



**RESERVED MATTERS APPLICATION
PLANNING STATEMENT**

**LAND SOUTH OF LICKERS LANE,
HALSNEAD GARDEN VILLAGE, WHISTON**

AUGUST 2023

Prepared for:
NUVU DEVELOPMENT LTD

Prepared by:
Stantec

Project Number:
33678/A5/LC/HW/DM

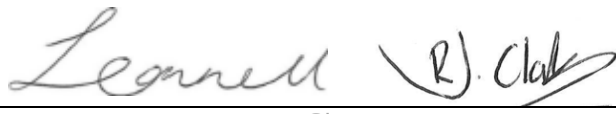
Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
1	Planning Statement	LC/JC	07/08/23	HW	08/08/23	DM	08/08/23



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1 Introduction

Background

- 1.1 This Planning Statement has been prepared by Stantec on behalf of Nuvu Development Limited ('the Applicant') in support of an application for the approval of Reserved Matters (appearance, landscaping, layout, scale and access to adjacent land) for the development of 254 dwellings together with associated open space, landscaping and infrastructure at land to the south of Lickers Lane, Halsnead Garden Village, Whiston ('the Site').
- 1.2 This application is submitted pursuant to outline planning permission 20/00399/OUT which was granted by Knowsley Council ('the Council') on the 1st August 2023 for:
- "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).*
- 1.3 The outline planning permission relates to two parcels of land - land to the south of Lickers Lane and the former garden centre site to the east of Windy Arbor Road. Reserved Matters approval is sought for the parcel of land to the south of Lickers Lane only. This comprises the first phase of development approved by the outline planning permission. The proposals for the former garden centre site will form part of a separate Reserved Matters application at a later date.
- 1.4 37 conditions are attached to the outline planning permission.
- 1.5 Condition 2 requires reserved matters details relating to the appearance, landscaping, layout, scale and access to adjacent land to be submitted to and approved by the Local Planning Authority prior to the commencement of development. Condition 1 states approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Therefore, all Reserved Matters must be made no later than 1st August 2026.
- 1.6 Most of the remaining conditions require either compliance or need to be discharged before that phase of development is commenced or occupied and may be discharged after the



1 Introduction

approval of Reserved Matters. However, the following ten conditions require details to be submitted concurrently with the Reserved Matters application:

- 28 – Details of finished floor levels.
- 29 – Updated Heritage Impact Assessment.
- 30 – Woodland Management Plan.
- 31 – Updated Arboricultural Impact Assessment.
- 32 – Updated Ecological Surveys.
- 33 – Up-to-date Environmental Statement (and Phase 1 Habitat Survey) for Local Wildlife Sites.
- 34 – Updated Noise Assessment.
- 35 – Details of external materials.
- 36 – Tree planting.
- 37 – Access to adjoining sites for footpath and cycleways.

- 1.7 Each of these conditions along with the Reserved Matters details required by condition 2 are addressed by the suite of documents and plans submitted with this application.

Purpose of the Statement

- 1.8 With the principle of development already established by the outline planning permission, the purpose of this Statement is to assess the Reserved Matters details against the development plan policies and any other relevant material considerations in accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004). Details of the information submitted in relation to each of the conditions outlined in paragraph 1.6 above is set out in Section 7 of this Statement.

Planning Application Package

- 1.9 This is accompanied by a comprehensive suite of supporting documents and drawings which should be read in conjunction with this Planning Statement.
- 1.10 The outline planning application was supported by an Environmental Statement and a range of supporting documents and plans including a Parameters Plan and Illustrative Masterplan. These should also be considered alongside the submitted information when assessing the proposed development.



1 Introduction

- 1.11 Table 1 below details the drawings and documents submitted with this application and their author.

Table 1: Submission Plans and Documents

Document	Authors
Planning Application Form and Certificates	Stantec
Planning Statement	
Design and Access Statement	
Updated Heritage Impact Assessment (condition 29)	Wardell Armstrong
Updated Noise Assessment (condition 34)	
Woodland Management Plan (condition 30)	Amenity Tree
Arboricultural Impact Assessment (condition 31)	
Updated Ecological Surveys (condition 32)	
Environmental Statement (Phase 1 Habitat Survey) (condition 33)	
Drawings	
Landscape	
Landscape General Arrangement Plan 00 ref. 33678-RG-L-01-00 Rev D	Stantec
Landscape General Arrangement Plan 01 ref. 33678-RG-L-01-01 Rev D	
Landscape General Arrangement Plan 02 ref. 33378-RG-L-01-02 Rev D	
Landscape General Arrangement Plan 03 ref. 33678-RG-L-01-03 Rev D	
Landscape General Arrangement Plan 04 ref. 33678-RG-L-01-04 Rev D	
Landscape General Arrangement Plan 05 ref. 33678-RG-L-01-05 Rev D	
Landscape General Arrangement Plan 06 ref. 33678-RG-L-01-06 Rev D	
Landscape General Arrangement Plan 07 ref. 33678-RG-L-01-07 Rev D	
Landscape General Arrangement Plan 08 ref. 33678-RG-L-01-08 Rev D	
Landscape General Arrangement Plan 09 ref. 33678-RG-L-01-09 Rev D	
Landscape Typical Details - Spec Sheet 01 ref. 33678-RG-L-02-01 Rev C	



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Landscape Typical Details - Schedules 02 ref. 33678-RG-L-02-02 Rev C	
Landscape Typical Details – 03 ref. 33678-RG-L-02-03 Rev C	
Landscape Typical Details – 04 ref. 33678-RG-L-02-04 Rev C	
Landscape Typical Details – 05 ref. 33678-RG-L-02-05 Rev C	
Landscape Typical Details – 06 ref. 33678-RG-L-02-06 Rev C	
Lickers Lane Gateway Entrance Wall Detail ref. 33678-RG-L-03 Rev C	
Architecture	
Apartment Block A - GA Plans - Ground - Roof ref. A-P11-001 Rev P1	Stantec
Apartment Block B - GA Plans - Ground and First ref. A-P11-002 Rev P1	
Apartment Block B - GA Plans - Second and Roof ref. A-P11-003 Rev P1	
Apartment Block A - GA Elevations ref. A-P13-001 Rev P1	
Apartment Block B - GA Elevations ref. A-P13-002 Rev P1	
Street Elevations - Sheet 1 ref. A-P13-100 Rev P1	
Street Elevations - Sheet 2 ref. ref. A-P13-101 Rev P1	
House Type A End - Typical GA Plans & Elevation ref. A-P19-001 Rev P2	
House Type A Mid - Typical GA Plans & Elevation ref. A-P19-002 Rev P2	
House Type B Mid - Typical GA Plans & Elevation ref. A-P19-003 Rev P2	
House Type B End - Typical GA Plans & Elevation ref. A-P19-004 Rev P2	
House Type C End - Typical GA Plans & Elevation ref. A-P19-005 Rev P2	
House Type D End - Typical GA Plans & Elevation ref. A-P19-006 Rev P2	
House Type E (Detached) - Typical GA Plans & Elevation ref. A-P19-007 Rev P2	
House Type F End - Typical GA Plans & Elevation ref. A-P19-008 Rev P2	
House Type G (Detached) - Typical GA Plans & Elevation ref. A-P19-009 Rev P2	



