



Planning Statement

(including Statement of Community Involvement &
Affordable Housing Statement)

Land south of Lickers Lane, Whiston

Prepared on behalf of Vistry Partnerships

September 2022

Contents

1.	Introduction.....	4
2.	Site and Surrounding Area.....	9
3.	Proposed Development.....	13
4.	Planning Policy Context and Other Material Considerations.....	17
5.	Statement of Community Involvement.....	25
6.	Planning Appraisal.....	30
7.	Conclusion.....	44

1. Introduction

- 1.1 Hive Land & Planning ('Hive') have prepared this Planning Statement ('Statement') on behalf of Vistry Partnerships North West ('the Applicant') to support a full planning application with an accompanying Environmental Statement, submitted to Knowsley Council (the 'Council') for the development of 120 residential dwellings, along with associated drainage, and access (the 'Development') to be situated on land south of Lickers Lane, Whiston, Knowsley (the 'Site').
- 1.2 The purpose of this Statement is to assess the proposed development against the relevant development plan policies and any other material considerations in accordance with Section 38(6) of the *Planning and Compulsory Purchase Act* (2004). This Statement also acts as a Statement of Community Involvement and provides an Affordable Housing Statement.
- 1.3 The site spans an area of approximately 3.4 hectares (ha) and is irregular in shape. Currently the northern portion of the site consists of a dense area of shrubs and trees, whereas the southern portion of the Site comprises open greenspace, with scattered trees of varying quality predominantly around the site boundaries.
- 1.4 The Site forms part of the Halsnead Garden Village Masterplan which allows for the delivery of up to 1,600 dwellings. The Site is allocated in Policy SUE1 and SUE2c within the KMBC Core Strategy as land safeguarded for Sustainable Urban Extension (SUE). The land, totalling 110.3ha is referred to as South of Whiston, and is allocated for residential development, the KMBC Core Strategy gives the residential element of Halsnead Garden Village a notional capacity to provide up to 1,503 new dwellings.
- 1.5 The land is to the immediate east of the proposals which have been submitted by Your Housing Group, which recently received a resolution to grant planning permission subject to the signing of a S106 agreement at Knowsley Planning Committee on 9th June 2022. Access to the site will be achieved through this adjacent development, leading to the proposed junction onto Lickers Lane.

Proposed development

- 1.6 The description of the proposed development is:

“Full planning application for the erection of 120 residential dwellings with vehicular access points off Lickers Lane, public open space, landscaping, boundary treatments and other associated works.”

- 1.7 The proposals seek planning permission for the erection of 120 dwellings on a site totalling 3.4ha in size. The net density proposed equates to c. 42 dwellings per hectare (dph).
- 1.8 The housing mix comprises of 2, 3 and 4 bedroom housing and 2 bedroom apartments. The apartments are to be located to the south east corner of the site at a “nodal point” in the wider Halsnead Garden Village Masterplan, where three storeys are proposed. The housing is proposed to be a mix of 2 and 2.5 storeys.
- 1.9 Access to the site is proposed via the adjacent Your Housing Group site, meeting Lickers Lane at the proposed new junction.
- 1.10 The proposals retain a significant landscape buffer to the north of the proposed dwellings which will be retained as an area of open space. A landscaped focal nodal point is also proposed in the north east of the site.

Environmental Impact Assessment

- 1.11 The proposed development constitutes Environmental Impact Assessment (EIA) development and so an Environmental Statement has been prepared by Barton Willmore, now Stantec to provide a comprehensive assessment of the proposal.
- 1.12 An EIA Scoping Request was submitted by Barton Willmore, now Stantec to Knowsley Council on 29th June 2022. Knowsley Council provided their formal scoping opinion on 18th August 2022. The Environmental Statement has been prepared on the basis of the scope agreed with Knowsley Council.

Planning Application Documents

- 1.13 This Statement has been submitted as part of a suite of documents that together comprise the planning application and should be read as a whole. The table below identifies the documents that have been submitted.

Table 1 – Reports submitted with the planning application

Document	Prepared by
Application forms and certificates	Hive Land & Planning
Covering letter	Hive Land & Planning
Planning Statement, Statement of Community Involvement & Affordable Housing Statement	Hive Land & Planning
Design & Access Statement	MPSL
Coal Mining Risk Assessment	Wardell Armstrong
Ground Investigation Report	Mott Macdonald
Phase I Geoenvironmental Site Assessment	E3P
Phase II Geoenvironmental Site Assessment	E3P
Ground Gas Addendum Report	E3P
Remediation and Enabling Works Strategy	E3P
Preliminary Ecological Appraisal	E3P
GCN eDNA Statement	E3P
Biodiversity Metric Report	E3P
Arboricultural Impact Assessment and Method Statement	E3P
Noise Impact Assessment	Professional Consult
Transport Assessment	Eddisons
Framework Travel Plan	Eddisons
Historic Environment Desk-Based Assessment	Lanpro
Landscape Management Plan	Urban Green
Energy and Sustainability Statement	AES Sustainability Consultants Ltd
Utilities Statement	Vistry Partnerships
Flood Risk Assessment & Drainage Strategy Report	AJP
Social Value Statement	Vistry Partnerships

