2023	UG_1599_LAN_GA_DRW_06	P09	POCKET PARK - POS PLAN
16/08/2023	UG_1599_POS_DRW_01	P07	NORTH AREA PLANNING
16/08/2023	UG_1599_LAN_SL_02	P17	SOFT LANDSCAPE PLAN 1/3
16/08/2023	UG_1599_LAN_SL_03	P17	SOFT LANDSCAPE PLAN 2/3
16/08/2023	UG_1599_LAN_SL_04	P15	SOFT LANDSCAPE PLAN 3/3
26/09/2023	HLL-AJP-XX-00-DR-C-1400	P06	FINISHED LEVELS AND RETAINING WALLS MASTERPLAN
26/09/2023	HLL-AJP-XX-00-DR-C-1401	P06	FINISHED LEVELS AND RETAINING WALLS SHEET 1
26/09/2023	HLL-AJP-XX-00-DR-C-1402	P06	FINISHED LEVELS AND RETAINING WALLS SHEET 2
26/09/2023	HLL-AJP-XX-00-DR-C-1403	P01	FINISHED LEVELS AND RETAINING WALLS SHEET 3
26/09/2023	TYPICAL RETAINING WALL DETAILS	P01	TYPICAL RETAINING WALL DETAILS
27/09/2023			ENVIRONMENTAL IMPACT ASSESSMENT NON-TECHNICAL SUMMARY
27/09/2023			GROUND GAS ADDENDUM REPORT
27/09/2023			ENVIRONMENTAL STATEMENT VOL 1 – FIGURES

27/09/2023			ENVIRONMENTAL STATEMENT VOLUME 1 - ENVIRONMENTAL STATEMENT
27/09/2023			ENVIRONMENTAL STATEMENT VOLUME 2 - TECHNICAL APPENDICES
27/09/2023	80-571-R2-4		PRELIMINARY ECOLOGICAL APPRAISAL REPORT
27/09/2023	80-571-R5-5		BIODIVERSITY METRIC REPORT
27/09/2023		A	GROUND INVESTIGATION REPORT
27/09/2023		0	ENERGY AND SUSTAINABILITY STATEMENT
05/10/2023	15-065-R3-2		REMEDATION AND ENABLING WORKS STRATEGY
06/10/2023			WRITTEN SCHEME OF INVESTIGATION
25/10/2023	HLL-AJP-ZZ-XX- RP-C-3000	P04	FRA AND DRAINAGE STRATEGY REPORT
25/10/2023	80-571-R1-8		ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

Signed Case Officer¹:

Kevin Foster

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

13 May 2024

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

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