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House Type F Mid - Typical GA Plans & Elevation ref. A-P19-015 Rev P1	
House Type E (i) Det – Typical GA Plans and Elevations ref. A-P19-016 Rev P1	
CGI View 1 - Lickers Lane ref. A-P21-001 Rev P1	
CGI View 3 - Village Green ref. A-P21-003 Rev P2	
CGI View 4 – Village Green North ref. A-P21-004 Rev P1	
CGI View 5 - Access Street ref. A-P21-005 Rev P1	
CGI View 6 - Main Street ref. A-P21-006 Rev P1	
CGI View 7 – Lane View ref. A-P21-007 Rev P1	
CGI View 8 - View looking East ref. A-P21-008 Rev P1	
CGI View 9 - View of Green ref. A-P21-009 Rev P1	
Layout	
Site Location Plan ref. 33678-MR-M-DWG-03 Rev A	Stantec
Site Layout ref. 33678-MR-M-DWG-03 Rev LL	
Parking Plans ref. 33678-MR-M-DWG-04 Rev A	
Adoption and Management Strategy ref. 33678-MR-M-DWG-05 Rev B	
Electric Vehicle Charging Provision ref. 33678-MR-M-DWG-06 Rev A	
Refuse Collection Strategy ref. 33678-MR-M-DWG-08 Rev A	
Phasing Plan ref.33678-MR-M-DWG-11 Rev B	
Active Travel and Movement Strategy ref. 33678-MR-M-DWG-12 Rev A	
Material Strategy ref. 33678-MR-M-DWG-13 Rev A	
Engineering Drawings	
HGV-AJP-XX-00-DR-C-0900-P10 Drainage Strategy-Masterplan	AJP
HGV-AJP-XX-00-DR-C-0902-P10 Drainage Strategy- Sheet 2	
HGV-AJP-XX-00-DR-C-0903-P10 Drainage Strategy- Sheet 3	
HGV-AJP-XX-00-DR-C-0904-P10 Drainage Strategy- Sheet 4	
HGV-AJP-XX-00-DR-C-0905-P10 Drainage Strategy- Sheet 5	
HGV-AJP-XX-00-DR-C-0906-P10 Drainage Strategy- Sheet 6	
HGV-AJP-XX-00-DR-C-1400-P07 Finished Levels and Retaining Walls-Masterplan	
HGV-AJP-XX-00-DR-C-1402-P07 Finished Levels and Retaining Walls- Sheet 2	



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HGV-AJP-XX-00-DR-C-1403-P07 Finished Levels and Retaining Walls- Sheet 3	
HGV-AJP-XX-00-DR-C-1404-P07 Finished Levels and Retaining Walls- Sheet 4	
HGV-AJP-XX-00-DR-C-1405-P07 Finished Levels and Retaining Walls- Sheet 5	
HGV-AJP-XX-00-DR-C-1560-P05 S38 Highways Contour Plan - Masterplan	
HGV-AJP-XX-00-DR-C-1560-P05 S38 Highways Contour Plan – Sheet 2	
HGV-AJP-XX-00-DR-C-1560-P05 S38 Highways Contour Plan – Sheet 3	
HGV-AJP-XX-00-DR-C-1560-P05 S38 Highways Contour Plan – Sheet 4	
HGV-AJP-XX-00-DR-C-1560-P05 S38 Highways Contour Plan – Sheet 5	
HGV-AJP-XX-00-DR-C-1560-P04 S38 Highways Visibility Splay – Masterplan	
HGV-AJP-XX-00-DR-C-1560-P04 S38 Highways Visibility Splay – Sheet 2	
HGV-AJP-XX-00-DR-C-1560-P04 S38 Highways Visibility Splay – Sheet 3	
HGV-AJP-XX-00-DR-C-1560-P04 S38 Highways Visibility Splay – Sheet 4	
HGV-AJP-XX-00-DR-C-1560-P04 S38 Highways Visibility Splay – Sheet 5	

Consultation and Engagement

- 1.12 A comprehensive programme of consultation and engagement was undertaken prior to the submission of the outline planning application. Further details are set out in the Statement of Community Involvement that formed part of the application.
- 1.13 As detailed in Section 4 of the Design and Access Statement, the Reserved Matters proposals has been informed by a series of pre-application discussions with the Local Planning Authority and workshops with the adjoining developers.



1 Introduction

- 1.14 The Applicant also issued a leaflet in December 2022 to neighbouring residents, businesses and key stakeholders informing them about the emerging proposals. The leaflet included an illustrative layout plan and CGIs.

Statement Structure

- 1.15 The following sections of this Statement are structured as follow:
- **Section 2** describes the Site and surrounding area and details the planning history relevant to this Reserved Matters application.
 - **Section 3** provides details of the proposed development.
 - **Section 4** summarises the planning policy context relevant to the determination of the application.
 - **Section 5** summaries the material considerations relevant to the determination of the application.
 - **Section 6** assesses the Reserved Matters details against the policies from the development plan and any other relevant material considerations.
 - **Section 7** details the information submitted for approval for those conditions that require details to be submitted concurrently with the reserved matters application.
 - **Section 8** provides a summary and concluding remarks.



2 Site Location and Description

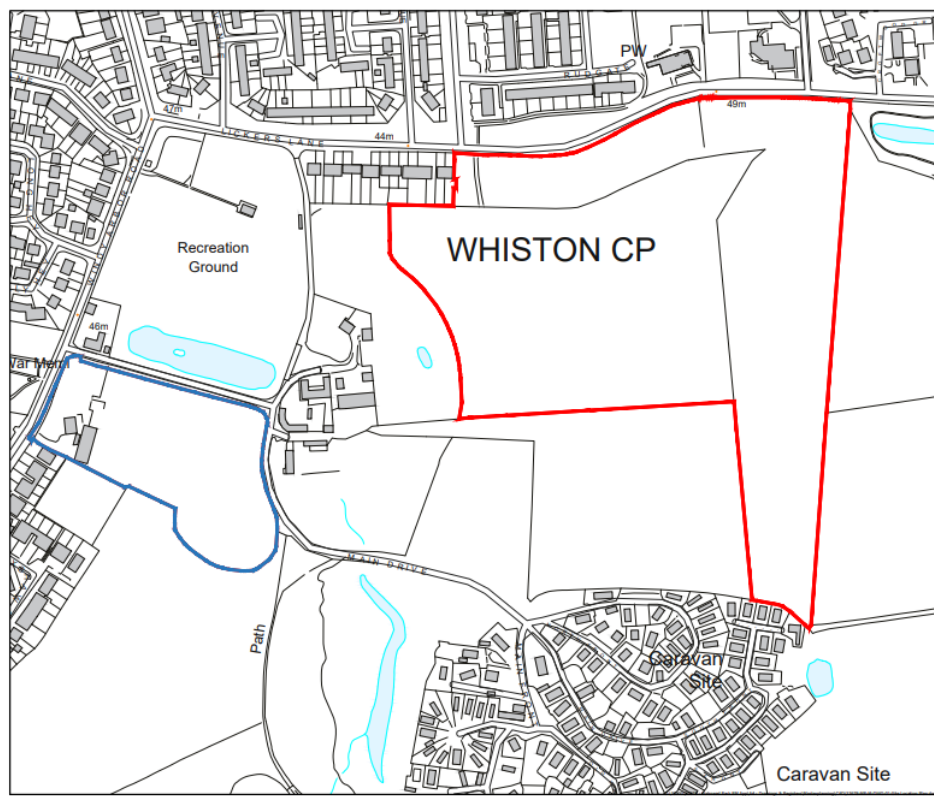
Strategic Context

- 2.1 The Site forms part of Halsnead Garden Village which comprises two broad parcels of land to the north and south of the M62.
- 2.2 The Garden Village owes its name to its historical links to the Halsnead Park estate. The estate was disbanded in the early 20th century and has been severed by the M62 motorway. Many of the original features have been demolished or incorporated into the surrounding environment, but surviving landscape features contribute to the overall character of the area.

Site Location and Description

- 2.3 The Site subject of this Reserved Matters application relates to the parcel of land to the south of Lickers Lane, Whiston. The boundary of the Site is outlined in red in Figure 1 below. The land outlined in blue denotes the former garden centre site on Windy Arbor Road. This forms part of outline planning permission 20/00399/OUT and is within the control of the Applicant. However, it does not form part of this Reserved Matters application.