Table 2 – ES Chapters and associated Appendices

Item	Prepared by
ES Chapter	
1. Introduction	Barton Willmore, now Stantec
2. EIA Methodology	Barton Willmore, now Stantec
3. Site and Development Description	Barton Willmore, now Stantec
4. Alternatives and Design Evolution	Barton Willmore, now Stantec
5. Construction Methodology and Phasing	Barton Willmore, now Stantec
6. Population and Human Health	Barton Willmore, now Stantec
7. Landscape and Visual Effects	Urban Green
8. Biodiversity	E3P
9. Built Heritage	Lanpro
10. Air Quality	Redmore Environmental
11. Transport	Eddisons
12. Summary and Residual Effects	Barton Willmore, now Stantec
ES Appendices	
1.1 Location of information within the ES	Barton Willmore, now Stantec
1.2 Statement of Expertise	Barton Willmore, now Stantec
2.1 EIA Scoping Report	Barton Willmore, now Stantec
2.2 EIA Scoping Opinion	Halton Borough Council
3.1 Detailed Development Plan	MPSL
3.2 Final Landscape Plans	Urban Green
5.1 Construction Environmental Management Plan	Vistry Partnerships
6.1 Human Health Impact Statement	Barton Willmore, now Stantec
7.1 LVIA Supporting Figures and Viewpoints	Urban Green
8.1 Preliminary Ecological Appraisal	E3P
8.2 Biodiversity Net Gain Assessment	E3P
8.3 eDNA Survey Results	E3P
8.4 Extended Phase 1 Habitat Survey – Cheshire Ecological Services in 2020	Cheshire Ecological Services
8.5 Merseyside Environmental Advisory Service Pre-app	MEAS
9.1 Lickers Lane Historic Environment Desk Based Assessment	Lanpro
10.1 Air Quality Assessment Input Data	Redmore Environmental
10.2 Air Quality Figures	Redmore Environmental
10.3 Air Quality Abbreviations and Glossary	Redmore Environmental
10.4 Correspondence	Redmore Environmental
11.1 Transport Assessment and Travel Plan	Eddisons
ES Non-Technical Summary	Barton Willmore, now Stantec

Structure of the Planning Statement

1.14 The remainder of this Statement is structured as follows:

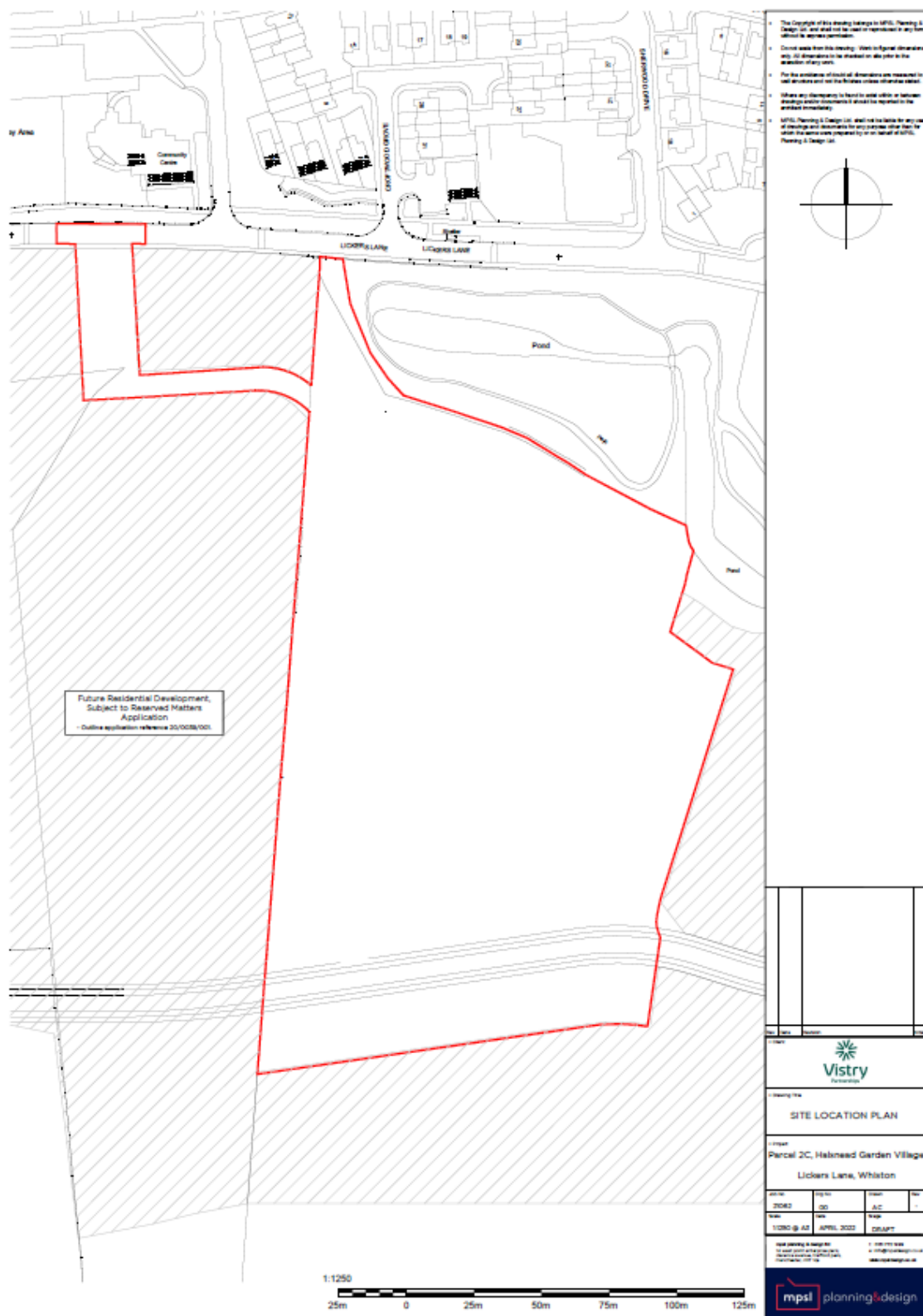
- Section 2: Site and Surrounding Area
- Section 3: Proposed Development
- Section 4: Planning Policy Context and Other Material Considerations
- Section 5: Statement of Community Involvement
- Section 6: Planning Appraisal
- Section 7: Summary of Key Benefits and Planning Balance
- Section 8: Conclusion