Figure 1: Site Location Plan



2 Site Location and Description

- 2.4 The Application Site is located to the south of Lickers Lane and forms part of the northern boundary of Halsnead Garden Village. It is defined by Lickers Lane and 8 no. semi-detached dwellings (no. 46-60 Lickers Lane) to the north, field boundaries and Halsnead Park to the south and east, and trees to the west.
- 2.5 The Site is circa 9.4 hectares (ha) in size and the western part comprises a rectangular shaped field. The eastern part includes a vegetated linear strip of land that extends from Lickers Lane in the north to Halsnead Park in the south. Lickers Lane Wood stretches along most of the northern boundary excluding the north east corner.
- 2.6 There is an existing gated access into this part of the Site from Lickers Lane. This is located between Lickers Lane Wood and the residential property at 60 Lickers Lane.

Surrounding Area

- 2.7 The surrounding area to the north of the Site is residential in character, primarily made up of two storey semi-detached properties on Lickers Lane and terraced properties off Pennywood Drive. St. Leo Roman Catholic Church and St. Leo & Southmead Catholic Primary School are located to the north east of this site on Lickers Lane.
- 2.8 To the east of the Site are fields and small pockets of woodland that fall within the boundary of Halsnead Garden Village. Vistry Partnerships (NW) ('Vistry') submitted a full planning application (ref: 22/00600/FUL) for the development of 120 residential dwellings, along with associated drainage, and access on the south eastern field parcel in October 2022. The application is pending determination at the time of writing.
- 2.9 The Site is bound by a field to the south beyond which is a park homes development known as Halsnead Park. To the south of the Vistry site and to the west of Fox's Bank Lane, Taylor Wimpey are constructing 350 dwelling (Fox Wood Garden Village). This development was approved under planning permission ref: 20/00417/FUL in February 2022.
- 2.10 To the west of the Site is a field and mature trees, which also sit within the boundary of Halsnead Garden Village. Beyond this a cluster of detached dwellings, barns and outbuildings on Cocks Glade and Main Drive. Windy Arbor Road Playing Fields are located to the north west of the Site at the junction of Windy Arbor Road and Lickers Lane.

Designations

- 2.11 The Site is not located within a Conservation Area and there are no designated heritage assets within boundary of the Site.



2 Site Location and Description

2.12 There are four Grade II listed buildings within 0.5 km radius of the Site:

- Church of St Nicholas (on Windy Arbor Road).
- Sandfield House (an 18th century brick and stone 2-storey house on Lickers Lane).
- The North East Lodge to Halsnead Park (on Foxes Bank Lane).
- The Gate Piers beside the North East Lodge to Halsnead Park (on Foxes Bank Lane).

2.13 There are several other listed buildings within and on the periphery of the former Halsnead Estate. These share historic connections with the Site:

- Old Halsnead, Grade II.
- Carr House Farmhouse, Grade II.
- The Paddocks and the Stables, Grade II.
- Barn at Snape Gate, Grade II.

2.14 Halsnead Park is a designed parkland landscape, and this is regarded as a non-designated heritage asset. Within and adjacent to the Site notable features of this landscape are:

- “Set piece” of 19C Lodge, stone gate piers and flanking walls at the entrance to Main Drive from Windy Arbor Road.
- Route of Main Drive.
- Built remnants of the ‘Princes House Farm’. (This was the ‘home farm’ to the Halsnead Estate).
- Site of Halsnead Hall.
- Walled Garden and outbuilding.
- Woodland clumps and belts.
- Ponds and streams.
- Views across the landscape formed by the open landscape between routes, water features and tree clumps/belts.
- Estate wall.

2.15 Lickers Lane Wood along the northern boundary of the Site and Sandfield Park Woodland to the east are designated as a Local Wildlife Site. The other nearest protected ecological site is the Mersey Estuary SSSI and Ramsar located approximately 10.5km to the south west of the Site.

2.16 The Site is located within Flood Zone 1, therefore, is at the lowest risk from flooding. There are no other landscape or ecological designations which affects the Site.



2 Site Location and Description

Planning History

- 2.17 Outline planning permission was granted at the Site for up to 277 dwellings (Use Class C3) and an apartment development of up to 100 units for over 55's (Use Class C3) together with the new vehicular access to Lickers Lane and Windy Arbor Road, landscaping and associated works (including the demolition of buildings) (ref. 20/00399/OUT) on the 1st August 2023.
- 2.18 The purpose of this planning application is for the approval of Reserved Matters pursuant to the above outline permission reference 20/00399/OUT.

Other Relevant Applications at Halshead Garden Village

- 2.19 As referred to above, a planning application was submitted by Vistry for the erection of 120 dwellings on land to the south east of the Site on 10th October 2022 (ref. 22/00600/FUL). The application is currently awaiting determination. Taylor Wimpey is also currently constructing 350 dwellings on land to the west of Fox's Bank Lane (ref. 20/00417/FUL).
- 2.20 These developments are of relevance to this Reserved Matters application as conditions 2 and 37 of planning permission 20/00399/OUT requires details for access to adjoining land parcels be provided as part of any Reserved Matters application. How the development proposes to connect to these adjoining plots is shown on the Active Travel and Movement Strategy drawing (33678-M-MR-DWG-12) and is detailed in the Design and Access Statement submitted with this application.



3 Proposed Development

- 3.1 Pursuant to conditions 1 and 2 of outline planning permission reference 20/00399/OUT, this application seeks approval of reserved matters (appearance, landscaping, layout, scale, and access to adjacent land) for the development of 254 dwellings together with associated open space, landscaping and infrastructure on Land to the south of Lickers Lane. For the avoidance of doubt, we are not seeking approval of reserved matters for the former garden centre site on Windy Arbor Road.
- 3.2 Condition 3 of the outline planning permission requires the proposed development to be carried out in accordance with the following approved plans relevant to this parcel:
- Location Plan (Reference DWG02 Rev A date received 18.08.2020).
 - Lickers Lane Site Access (Reference 3028-F02 Rev A date received 16.07.2020).
- 3.3 The proposed development has been designed within the parameters established by the approved Location Plan and incorporates the junction design approved on the Lickers Lane Site Access Plan. The proposed development, therefore, accords with condition 3. Although not an approved drawing, the Parameters Plan which underpinned the determination of the outline planning application has also influenced the design of the proposed development.
- 3.4 With regards to the matters reserved by condition 2, the detail and design justification for the proposed development are set out in the supporting Design and Access Statement. Therefore, this section does not seek to repeat those details, however, a summary of the key matters in terms of appearance, landscaping, layout, scale, and access to adjacent land is set out below.

Housing Mix and Density

- 3.5 The proposals will deliver 254 dwellings, comprising of 224 houses and 30 apartments. This will include a mix of 2, 3 and 4 bedroom detached, semi-detached and terraced houses and 1 and 2 bedroom apartments. The accommodation schedule is set out in Table 2 below.

Table 2: Accommodation Schedule

Dwellinghouses		
Number of bedrooms	Quantity	Percentage of Overall Units
2 bedroom	48	19%
3 bedroom	134	53%
4 bedroom	42	16%



3 Proposed Development

Total	224	
Apartments		
Number of bedrooms	Quantity	
1 bedroom	9	4%
2 bedroom	21	8%
Total	30	
Grand total	254	

- 3.6 The density of the proposed development equates to 40 dwellings per hectare and all the dwellings will be 100% affordable. The tenure mix will be determined post-submission.

Layout

- 3.7 As detailed in the Design and Access Statement, although not an approved plan, the layout for the Site broadly reflects the structure and principles established by the Parameters Plan underpinning the outline planning application and the development framework set out in the Halsnead Garden Village Masterplan SPD (2017). It has also been informed by the approved access, existing woodland, the topography of the Site, mine shafts locations, the existing drainage network and the need to provide future connections with the adjoining land parcels.

- 3.8 Set in this context, the proposed layout incorporates the following key features:

- Primary vehicle access from Lickers Lane in accordance with the approved Lickers Lane Site Access Plan (Reference 3028-F02 Rev A date received 16.07.2020).
- Pedestrian/cycle access point in the north west corner of the Site from Lickers Lane.
- Street typologies as required by the Halsnead Garden Village Masterplan SPD, including the Main Street, Residential Avenue, Access Street and Lane.
- New footpath and cycle lanes, including a 3m shared route running along the Main Street.
- Integration with the wider Garden Village, including Vistry's development to the east and Taylor Wimpey's development to the south east.
- Village Green at the meeting point of the Main Streets and Residential Avenues with a 3 storey feature apartment block to overlook the Village Green.
- Provision of gateway features at the Site entrance on Lickers Lane including a 3 storey feature apartment block and reinstatement of the estate walls.



3 Proposed Development

- Nodal features as required by the Halsnead Garden Village Masterplan SPD, alongside additional areas of open space to aide legibility and for drainage.
- New homes to positively address areas of retained woodland, including Lickers Lane Wood.
- Future Main Street to run adjacent to the southern boundary, within land between the Site and Halsnead Park.

Appearance

- 3.9 The proposed development includes 2no. apartment types and these have been designed to respond to their specific location at the gateway to the development and Halsnead Garden Village from Lickers Lane and overlooking the Village Green.
- 3.10 Generally, the two, three and four bed properties are arranged in semi-detached and terrace format. Several types include dormer details. There are also two detached houses, which provide nodal features at important corners within the development.
- 3.11 The architecture comprises traditional and simple proportions both in the form of the buildings and the elevations. The elevations include well-proportioned windows arranged in 'classic' rhythms.
- 3.12 The proposed materials include a mix of red brick and render with light grey tiled roofs and front door accents in 'green smoke', 'french gray' and 'eating room red'.

Scale

- 3.13 In accordance with the Parameters Plan that underpinned the outline planning permission, the proposed development includes a mix of 2 and 2.5 storey houses and 3 storey apartment blocks.

Landscaping

- 3.14 The proposed development will provide circa. 3.17ha of green infrastructure and public realm. This includes several different character areas - Lickers Lane Wood and associated public open space, Village Green, Nodal Green, Access Green and Incidental Areas of public open space.



3 Proposed Development

- 3.15 The proposals will include a diverse and appealing palette of native and ornamental trees, shrubs, and herbaceous planting. Where possible, existing trees and vegetation have been retained, alongside the introduction of a significant number of new trees. Grass verges with street trees are proposed along the Main Street and Residential Avenue and less formal tree planting will be arranged along the Access Street, Lanes and Private Drives. Where possible, hedgerows have been provided within all front gardens including the Main Street, Residential Avenue, Access Street, Lanes and Private Drives. A variety of shrubs and bulbs will provide seasonal interest and colour to the proposed planting beds.
- 3.16 A number of the proposed green spaces will accommodate Local Areas for Play (LAP). The design of each of these features will reflect the Site's heritage, character area and context within which it is situated. Other informal play opportunities will be provided to encourage pedestrians to meander through the space, this could take the form of artwork/sculptures providing informal play value or local natural stone boulders, stepping stones and logs.
- 3.17 The hard landscaping, street furniture and wayfinding strategy for the proposed development has been informed by the Halsnead Garden Village Design and Local Distinctiveness Guide (2020) and includes a restrained palette of robust surfacing, edging and street furniture with a strong sense of hierarchy to respond to the scale and use of public and private spaces. Hard materials include traditional tegula setts, burnt ochre tegula setts, traditional tegula cobbles, hoggin path, tarmac with silver grey chippings, tarmac, coloured asphalt, yorkstone. Street furniture will include eco steel litter bins, Sheffield cycle stands, blackburn seats and wooden bollards. Wayfinding signage will be a mixture of timber and black metal.
- 3.18 The proposed boundary treatments will create both suitable defensible space for dwellings and set the character of the public realm reflecting Garden Village principles. Materials will include 1.8m closeboard fencing, 1.2m Cheshire estate fencing, brick walls, retained gabion walls, hedges and local red sandstone entrance walls.

Access and Parking

- 3.19 As discussed above, vehicle access into the Site will be from Lickers Lane in accordance with the access plan approved by condition 3. A 3m wide shared pedestrian cycle lane is proposed along the Main Street with a dedicated pedestrian and cycle access point in the north west corner of the Site.
- 3.20 The proposed development includes 1 car parking space per apartment and predominantly 2 spaces for all houses. The proposed dwellings will include a secure cycle store in the rear



3 Proposed Development

garden and the proposed apartment block will include a secured communal cycle store within an external building.

- 3.21 All houses with on plot parking will include the network of cables and power supply necessary so that at a future date an EV charging socket can be added. All houses with allocated off-plot parking will include the network of cables (connecting to 1 x space) and power supply necessary so that at a future date a charging station can be added. All parking spaces associated with the apartments will include cable routes and 20% of these spaces will include a charging station.

Access to Adjacent Land

- 3.22 The Active Travel and Movement Strategy Plan and the Design and Access Statement demonstrate how the proposed development facilitates access into the adjoining land. This includes Vistry's development to the east, Taylor Wimpey's development to the south east and the future development plots to the south and west.



4 Development Plan Context

- 4.1 This Section sets out the planning legislation and policies which are relevant to the determination of this Reserved Matters application.

Legislative Context

- 4.2 For decision-taking, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.3 As cited on the decision notice for permission 20/00399/OUT, details of the reserved matters (secured by condition 2) shall be submitted and approved to the local planning authority to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

Development Plan

- 4.4 The adopted development plan for the purposes of determining this planning application comprises the:
- Knowsley Local Plan Core Strategy (2016).
 - The 'saved' policies of the Knowsley Replacement Unitary Development Plan (RUDP) (2006).
 - The Joint Merseyside and Halton Waste Local Plan (2013).
- 4.5 There are no adopted neighbourhood plans which are relevant to the Site.
- 4.6 The principle of development on the Site has already been established through the grant of outline planning permission reference 20/00399/OUT. As such, this Section considers policies which relate to the Reserved Matters application only.
- 4.7 Policies relating to technical considerations will be addressed as part of subsequent discharge of conditions application relating to the relevant pre-commencement and pre-occupation conditions attached to the outline planning permission.



4 Development Plan Context

Knowsley Local Plan Core Strategy (2016)

- 4.8 The Knowsley Local Plan Core Strategy ('KLPCS') was adopted in January 2016. The document sets out the strategic framework for the growth and development of Knowsley up to 2028 and replaces the strategic policies contained within the Knowsley UDP.
- 4.9 The KLPCS Proposals Map and Appendix E of the KLPCS locates the Site within the Land south of Whiston Sustainable Urban Extension (SUE). The Site is identified for residential development under part 1h) of Policy SUE1 (SUEs and Safeguarded Land). Lickers Lane Wood along the northern boundary of the Site is also designated as a Local Wildlife Site.
- 4.10 **Policy SUE2 (SUE Development Principles)** sets out general development principles for SUEs. Part 1) states development within the SUE must (in no order of priority):
- a) deliver sustainable development;*
 - b) demonstrate a comprehensive approach to the development of the relevant Sustainable Urban Extension and to infrastructure provision;*
 - c) be of a high design quality which enhances local distinctiveness and identity (incorporating localised design features where appropriate) and provides high levels of physical and visual integration and connectivity with adjacent urban development;*
 - d) be carried out in accordance with the development principles and using any appropriate development assessment tools as required by Policy CS2;*
 - e) deliver development (including the principal uses defined in Policy SUE1) which will help to meet borough-wide and local needs;*
 - f) include appropriate provision for public open space (POS), walking and cycling routes as part of the Green Infrastructure network integrating with existing POS, recreational assets and areas of ecological value;*
 - g) provide good transport linkages within the relevant Sustainable Urban Extension and with surrounding areas;*
 - h) Protect or enhance historic and architectural assets where appropriate;*
 - i) Address flood risk by locating development in areas of low probability of flooding and including flood mitigation measures where necessary; and*
 - j) Provide a clearly defined edge to the developed area.*
- 4.11 **Part 4 of Policy SUE2** states proposals within each SUE will only be granted planning permission if they are consistent with a detailed masterplan for the whole of the SUE which is approved by the Council. The masterplan should accord with development plan policy and



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any associated Supplementary Planning Document and may be submitted prior to or with the application.