2. Site and Surrounding Area

Site Description and Location

- 2.1 The Site (shown in Figure 1) extends to approximately 3.4 hectares (ha) and is irregular in shape. The northern portion of the Site comprises a dense area of shrubs and trees, whereas the southern portion of the Site comprises open greenspace, with some scattered trees and hedgerows. The Site contains tracks and ditches that are associated with agricultural and recreational use, including around the perimeter of the southern portion of the Site.
- 2.2 For the most part, the site is bound by dense vegetation to the north, which lies between the application site and Lickers Lane. To the east is Sandfield Natural Play Centre and dense woodland, as well as other land owned by Knowsley Council that will be developed as part of the wider proposals for Halsnead Garden Village. The north east edge of the Site is bound by the designated Sandfield Park Local Wildlife Site (LWS), the LWS comprises an area of scattered trees and shrubs, as well as two ponds. Land to the south is currently used as agricultural land, but also forms part of the wider Garden Village allocation. Land to the west is the subject of an outline planning application by Your Housing Group (ref: 20/00399/OUT), which Knowsley's Planning Committee resolved to grant outline planning permission subject to the signing of a Section 106 agreement in June 2022. Future access to the site and proposed development will be taken from the adjacent Your Housing Group development.
- 2.3 There are no designated Public Right of Way's (PRoW) which cross the site, according to Knowsley Council's Definitive Map, though it is understood that the tracks within the site are used informally.
- 2.4 There are no environmental, landscape or historic designations within the Site boundary. The Site is located entirely within Flood Zone 1. The topography of the Site is relatively uniform, sloping gradually from the east towards the south west of the Site.

Figure 1: Site location plan



Surrounding Area

- 2.5 The site occupies a sustainable location with good access to local facilities and transport links. A number of bus services operate via the bus stops on Lickers Lane, immediately north of the site and this allows regular access to Whiston, Huyton and Prescott. Whiston Train Station is located approximately 500m north of the site boundary and provides regular services to the conurbations of Warrington, Wigan, Liverpool, Manchester and Crewe.
- 2.6 The nearby residential areas of Prescott and Whiston provide many local facilities, including supermarkets, food and beverage establishments, convenience stores, churches, and a Post Office. The closest Primary Schools, St Leos & South Mead Catholic Primary & Nursery School and Halsnead Primary School are located in the residential area to the north of the site. The closest Secondary School, the St Edmund Arrowsmith Catholic Academy, is located in Whiston.
- 2.7 Key infrastructure and services are anticipated to be delivered alongside the residential uses proposed on the Halsnead Garden Village, with the Knowsley Local Plan confirming that new local retail provision and a primary school of appropriate scale to meet needs arising from the site are to be delivered, along with Public Open Space as part of a wider Green Infrastructure Network.

Planning History

The site

- 2.8 The site itself does not have any relevant planning history, except for the access road section which passes through the application subject to application ref 20/0039/OUT, which is outlined below.

Halsnead Garden Village

Residential Development

- 2.9 Three planning applications for residential development at Halsnead Garden Village are outlined below:
- 20/0039/OUT – Outline application for proposed residential development of up to 277 dwellings and an apartment development of up to 100 units for over 55s together with new vehicular access to Lickers Lane and Windy Arbor Road. Applicant: Your Housing Group - This application received

a resolution to grant outline planning permission, subject to the signing of a satisfactory Section 106 agreement at Knowsley's June 2022 planning committee.

- 20/00417/FUL – Residential development comprising of the erection of 350 dwellings together with the construction of vehicular access off Fox's Bank Lane, SUDS ponds, landscaping, boundary treatments and other associated works. Applicant: Taylor Wimpey – Planning permission was granted for this development in February 2022 and construction has commenced.
- 18/00283/HYB – Hybrid application comprising full application for the erection of 123 dwellings, constructing of vehicular/pedestrian accesses, laying out of public open space and associated works. Outline application for erection of up to 237 dwellings, car park and associated works. Applicant: Bloor Homes – planning permission was granted in March 2021 and construction has commenced.

Employment

2.10 The following applications for employment development are also within Halsnead Garden Village:

- 20/00494/HYB – Hybrid Application comprising full application for development of 161,900 sq ft of storage and distribution floorspace, including ancillary offices and other associated uses; and outline application for the development of offices and light industrial plus engineering earthworks for Country Park. Planning permission was granted in March 2022.