- 4.12 The development strategy for the South of Whiston and Land south of the M62 SUE is set out in **Policy SUE2c**. The specific requirements for new development in this SUE in addition to meeting the generic guidance in Policy SUE2 is that proposals for housing should deliver (in no order of priority):

- a. *Safe and convenient highways access together with a well-connected internal road system and traffic mitigation measures, including any measures needed to address the impact of the development on traffic generation in the wider area;*
- b. *Provision for public transport, walking and cycling, which enhance linkages within the area and surrounding areas including linkages to the former mineral railway line linking Cronton Colliery and Stadt Moers Park and to Whiston railway station;*
- c. *Public Open Space (POS) within a wider Green Infrastructure network integrating with existing POS, recreational assets, areas of ecological value and the Whiston to Cronton strategic green link; [.....]*

- 4.13 To support Policy SUE2c, the Council adopted the Halsnead Garden Village Masterplan SPD in June 2017 (Masterplan SPD) and the Halsnead Garden Village and Local Distinctiveness Guide (Design Guide) in July 2020. Both documents are important material consideration in the determination of this application and the requirements of the Masterplan SPD and Design Guide are set out in further detail in Section 5.

- 4.14 The other KLPCS policies that are relevant to the determination of this Reserved Matters application are summarised below.

- 4.15 **Policy CS2 (Development Principles)** requires new developments to support the following relevant development principles. These include:

- Principle 2: Reduce carbon emissions and adapting to the effects of climate change.
- Principle 3: Reduce the need to travel and increase accessibility.
- Principle 4: Recognise environmental limits, protect, and enhance environmental assets, enhance local character and promote quality of place.

- 4.16 **Policy CS3 (Housing Supply, Delivery and Distribution)** states the tenure, type and size of new housing should support the re-balancing of the housing market to meet housing needs. Applications for new residential development must demonstrate how they contribute to this re-balancing.



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4.17 **Policy CS3** also says densities of at least 30dph are required in Knowsley. Lower densities will only be acceptable in circumstances where:

- a) *The nature of the location in question allows for this; and*
- b) *It can be demonstrated that an identified local housing need will be met.*

4.18 **Policy CS7 (Transport Networks)** requires new developments to comply with adopted cycle, car, disabled and service vehicle parking standards as set out in the Ensuring a Choice of Travel Supplementary Planning Document (SPD).

4.19 **Policy CS8 (Green Infrastructure)** sets out at Part 1 that the existing Green Infrastructure should be protected and enhanced. Part 6 of Policy CS7 requires new developments to be served by Green Infrastructure in a manner which will:

- a) *Contribute to the creation of a high quality residential environment;*
- b) *Provide access to high quality open space for leisure and recreational purposes;*
- c) *Seek to protect, maintain and where possible enhance biodiversity within and around new developments according to their designation and significance to provide space for nature; and*
- d) *Provide adequate mitigation and/or, as a last resort, compensation for Green Infrastructure or biodiversity loss, in circumstances where harm resulting from the development is otherwise unavoidable.*

4.20 **Policy CS17 (Housing Sizes and Design Standards)** seeks an appropriate mix of dwelling sizes, having regard to evidence of local housing needs and the monitoring of housing completions with regard to Table 8.1 (as shown in Figure 2 below).

Figure 2: Table 8.1: Mix of dwelling size for new housing in Knowsley

Housing Type/Size	1-bedroom	2-bedroom	3-bedroom	4-bedroom plus
Market Housing	10%	30%	40%	20%
Affordable Housing – Social Rented	20%	50%	20%	10%
Affordable Housing – Intermediate	20%	70%	10%	0%
<i>Provision of new bungalows is also required across all housing types and sizes</i>				



4 Development Plan Context

- 4.21 For developments of 15 or more dwellings, Policy CS17 requires developers to demonstrate how the scheme contributes to the re-balancing of the housing market in terms of the size of dwellings provided.
- 4.22 **Part 4 of Policy CS17** states residential developments are encouraged to comply with the following standards:
- a) *Building for Life standards;*
 - b) *Lifetime Homes design criteria; and*
 - c) *Specific design and sustainability guidance in Policy CS19: Design Quality and Accessibility in New Development, Policy CS22: Sustainable and Low Carbon Development and relevant SPDs.*
- 4.23 **Policy CS19 (Design Quality and Accessibility in New Development)** seeks to enhance local distinctiveness, identify and accessibility. New developments are expected to:
- a) *Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;*
 - b) *Complement and enhance (where possible), existing landscape, topography, Green Infrastructure; and features of local importance and historic interest;*
 - c) *Consider provision of landmark buildings and additional detailing at and adjacent to main gateways, movement corridors, town centres and strategic regeneration opportunities;*
 - d) *Create spaces and places as a focal point, accommodating social interaction and active lifestyles, including provision and integration of high quality public realm and open spaces, public art (as appropriate); and landscaping which promotes biodiversity and integrates existing local habitats;*
 - e) *Provide safe, secure and convenient routes for movement (including signage), with priority for walking, cycling and public transport, to meet the access needs of all users, particularly pedestrians, cyclists, less mobile people and the elderly;*
 - f) *Integrate effectively with existing development and link to existing shopping and service provision; and*
 - g) *Demonstrate community engagement during the design phase of major development proposals.*
- 4.24 To ensure the protection of amenity, proposals are required to:



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- a) *Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers;*
- b) *Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security; and*
- c) *Accommodate future maintenance and long term management requirements.*

4.25 To address the impacts of climate change, **Policy CS19** also expects developments to integrate:

- a) *Sustainable design principles, with regard to Policy CS17: Housing Sizes and Design Standards and Policy CS22: Sustainable and Low Carbon Development as appropriate;*
- b) *Biodiversity (in accordance with Policy CS8);*
- c) *Flood risk mitigation (in accordance with Policy CS24);*
- d) *Waste recycling; and*
- e) *Energy and resource efficiency.*

4.26 **Policy CS20 (Managing the Borough's Historic Environment)** states development proposals should preserve or enhance the borough's historic and architectural assets.

4.27 **Policy CS21 (Greenspaces and Trees)** states that proposals will be resisted which would significantly harm any existing or potential special qualities of greenspace in terms of visual amenity, residential amenity, biodiversity, historical cultural or community value, recreational benefits, or physical and/or visual linkages between adjoining urban greenspaces.

4.28 Policy CS21 goes on to state that the Council will support improvements to greenspace in accordance with best practise standards which ensure it is accessible and safe to all users, clean and well-maintained, and conserves natural features, wildlife, landscapes, buildings, and other structural features.

4.29 The Council will also support developments which retain existing trees, woodland, vegetation and other habitat features, as well as providing additional tree planting and soft landscaping which benefit biodiversity. Any loss of trees must be replaced at a ratio of 2:1.

4.30 **Policy CS26 (Waste Management)** states that the Council encourage good design in new development in order to minimise waste, promote the use of reclaimed and recycled materials and to facilitate the collection and recycling of waste.



4 Development Plan Context

Knowsley RUDP (2006)

- 4.31 Several development management policies from the RUDP have been saved and remain relevant. The 'saved' policies that are relevant to the determination of this planning application are set out below.
- 4.32 **Policy T7 (New Development and Walking & Cycling Routes)** states new development should preserve and where possible enhance the walking and cycling network as well as promoting and encouraging exercise and healthy living for all.
- 4.33 **Policy DQ2 (Security in the Built Environment)** states at Part 1 that proposals should be designed to provide good levels of security, including:
- a) All public highways, footpaths and cycle routes, and car parking areas should be highly visible (including at night) and have good levels of natural surveillance from nearby properties;*
 - b) The design of buildings and of landscaping areas should avoid creating potential hiding places whilst providing defensible space by giving definition between the public and private realm;*
 - c) Features such as gates and fencing should be included where necessary to prevent inappropriate access;*
 - d) The buildings themselves should be securely designed, with main entrance doors and windows enjoying good levels of natural surveillance;*
 - e) Long lengths of blank or uniform fencing or walls should be avoided where these would create dead frontages; and*
 - f) Large developments should include a mixture of uses and/or types of dwellings to maximise surveillance through the day and night.*
- 4.34 Part 2 of Policy DQ2 confirms that security features such as fencing, walls, CCTV, and lighting should be designed to avoid causing harm to visual amenity, the amenity of neighbours, or highways safety.
- 4.35 **Policy DQ4 (Trees and New Development)** states developments should include appropriate planting of trees or other soft landscaping with regard to the character of the surrounding area. Developments should retain existing trees, woodland and vegetation which makes a positive contribution to amenity.



4 Development Plan Context

Joint Merseyside and Halton Waste Local Plan

- 4.36 The Joint Merseyside and Halton Waste Local Plan was formally adopted by the six local authorities in Merseyside (Halton, Knowsley, Liverpool, Sefton, St. Helens and Wirral) in July 2013. Policy WM9 is relevant to this application.
- 4.37 **Policy WM9 (Sustainable Waste Management Design and Layout for New Development)** seeks to ensure that developers incorporate sustainable waste management principles into their proposals.



5 Other Material Considerations

5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act, it is necessary to consider any other material considerations relevant to the application.

5.2 The following documents are considered relevant in this case:

- The National Planning Policy Framework (2021).
- National Planning Practice Guidance.
- National Design Guide (2021).
- Halsnead Garden Village Masterplan (2017).
- Halsnead Garden Village and Local Distinctiveness Guide (2020).
- Ensuring a Choice of Travel SPD (2010).
- Design and Quality in New Development SPD (2016).
- Amended New Residential Development SPD (2018).
- Tree and Development SPD (2016).

5.3 A summary of each is set out below.

National Planning Policy Framework (NPPF) (2021)

5.4 National planning policy is set out in the National Planning Policy Framework (NPPF). The most recent iteration was published by the Government in July 2021. Paragraphs 2 and 218 confirm that the NPPF is a material consideration in planning decisions.

5.5 The following paragraphs are considered relevant to the proposed development:

- Presumption in favour of sustainable development (paragraph 11).
- Decision-taking (paragraph 47).
- Promoting healthy and safe communities (paragraph 92).
- Promoting sustainable travel (paragraphs 110-112).
- Achieving well-designed places (paragraphs 126, 130, 132 and 134).
- Provision of street trees (paragraph 131).
- Conserving and enhancing the natural environment (paragraphs 174 and 180).
- Pollution on health, living conditions and the natural environment (paragraph 185).



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- Conserving and enhancing the historic environment (Chapter 16).

National Planning Practice Guidance

- 5.6 The National Planning Practice Guidance (NPPG) is a web-based resource that was first published in March 2014. It is regularly updated to provide guidance on the application of policies contained in the NPPF.

National Design Guide (2021)

- 5.7 The National Design Guide was published by the Government in January 2021. It provides guidance on how we achieve well designed places in practice by outlining and illustrating the Government's priorities in the form of ten characteristics. These are context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Each of these characteristics has been considered as part of the application.

Halsnead Garden Village Masterplan SPD (2017)

- 5.8 The Halsnead Garden Village Masterplan SPD (Masterplan SPD) was adopted by the Council in June 2017. The SPD provides an overarching framework to guide the comprehensive development of Halsnead.
- 5.9 Section 6 details the Development Framework for Halsnead. It integrates the policy framework and issues and opportunities analysis set out within the earlier sections and provides clarity on how the Vision and Strategic Objectives set out in Section 1 will be applied spatially.
- 5.10 The Development Framework requires all planning applications at Halsnead to include supporting information that demonstrates how the proposed development would address key requirements HSPD1 – HSPD10.
- 5.11 The Development Framework is complemented by the Masterplanning guidance set out in Section 7. This guidance is strategic in its scope, with the aim of coordinating development across the site through common, key principles. It should not be applied as a rigid design code but is a material consideration in the determination of applications.

Halsnead Garden Village Design and Local Distinctiveness Guide (2020)

- 5.12 The design principles established in the Masterplan SPD are supported by the Halsnead Design and Distinctiveness Guide (Design Guide), adopted by the Council in July 2020.



5 Other Material Considerations

- 5.13 The Design Guide embraces nationally recognised Garden Village principles building on the requirements of Section 7 of the Masterplan. It provides design guidance relating to materials, lighting, street furniture, signage, walls, planting specifications and open space features and sets out the parameters for each Character Area to ensure consistent outcomes across each phase of development at Halsnead.

Ensuring a Choice of Travel SPD (2010)

- 5.14 The Ensuring a Choice of Travel SPD was adopted by the Council in September 2010 to support the UDP transport policies. The document is used to assess planning applications in relation to transport requirements and ensure access to new development by a choice of transport modes, i.e. walking, cycling, public transport as well as by private motor vehicles.
- 5.15 Appendix A of the SPD sets out the Council's current parking standard and provides guidance on the number of parking spaces which should be provided in a development. The SPD also details the location and design of cycle and car parking facilities, to ensure good levels of safety, security, amenity, and convenience for all visitors to the site as well as the protection of amenity for surrounding land uses.

Design and Quality in New Development SPD (2016)

- 5.16 The Design and Quality in New Development SPD was adopted in January 2016 and supports KLPCs design policies. The SPD provides guidance relating to building placement, density and form, accessibility, landscaping, public open space, sustainable design, minimising crime and preserving the built heritage.

Amended New Residential Development SPD (2018)

- 5.17 This SPD was adopted in January 2016, and it supplements the KLPCS design and housing policies. The document includes guidance relating to residential mix, layout and access, parking requirements, property security, public realm, waste management and adaptability to climate change. The SPD was updated in 2018 to include requirements for electric car charging points.

Trees and Development SPD (2016)

- 5.18 This SPD aims to assist in fully considering and justifying development proposals with regard to trees. It sets out guidance relating to promoting best practice for proposals incorporating



5 Other Material Considerations

trees and landscaping within new developments, proposals affecting existing trees and other vegetation. It also details requirements for detailed surveys of all existing trees and provision of replacement trees.



6 Reserved Matters Assessment

6.1 As set out in Section 3 of this Statement, the principle of development has already been established through the grant of outline planning permission 20/00399/OUT. Accordingly, the purpose of this Section is to demonstrate how the matters reserved by condition 2 accord with the development plan and other relevant material considerations including the Masterplan SPD and Design Guide.

6.2 Having regard to the development plan, and other material considerations as outlines in Section 4, this section will address the following matters that are relevant to the assessment of the Reserved Matters Application:

- Layout.
- Scale.
- Appearance.
- Landscaping
- Access to adjacent land.

6.3 An assessment against each of these considerations is set out below and further details are included in the Design and Access Statement which is submitted in support of this Application.

Layout

6.4 As detailed in the Design and Access Statement, although not an approved plan, the layout for the Site broadly reflects the structure and principles established by the Parameters Plan which underpins the outline planning permission and the development framework set out within the Masterplan SPD. The layout has also been informed by the approved access from Lickers Lane, existing woodland, the topography of the Site, mine shafts locations, the existing drainage network and the need to provide future connections with the adjoining land parcels.