Other

2.11 The following applications are for land uses other than residential or employment within Halsnead Garden Village:

- 19/00651/FUL – Construction of multi-use path and associated groundworks including facilitation of a rising main associated with proposed residential development. Planning permission was granted in March 2021.
- 20/00578/FUL – Construction of new country park comprising landscaping, habitat creation, single storey visitor centre, new paths and car parking. This planning application was made by The Land Trust and is pending determination.

3. Proposed Development

Description of Development

- 3.1 The proposals relate to a proposal for new residential development at Land south of Lickers Lane, Whiston. The description of development is as follows:

"Full planning application for the erection of 120 residential dwellings with vehicular access points off Lickers Lane, public open space, landscaping, boundary treatments and other associated works."

- 3.2 The proposals provide an opportunity to deliver high quality housing, including affordable housing, within a sustainable location in an urban area on an allocated site. The submitted plans provide further details in respect of the approach taken in respect of design and technical matters. However, the key elements of the proposal are summarised below.

Environmental Impact Assessment

- 3.3 The proposed development constitutes Environmental Impact Assessment (EIA) development and so an Environmental Statement has been prepared by Barton Willmore, now Stantec to provide a comprehensive assessment of the proposal.
- 3.4 An EIA Scoping Request was submitted by Barton Willmore, now Stantec to Knowsley Council on 29th June 2022. Knowsley Council provided their formal scoping opinion on 18th August 2022. The Environmental Statement has been prepared on the basis of the scope agreed with Knowsley Council.

The Proposed Development

- 3.5 The Proposed Development comprises of the following elements.

Housing

- 3.6 The residential element of the proposals will provide 120 dwellings with the following mix of unit types as outlined in the table below.

Residential unit size / type	Number
2-bedroom apartment	12
2-bedroom	38
3-bedroom	48
4-bedroom	22
Total	120

- 3.7 It is proposed that 10% of the dwellings (12) on site will be affordable housing and are all set to be 2-bedroom apartments.
- 3.8 The housing is proposed to be a mix of two and two and a half storey properties and the apartments are proposed to be three storey.
- 3.9 The Design & Access Statement provides further details on the design rationale and appearance of the proposed dwellings. Two Character Areas are proposed within the development, which have distinct and independent architectural styles – the “Green Edge” character area is positioned to the development edges and the “Urban Core” is positioned towards the central core of the development.

Access

- 3.10 The primary vehicular and pedestrian access to the Site will be provided from Lickers Lane via the adjacent Your Housing Group development and this is demonstrated on the Proposed Site Layout drawing (ref: 21062-01 Rev D).
- 3.11 The site layout also demonstrates how the proposed development will link in to other parcels of land within the Garden Village. The Spine Road which runs parallel with the southern boundary of the parcel will provide a link through the Garden Village, in accordance with the Halsnead Garden Village Masterplan. In addition, a third point of access in to the adjacent Your Housing Group development is also proposed for connectivity.
- 3.12 In addition, pedestrian access to the site is proposed directly from Lickers Lane at the most northern point of the site.
- 3.13 Within the Site, the internal road network is arranged in accordance with the following street hierarchy:

- Primary Streets – 5.5m wide street with 2m wide footpaths to either side set behind a grass tree lined boulevard;
- Secondary Access Streets – 5.5m wide street with a 2m wide footpath to one side;
- Tertiary Lanes – 4.5m wide lanes with a 2m wide grass service margin to at least one side; and
- Private Shared Driveways – designed to serve a limited number of dwellings (a maximum of 5no. properties).

3.14 The accompanying Design & Access Statement (MPSL) provides a street hierarchy plan.

Parking

3.15 The Design & Access Statement outlines the following parking provision:

- 2/3 bedroom properties are provided with two allocated parking spaces;
- Four bedroom properties are provided with three allocated parking spaces;
- Parking court serves the apartment block, with a ratio of 1.5 spaces per unit; and
- Cycle storage is proposed to be provided to properties which do not have a garage.

Landscaping

3.16 Landscaping drawings, produced by Urban Green, demonstrate the proposed approach to landscaping across the site, which includes native shrub and hedge planting as well as additional tree planting and wildflower meadow areas.

3.17 In order to retain as many existing trees as possible, the access road is located south of a “landscape buffer”, which will be cleared of invasive Rhododendron shrubs and enhanced with additional tree, shrub and wildflower meadow planting. A formal footpath throughout the Public Open Space area will also be provided for residents to enjoy the space.

3.18 Two smaller areas of Public Open Space are provided at “nodal” points throughout the site. A Pocket Park is proposed in the north eastern corner of the site which is a usable space which will provide an area

for residents to dwell. A smaller area of landscaping is also provided at the other nodal point, at the junction adjacent to the apartment block. The nodal point in combination with the apartment block will assist with wayfinding through Halsnead Garden Village.

4. Planning Policy Context and Other Material Considerations

- 4.1 This section of the Statement summarises the national and local planning policy context, along with any other material considerations relevant to the consideration of the proposed development.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations that indicate otherwise.

The Development Plan

- 4.3 The statutory development plan for the purposes of determining this planning application comprises:
- Knowsley Local Plan Core Strategy (2016);
 - The 'saved' policies of the Knowsley Replacement Unitary Development Plan (UDP) (2006); and
 - Joint Merseyside and Halton Waste Local Plan (2013).

- 4.4 A summary of the relevant policies from the development plan are set out below.

Knowsley Local Plan Core Strategy (2016)

- 4.5 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 some policies contained within the Replacement Unitary Development Plan.