6.5 Details for the proposed vehicular access junction from Licker Lane were approved as part of the outline planning permission. This junction will connect to the Main Street which runs north to south through the Site. Gateway features, including a 3 storey feature apartment building and estate wall, are proposed at the junction with Lickers Lane. This will provide an attractive entrance point to Halsnead Garden Village North in accordance with KLPCS Policies SUE2, SUE2c, CS2 and CS19, the Masterplan SPD, Design Guide, Amended New Residential Development SPD and Design and Quality in New Development SPD.



6 Reserved Matters Assessment

- 6.6 Connected to the Main Street the layout incorporates a hierarchy of Residential Avenues, Access Streets and Lanes designed to provide safe route for vehicles across the development in accordance with KLPCS Policy CS7, the Masterplan SPD and the Design Guide. The layout of the road network has been informed by discussions with the Council and developers of the adjoining land parcels to ensure it integrates with the wider Garden Village in accordance with KLPCS Policies SUE2 and SUE2b and the Masterplan SPD.
- 6.7 To encourage sustainable modes of travel, footpath and cycle lanes have been incorporated into the layout. This includes a 3m wide shared route along the Main Street. A pedestrian and cycle access point is also proposed in the north west corner of the Site from Lickers Lane. This ensures future residents have a safe and convenient route to key amenities and facilities in Whiston. Set in this context the proposed development accords with KLPCS Policies CS2, SUE2, SUE2c and CS19, saved Policy T7 of the RUDP and relevant material considerations with regards to accessibility.
- 6.8 Within the northern part of the Site, the dwellings have been orientated to positively address Lickers Lane Wood and the proposed area of public open space. A Village Green is proposed within the southern part of the Site at the meeting point of the Main Streets and Residential Avenues in accordance with the Masterplan SPD. This will be overlooked by a 3 storey feature apartment block. Nodal features as required by the Masterplan SPD and Design Guide have been incorporated into the layout at key points within the development in accordance with KLPCS Policy CS19. These features will create a legible development and will assist with wayfinding across the Garden Village as well as provide a unique sense of place.
- 6.9 Turning to type, tenure and mix, the proposed development is 100% affordable and includes a mix of 2 - 4 bedroom houses and 1 and 2 bedroom apartments. The tenure of the dwellings will be determined post-submission. However, the Applicant will ensure that the tenure and mix help to rebalance the housing market in accordance with KLPCS Policy CS17. With an average density of 40 dwellings per hectare the proposed development also accords with the recommended densities set out in KLPCS Policies CS3 and CS17 and the Masterplan SPD.
- 6.10 Off street car parking provision for the proposed dwellings meets the parking standards within the Ensuring Choice of Travel SPD and the spaces have been orientated to ensure that the street scene is not dominated by parked cars. Each dwelling will include a secure cycle store in the rear garden and the proposed apartment block will include a secured communal cycle store within an external building. As such, the proposed parking provision accords with KLPCS Policy CS7, Ensuring Choice of Travel SPD, the Masterplan SPD and Design Guide.
- 6.11 The layout of the proposed dwellings has been designed to allow the storage of bins within the boundary of each property, predominantly within the rear gardens. The bin store includes



6 Reserved Matters Assessment

space for general waste, food waste and a recycling bin. All apartment blocks will have access to a communal bin store with recycling facilities. Adequate space has been provided within the development to manoeuvre containers to ensure that each one can be accessed and removed individually. The proposed development, therefore, incorporates appropriate storage for waste in accordance with KLPCS Policies CS19 and CS29 and Policy WM9 of the Joint Waste Local Plan.

- 6.12 The layout and orientation of the proposed dwelling allow for natural surveillance over public spaces, internal roads and footpaths and, along with the proposed street lighting, will create a safe environment for the community. Back-to-back gardens and boundary treatments will define public and private spaces providing enhanced security for future occupiers. Set in this context, the proposed development accords with KLPCS Policies CS2 and CS19, saved Policy DQ2 of the RUDP, the NPPF and National Design Guide with regards to designing out crime.
- 6.13 With regards to residential amenity, the layout has been designed with due consideration to the recommended separation distances set out in the New Residential Development SPD. The siting and orientation of the dwellings and the separation distances between dwellings are also not considered to result in undue levels of dominance and loss of privacy or result in unacceptable levels of loss of light for future residents. As such, the proposals would not have a detrimental impact on the amenity of future occupiers in accordance with KLPCS Policies SUE2, CS2, SD1 and CS19, New Residential Development SPD, the Design Quality in New Development SPD, Masterplan SPD and Design Guide.

Scale

- 6.14 The proposed development includes the development of 254 dwellings. The outline consent includes planning permission for up to 277 dwellings. The number of proposed dwellings is, therefore, appropriate in the context of the development and principles approved by the outline planning permission.
- 6.15 The proposed development includes a mix of 2 and 2.5 storey houses and 3 storey apartment blocks. Although not an approved plan, the height of the dwellings aligns with the Parameters Plan underpinning the outline planning permission. This set a maximum building height for residential areas on the Site of 2-2.5 storeys with an occasional localised increase to 3-4 storeys at key nodal points. As the proposals fall within these established parameters, the scale, mass and form of the proposed development is considered to respond to and integrate with its surroundings in accordance with relevant policies from the KLPCS, the Amended New



6 Reserved Matters Assessment

Residential Development SPD, Masterplan SPD, and Design Quality in New Development SPD.

Appearance

- 6.16 The dwellings will be constructed to a high standard of design and will comprise of a palette of high-quality materials. The architecture comprises traditional and simple proportions with windows arranged in 'classic' rhythms.
- 6.17 The external elevations of the dwellings will be in keeping with the character and appearance of the surrounding area with a mix of render and red brick facades. The different house types, dormers and feature apartment blocks and houses will also aid legibility across the proposed development, add visual interest to the street scene and create a unique sense of identity and places.
- 6.18 Together with the comprehensive landscaping scheme, the proposals will integrate with the surrounding environment and create an attractive environment for future residents.
- 6.19 Set in this context, the appearance of the proposed dwellings is considered to accord with KLPCS Policies CS2 and CS19, achieves the principles for the North Halsnead Character Area in the Masterplan SPD and aligns with the guidance in the Design Guide, Amended New Residential Development SPD and Design Quality in New Development SPD. The approach to appearance of the dwellings should, therefore, be considered acceptable.

Landscaping

- 6.20 The landscaping drawings and Woodland Management Plan submitted with this application seek to secure the retention, enhancement and management of woodland along the northern edge of the Site. Other trees within the Site will be retained where possible; however, extensive tree planting is proposed as part of the landscaping strategy to mitigate for the loss of trees on the Site in accordance with KLPCS Policies CS19 and CS21, saved RUDP Policy DQ4 and the Tree and Development SPD.
- 6.21 In accordance with KLPCS Policies SUE2c, CS19 and CS21, the Masterplan SPD and Design Guide, grass verges with street trees are proposed along the Main Street and Residential Avenue and less formal tree planting will be arranged along the Access Street, Lanes and Private Drives. Where possible, hedgerows are proposed within all front gardens including the Main Street, Residential Avenue, Access Street, Lanes and Private Drives. A variety of shrubs and bulbs will provide seasonal interest and colour to the proposed planting beds.



6 Reserved Matters Assessment

- 6.22 Informed by the Parameters Plan underpinning the outline planning permission and in accordance with KLPCS Policies SUE2, SUE2c, CS8 and CS19, the NPPF, the Masterplan SPD and Design Guide a series of high quality public open spaces are proposed across the development creating attractive places that encourage social interaction, recreation and play. Local Areas for Play (LAP) will be provided as part of the development. These features will be designed to reflect the Site's heritage, character area and immediate context. Other informal play opportunities will be provided to encourage people to meander through the open spaces. This could take the form of artwork/sculptures providing informal play value or local natural stone boulders, stepping stones and logs.
- 6.23 In terms of hard landscaping, this consists of a high quality materials palette which reflects the unique identity of Halsnead in line with Masterplan SPD and Design Guide. The proposed boundary treatments, street furniture and wayfinding signage have also been designed to align with the guidance in the Design Guide. Further details regarding these features are set out in the supporting Design and Access Statement.