Principle of Development

- 4.6 **Policy CS1 (Spatial Strategy for Knowsley)** is described as the central policy of the KLPCS and it sets out the spatial strategy for the Borough. The Policy states that the spatial development of Knowsley to 2028 will be achieved by various actions including the removal of Sustainable Urban Extensions (SUEs) identified in other policies from the Green Belt. Knowsley's first listed spatial development priority is to re-balance the housing stock by providing a wide choice of new market sector and affordable housing with supportive services and facilities appropriate to needs.
- 4.7 **Policy CS2 (Development Principles)** establishes local principles which will underpin new development in

Knowsley. All development principles apply to decisions relating to the determination of planning applications.

- 4.8 **Policy CS3 (Housing Supply Delivery and Distribution)** supports the spatial strategy set out in Policy CS1 and sets a target of 8,100 dwellings to be delivered during the plan period, which equates to an annual average of 450 dwellings per annum. Policy CS3 also sets out that the tenure, type and size of new housing delivered in Knowsley will support the re-balancing of the housing market to better meet housing needs and demands arising in Knowsley, applications for new residential development must demonstrate how they contribute towards this rebalancing.
- 4.9 **Policy SUE1 (Sustainable Urban Extensions and Safeguarded Land)** outlines that site “h) South of Whiston” is removed from the Green Belt to provide additional land to meet development requirements up to 2028 and beyond.
- 4.10 **Policy SUE2 (SUE Development Principles)** sets out the Council’s expectations regarding how Sustainable Urban Extensions will be developed. Part 1) of the Policy 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 2 of **Policy SUE2** guides the reader to Appendix E, where there is an allocation profile relevant to the Land South of Whiston Site, which includes:
- Local Wildlife Sites located within the wider site (13 - Lickers Lane Wood, Whiston and 14 – Woodland, Sandfield Park, Whiston, which are particularly close to the proposed development)
- 4.12 Part 3 of **Policy SUE2** requires the Council to prepare a Supplementary Planning Document (SPD) for the South of Whiston SUE. This will prove a spatial development framework for the site together with further detail of development and infrastructure requirements. Part 4 of **Policy SUE2** outlines that development will only be granted planning permission where it is consistent with a single detailed master plan for the whole of the SUE which is approved by the Council. The master plan should accord with development plan policy and any associated SPD.
- 4.13 **Policy SUE2c (SUE – South of Whiston and Land south of M62)**. Part 1 of Policy SUE2c allocates the South of Whiston SUE for the development of approximately 1,500 dwellings. The policy sets out specific development requirements for development on the site related to vehicular access, public transport, public open space and infrastructure.
- 4.14 To support Policies SUE2 & SUE2c, the Council adopted the **Halsnead Garden Village Masterplan SPD** in June 2017 (Masterplan SPD). This document provides an overarching framework to guide development at Halsnead. The Masterplan SPD is an important material consideration in the determination of this planning application and the specifics of the Masterplan SPD are set out below.
- 4.15 There are several other KLPCS policies that are relevant to the proposed development, including:
- CS7: Transport Networks;
 - CS8: Green Infrastructure;
 - CS15: Delivering Affordable Housing;
 - CS19: Design Quality and Accessibility in New Development;
 - CS21: Greenspaces and Trees;
 - CS22: Sustainable and Low Carbon Development;
 - CS24: Managing Flood Risk; and
 - CS27: Planning and Paying for New Infrastructure.

“Saved” Policies of the Knowsley Replacement Unitary Development Plan (2006)

4.16 Several policies from the UDP (2006) are “saved” and remain part of the development plan until such time they are superseded by the adoption of any future Local Plan document. The ‘saved’ policies that are relevant to the determination of this Application include policies:

- T5: Location of Major Traffic Generating New Development;
- T8: Transport Assessments;
- T9: Travel Plans;
- DQ4: Trees and Development;
- ENV2: Noise and Vibrations; and
- ENV5: Contaminated Land.

Joint Merseyside and Halton Waste Local Plan (2013)

4.17 **Policy WM 8: Waste Prevention and Resource Management** relates to any development that involves demolition and/or construction to implement measures to achieve the efficient use of resources. This could be achieved through the use of construction and demolition methods that minimise waste production, apply design principles that prevent and minimise the use of resources and make provision for the use of high-quality materials, including recycled and secondary resources. The use of a Site Waste Management Plan can be a tool help to monitor waste minimisation, recycling, management and disposal.

4.18 **Policy WM 9: Sustainable Waste Management Design and Layout for New Development** states that the design and layout of new built development must try to provide measures to address the following as part of the overall design strategy:

- Facilitate the collection of waste, including separated recyclable materials;
- Allow for appropriate means of access to be achieved that allows for the collection of waste materials;
- Accommodate home composting in dwellings with individual gardens; and
- Facilitate small scale, low carbon combined heat and power in major new employment and residential schemes, where appropriate.

Other Material Considerations

4.19 The following documents are considered relevant material considerations to the determination of this application:

- The National Planning Policy Framework (2021)
- Halsnead Garden Village Masterplan Supplementary Planning Document (SPD) (June 2017)
- Halsnead Garden Village Design and Local Distinctiveness Guide (July 2020)
- Other Supplementary Planning Documents (SPD's):
 - Ensuring a Choice of Travel SPD (2010)
 - Design and Quality in New Development SPD (2016)
 - Amended New Residential Development SPD (2018)
 - Developer Contributions SPD (2016)
 - Trees and Development SPD (2016)
 - Adding Social Value to Development: Employment and Skills SPD (2018)

National Planning Policy Framework

- 4.20 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. NPPF was last revised in July 2021.
- 4.21 Paragraph 11 outlines that decisions should apply a presumption in favour of sustainable development, which would mean approving development proposals that accord with an up-to-date development plan without delay. Paragraph 60 outlines that the Government's objective is to significantly boost the supply of homes.

Halsnead Garden Village Masterplan Supplementary Planning Document (SPD) (June 2017)

- 4.22 The **Halsnead Garden Village Masterplan SPD (Masterplan SPD)** was adopted by the Council in June 2017. The Masterplan SPD provides a Development Framework that establishes the key principles and parameters for all developers at Halsnead. The SPD clearly states that applications that fail to meet the key requirements identified in Section 6 of the Masterplan will not be supported by the Council.
- 4.23 The Development Framework requires all planning applications at Halsnead to include supporting information that demonstrates how the development proposed would address key requirements HSPD1 – HSPD10. The key requirements relevant to the determination of this Application are as follows:
- HSPD1: Framework Masterplan
 - HSPD2: Land Use and Amount
 - HSPD3: Residential Development
 - HSPD6: Access and Movement
 - HSPD7: Strategic Utilities

- HSPD8: Connected Green Infrastructure
- HSPD9: Diverse Public Open Space
- HSPD10: Open Space Tiers

4.24 The Development Framework is accompanied by the Masterplanning guidance set out in Section 7 of the Masterplan SPD. 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. The guidance considered relevant to the proposed development is as follows:

- MPG1: Holistic Design Approach;
- MPG2: Coordinating development through a clear Urban Design Framework;
- MPG3: A sustainable place to live more and consume less; and
- MPG4: A place enlivened by distinctive character areas.
-

4.25 Section 8 of the Masterplan SPD sets out the Implementation and Delivery Strategy for Halsnead seeking to ensure that Halsnead Garden Village is developed comprehensively. Figure 8.1 presents a potential network of strategic on-site infrastructure projects. The parcels included in Figure 8.1 are based on the indicative masterplan for the wider site and do not reflect landownerships.

4.26 The Site sits within parcel 2(c), but does not comprise all land within parcel 2(c). Based on the requirements set out in Table 8.1 we have identified the following infrastructure requirements for the proposed development:

- Internal highways
- Internal walking and cycling routes
- Utilities:
 - Drainage (surface water) – SuDs
 - Drainage (foul water) – rising main (oversized to accommodate future flows)
 - Water supply
 - Power supply
 - Telecoms supply
- Green infrastructure as per framework plans

4.27 The Council will require financial contributions to other infrastructure such as education, healthcare, community and leisure facilities, highways, public transport and pedestrian and cyclist provision.

- 4.28 The Masterplan SPD proposes a 'roof tax' style financial contribution of £14,123 per dwelling. However, this figure was updated in January 2020 and reduces the financial contribution to £9,074 per dwelling.

Halsnead Garden Village Design and Local Distinctiveness Guide (July 2020)

- 4.29 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.
- 4.30 The Design Guide incorporates nationally recognised Garden Village principles building on the requirements of Section 7 of the Masterplan. It provides design parameters for each Character Area to ensure consistent outcomes across each phase of development at Halsnead. The site sits within the "North Halsnead" Character Area.
- 4.31 The guidance set out in the document relates mostly to specific design details related to street hierarchy, materials, lighting, street furniture, signage, walls, planting specifications and open space features.

Other Supplementary Planning Document (SPD's)

Ensuring a Choice of Travel SPD (2010)

- 4.32 The Ensuring a Choice of Travel SPD was adopted by the Council in September 2010 to support the the Council's transport policies.

Design and Quality in New Development SPD (2016)

- 4.33 The Design Quality in New Development SPD was adopted in January 2016 and supports the KLPCS design policies. The document provides guidance relating to placing buildings, density and form, accessibility, landscaping, Public Open Space, sustainable design, minimising crime, and preserving the built heritage. It also includes guidance on methods of enhancing local distinctiveness.

Amended New Residential Development SPD (2018)

- 4.34 The New Residential Development SPD was adopted in January 2016 and was intended to provide additional guidance to developers on specific design issues relating to residential development. 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.

Developer Contributions SPD (2016)

- 4.35 This SPD was adopted in June 2016 and it provides detailed guidance on how developer contributions will operate in Knowsley. This guidance seeks to provide greater certainty at the earliest stages of the planning process so that the cost implications of developer contributions can be fully considered.

Trees and Development SPD (2016)

- 4.36 This SPD was adopted in June 2016 and it provides guidance relating to best practice for proposals incorporating trees and landscaping within new development. The document also sets standards for developments affecting existing trees, woodland and other vegetation.

Adding Social Value to Development: Employment and Skills SPD (2018)

- 4.37 The SPD is driven by the Council's aspiration to see additional benefits incorporated into its housing and other development opportunities. The SPD requires residential developments of 30 dwellings or more 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.