Access to Adjacent Land

- 6.24 The submitted Access and Movement Plan and Design and Access Statement demonstrates that the proposed development has been designed to ensure the road network, built form and landscaping facilitate access to adjoining development sites in accordance with KLPCS Policy SUE2 and the Masterplan SPD.
- 6.25 The Main Street which runs north to south through the Site will provide a route from Lickers Lane to the future development parcel to the east of Halsnead Park. A continuous pavement is provided on either side of the road, aiding pedestrian movement with one side of the road including a 3m shared pedestrian and cycle route.
- 6.26 As detailed in the Design and Access Statement, extensive pre-application discussions have taken place with the Council and Vistry to ensure the proposed development incorporate the correct street typologies to facilitate access to Vistry's development parcel to the east in line with the Masterplan SPD.
- 6.27 The layout incorporates an Access Street along the northern edge of the Site to facilitate access to the future development parcel to west. The dwellings along the southern boundary have also been laid out to ensure the units can be delivered by the Applicant but without compromising the alignment of the future east to west connection from Windy Arbor Road.



6 Reserved Matters Assessment

Summary

- 6.28 The assessment above demonstrates that the proposed development would deliver, through careful design, a high-quality residential development which is in accordance with the design principles established by the outline planning permission and in line with the relevant policies from the development plan and other material considerations, including the Masterplan SPD and Design Guide.
- 6.29 The application should, therefore, be approved without delay in accordance with paragraph 11 of the NPPF.



7 Other Reserved Matters Conditions

- 7.1 As set out in Section 1, a series of conditions are attached to the outline planning permission which require the submission and approval of details alongside the Reserved Matters for each phase of development.
- 7.2 The information submitted for approval in relation to each of these conditions for the Site is outlined in further detail below.

Condition 28 – Details of finished floor levels

- 7.3 Condition 28 requires the submission of details of the finished floor levels across the Site. A suite of finished floor level drawings prepared by AJP has been prepared and are submitted with this application. The drawings demonstrates that the levels across the Site are acceptable and do not have an unacceptable environmental impact.

Condition 29 – Updated Heritage Impact Assessment

- 7.4 Condition 29 requires an updated Heritage Impact Assessment to be submitted with each Reserved Matters application. The condition states that this must consider the impact of the detailed proposals on the setting of the heritage assets within and adjacent to the Site. A Heritage Impact Assessment has been prepared by Wardell Armstrong and is submitted with this application.
- 7.5 The Heritage Impact Assessment has been prepared with reference to the Environmental Statement which informed the outline planning permission and assesses the impacts of the proposed development on the heritage assets outlined in Section 2 of this Statement in accordance with the requirements of Section 66 of the Planning (Buildings and Conservation Areas) Act 1990, KLPCS Policies CS19 and CS20 and Chapter 16 of the NPPF.

Condition 30 – Woodland Management Plan

- 7.6 In accordance with condition 30, a Woodland Management Plan prepared by Amenity Tree is submitted alongside this application. This sets out the management and maintenance strategy for the woodlands within the Site and includes details for dealing with habitat damage, recreational pressures and details of information boards.



7 Other Reserved Matters Conditions

Condition 31- Updated Arboricultural Impact Assessment

- 7.7 In accordance with condition 31, an Arboricultural Impact Assessment prepared by Amenity Tree is submitted alongside this application. This seeks to demonstrate that the proposed development will not have a detrimental impact on the trees, both within and adjacent to the Site and which have been identified for retention in the 'Tree Survey & Indicative Arboricultural Impact Assessment - Halsnead Garden Village North, Whiston, Knowsley dated June 2020' in accordance with saved Policy DQ4 of the RUDP, KLPCS Policy CS21 and the Trees and Development SPD.

Condition 32 – Updated Ecological Surveys

- 7.8 In accordance with condition 32, updated ecological surveys prepared by Amenity Tree are submitted alongside this application. This identifies the presence of protected species on the Site and identify any appropriate mitigation required in accordance with KLPCS Policy CS8 and the NPPF.

Condition 33 – Local Wildlife Sites

- 7.9 In accordance with condition 33, an up-to-date Environmental Statement (and Phase 1 Habitat Survey) prepared by Amenity Tree has been submitted with this application. This seeks to demonstrate that the proposed development will not have an adverse impact on Local Wildlife Sites or that any adverse impacts will be adequately mitigated in accordance with KLPCS Policy CS8, the NPPF and the Masterplan SPD.

Condition 34- Updated Noise Assessment

- 7.10 A Noise Assessment prepared by Wardell Armstrong is submitted with this application in line with condition 34. This assesses how future residents may be impacted by noise from nearby land uses and identifies whether any mitigation is required to ensure the future residents are not adversely impacted by noise in accordance with saved Policy EN2 of the RUDP and paragraph 185 of the NPPF.

Condition 35 – Details of External Materials

- 7.11 Condition 35 requires that any subsequent reserved matters application seeking approval for appearance shall include full details of all external materials proposed for each building within the Site. This detail is shown on the Materials Strategy Plan (ref. 33678-MR-M-DWG-13) submitted with the application. Further details are also set out in the Design and Access Statement.



7 Other Reserved Matters Conditions

- 7.12 The proposed external materials ensure the appearance of the proposed development is acceptable and carried out in accordance with KLPCS Policy CS19 and the Design Guide.

Condition 36 – Tree Planting

- 7.13 In accordance with Condition 36, the details of the replacement trees at the Site including their maturity, species and location are defined on the landscape drawings submitted with this application.

Condition 37 – Access to Adjoining Sites for Footpath and Cycleways

- 7.14 In accordance with Condition 37, access details including the provision for access to adjoining sites for footpath and cycleway connections is shown on the Active Travel and Movement Strategy Plan (33678-MR-M-DWG-12) submitted with this application. Further details are also set out in the Design and Access Statement. This demonstrates that an adequate level of infrastructure is provided in accordance with KLPCS Policies CS2, CS7 and SUE2 and the Masterplan SPD.



8 Conclusions

8.1 This Planning Statement has been prepared in support of an application for the approval of Reserved Matters (appearance, landscaping, layout, scale and access to adjacent land) for the development of 254 dwellings together with associated open space, landscaping and infrastructure at land to the south of Lickers Lane, Halsnead Garden Village, Whiston.

8.2 This application is submitted pursuant to outline planning permission 20/00399/OUT granted on the 1st August 2023 for:

“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).”

8.3 The outline planning permission relates to two parcels of land - land to the south of Lickers Lane and the former garden centre site to the east of Windy Arbor Road. This application seeks approval for Reserved Matters detail pursuant to condition 2 and details required to be submitted alongside the Reserved Matters application in accordance with conditions 28, 29, 30, 31, 32, 33, 34, 34, 36 and 37 in relation to the parcel of land to the south of Lickers Lane only (‘the Site’).

8.4 This Statement has assessed the details required by condition 2 (reserved matters) against relevant planning policies and other material considerations outlined in Section 4 and 5. It also details the information submitted for approval in relation to the remaining conditions related to the Reserved Matters application (Section 7).

8.5 The assessment in Section 6 demonstrates that the proposed development would deliver, through careful design, a high-quality residential development which is in accordance with the design principles established by the outline planning permission and in line with the relevant policies from the development plan and other material considerations, specifically the Masterplan SPD and Design Guide.

8.6 In accordance with the presumption of sustainable development set out in paragraph 11 of the NPPF, planning permission should, therefore, be granted without delay.