5. Statement of Community Involvement

Policy Context

- 5.1 Paragraphs 39 to 46 of the Framework outline the requirement for early pre-application engagement and identifies that it is the role of the local planning authority to encourage developers to engage with the council, the local community and statutory and non-statutory consultees where appropriate, prior to submitting a planning application.
- 5.2 Knowsley Council adopted a Statement of Community Involvement (SCI) in April 2017. The SCI sets out the degree of involvement that the community and other stakeholders can expect when decision on development proposals are being made.
- 5.3 Section 5 of the SCI provides guidance on the amount of stakeholder engagement expected given the size and scale of planning applications received by Knowsley Council. Paragraph 5.8 states that:

“For larger schemes it is critical that they should include comprehensive pre-application engagement with those likely to be affected. Engagement, with Ward Members, Town and Parish Councils (where they exist) and residents should be undertaken, and is strongly encouraged by the Council, so that a subsequent formal planning application can fully acknowledge and respond to the views and opinions of local people and consultees. The Council can provide further advice on relevant community groups and fora. Community consultation is a statutory requirement for very large schemes covered by the Planning Act 2008 (as amended)”.

Methodology

- 5.4 The methodology adopted by the Applicant is outlined below and the feedback received has been analysed to inform the proposed development.
- 5.5 Halsnead Garden Village is an established allocated site within the Knowsley Local Plan Core Strategy. Other housebuilders, such as Taylor Wimpey and Bloor have also undertaken public consultation previously. It is in this context that it was decided to undertake a leaflet drop inviting comments, via email or post, from local residents.
- 5.6 Leaflets were distributed on 1st July 2022 to approximately 300 local residents and a copy of the leaflet

was also circulated to Whiston Town Council and to the Local Ward Members via email. The consultation period closed on 13th July 2022, although this was extended for Whiston Town Council members until 21st July 2022 to ensure Members could meet prior to the submission of any comments.

- 5.7 Appendix A provides a copy of the consultation leaflet. The leaflet provides an overview of the proposed development, a number of images to illustrate the proposals and invites the recipient to provide feedback via an email address.
- 5.8 The Applicant has taken all reasonable steps to ensure the local community have been fully consulted on the proposed development, particularly those within the vicinity of the Site.

Community Consultation Responses

- 5.9 A total of two responses have been received from the public in response to the consultation.
- 5.10 One respondent expressed their support for the proposals proposed in general whilst the other respondent raised a question regarding the lack of plans to install solar panels on the roofs of the proposed residential development as well as the installation of the necessary infrastructure for heat pumps and EV charging points.
- 5.11 The Clerk of Whiston Town Council also responded via email on behalf of the Town Council. Whiston Town Council are strongly opposed to developments on the former green belt site. Specific concerns about sites within Halsnead Garden Village include:
- Severe traffic congestion;
 - Lack of infrastructure;
 - Area prone to possible flooding;
 - Visual Impact.
- 5.12 A phone call was received from a member of Whiston Town Council. The Councillor expressed their concern about a number of issues but mostly focussed on the ongoing disruption to local residents due to construction in the wider local area and insufficient communication from developers, including Vistry.

The Town Councillor was encouraged to submit their comments via the website to ensure they are adequately reflected in this SCI however no written comments were received.

Responses and Considerations

- 5.13 This sub-section now draws upon the analysis of the responses received throughout the community consultation process and demonstrates how they have been taken on board and acted upon, wherever possible, by Vistry Partnerships.
- 5.14 The table below summarises the key points raised during the analysis of the community consultation process and a response is provided from Vistry Partnerships along with any actions that have been (or are to be) taken to address the points raised.

Comment	Vistry Partnerships response
Lack of sustainable technology – no solar panels shown on roofs, query as to whether heat pumps and EV charging point infrastructure is accommodated.	Vistry Partnerships have submitted an Energy and Sustainability Statement which accompanies the application. Depending on the viability of the scheme, Vistry Partnerships propose to install an Electric Vehicle Charging Point for every house and two for the apartment block.
Severe traffic congestion	Chapter 11 of the Environmental Statement (Transport and Access) assess the likely significant effects of the Development on the environment in respect of traffic and transport. A Transport Assessment and a Travel Plan has also been submitted as an appendix to the ES Chapter. The traffic impact assessments undertaken have shown that the proposals will not have a material impact or give rise to any highways related issues. The Transport Assessment concludes that the proposed development would be able to be accommodated onto the local highway network.

	The proposals are also expected to contribute towards the funding of the off-site highways works relating to the wider Halsnead Masterplan site through the payment of the roof tax. In addition, the Residential Travel Plan provided at Appendix 4 of the Transport Assessment will assist in reducing impact and helping to create a wider choice of travel to residents and visitors.
Lack of infrastructure	It is assumed that this comment relates to social infrastructure rather than highways infrastructure, which is addressed above. Chapter 6 of the ES address Population and Human Health. It is assumed that each development parcel within Halsnead Garden Village will mitigate the impact of their own development in the form of a financial contribution, if required, towards education and GP infrastructure. Therefore, the ES concludes that the residual effect upon education and healthcare infrastructure will be negligible following such mitigation, if it is found to be required.
Area prone to possible flooding	AJP have produced a Flood Risk Assessment and Drainage Strategy Report which accompanies the full planning application. The Flood Risk Assessment concludes that the site is located within Flood Zone 1 with a low probability of flooding from all sources. The residential development proposed is therefore considered to be an appropriate land use in this location as a matter of principle.
Visual Impact	Chapter 7 of the Environmental Statement considers Landscape and Visual Effects arising from the development. The chapter importantly considers the cumulative impact of schemes within the local area, including the proposed development. The Landscape and Visual Effects chapter concludes that all cumulative schemes would retain landscape elements as well as additional new planting, which would mature over

	the project lifespan. Developments would also include materiality and built form that reflects the local landscape, resulting in a cumulative effect of negligible-minor adverse, which is not significant during operation in Environmental Impact Assessment terms.
Construction impact	The full planning application is accompanied by a Construction Environmental Management Plan (CEMP) produced by Vistry Partnerships. The CEMP sets out Vistry Partnership's ability to carry out the works in the optimum time and in the most viable and safe manner to achieve a completed project to the satisfaction of all parties involved. The CEMP will form the basis for the management of the main environmental aspects associated with the proposed development of the site and sets out how the commitments will be translated into actions in the field and the means by which they will be monitored and verified.

Summary

- 5.15 As per the requirements set out in the NPPF and the SCI adopted by Knowsley Council in April 2017 the Applicant has carried out an appropriate community engagement exercise to engage with the local community as much as possible to raise awareness of the scheme, request feedback and then act upon the feedback where possible.
- 5.16 As part of this process leaflets were distributed to 300 addressed. Two responses were received which demonstrated both support for the proposals but also raised questions regarding the installation of solar panels, heat pumps and EV charging point infrastructure.

6. Planning Appraisal

6.1 This section now considers the application proposals against the provisions of the development plan and other material considerations. The following are the primary matters:

- Basis for decision-taking
- Principle of Development
- Housing Mix
- Affordable Housing Statement
- Design Considerations
- Other Environmental and Technical Considerations:
 - Environmental Impact Assessment
 - Highways and Transportation
 - Car parking
 - Air Quality
 - Noise
 - Arboriculture
 - Ecology
 - Ground Conditions / Waste
 - Coal mining
 - Heritage and Archaeology
 - Energy & Sustainability
 - Flood Risk and Drainage
 - Social Value

Basis for decision-taking

6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise. Paragraph 11 of the NPPF, the presumption in favour of sustainable development, asks decision-makers to approve development proposals that accord with the development plan without delay.

Development Plan

- 6.3 The current Development Plan for the area comprises the Knowsley Local Plan Core Strategy (2016), the 'saved' policies of the Knowsley Replacement Unitary Development Plan (UDP) (2006) and the Joint Merseyside and Halton Waste Local Plan (2013).

Other relevant material considerations

- 6.4 The Supplementary Planning Documents outlined above are also key material considerations, most importantly the Halsnead Garden Village Masterplan SPD and the Halsnead Design and Local Distinctiveness Guide. The NPPF is also a crucial material consideration.

The Principle of Development

- 6.5 The principle for residential development of the site is well established. The site is removed from the Green Belt and allocated for residential development in the Knowsley Local Plan Core Strategy via policies SUE1-SUE2c, forming part of the Land South of Whiston SUE. The principle of development is further supported by the Halsnead Masterplan SPD.
- 6.6 The provision of 120 homes, including affordable housing, to boost the supply of housing in Knowsley is a key benefit of the planning application, which will contribute towards Knowsley achieving their housing requirements outlined in Policy CS3.
- 6.7 It is noted that Policy SUE2c requires applications at SUEs to meet other requirements set out within policy, including consistency with the Halsnead Masterplan.
- 6.8 The principle of residential development at the Site is therefore firmly established within the adopted development plan, and the continued delivery of housing across Halsnead Garden Village and on this Site specifically is necessary to help Knowsley achieve its strategic objectives around housing delivery and to continue to be able to maintain a five year supply of deliverable housing land as required by paragraph 74 of the NPPF.

Housing Mix & Density

Housing Mix

- 6.9 The proposed housing mix comprises of a mix of 2, 3 and 4 bedroom apartments and houses. The 2 bedroom apartments are situated on a focal nodal point within the development and will assist with wayfinding throughout the wider Halsnead Garden Village.
- 6.10 Local Plan Core Strategy Policy CS17 requests the inclusion of an appropriate housing mix, having regard to evidence of local housing needs which will also contribute towards the re-balancing of the housing market in terms of the size of dwellings provided. The Masterplan SPD also requires new development to demonstrate how it improves the range and quality of housing on offer. The Masterplan SPD states that Halsnead has the capacity to accommodate a variety of housing development types, there is a particular opportunity to deliver an improved range of larger family homes, including lower density executive-style homes. The 2010 Knowsley Strategic Housing Market Assessment (SHMA) clearly outlines that there is a significant (69.4%) shortfall in the supply of 3 bedroom market housing
- 6.11 The proposed development is to deliver 48 No. 3 bedroom homes and 22 No. 4 bedroom homes and so will clearly assist Knowsley in meeting this identified shortfall, according with Local Plan policy requirements under Policy CS17 and the objectives of the Halsnead Masterplan SPD.

Housing Density

- 6.12 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 net density of 37 dwellings per hectare (dph) across the wider site. The SPD sets out a higher desired density relating to the North Halsnead Character Area (c.35-45 dph), which this site sits within, increasing density closest to Lickers Lane to maximise land use in the area closest to Whiston Rail Station and existing local facilities. The Masterplan also encourages developers to investigate the potential to include some small scale apartments with the opportunity for controlled variation in heights.
- 6.13 The proposed net density of the proposed development equates to circa 42dph and also includes 3 storey apartments at a focal node, which is entirely supported by the North Halsnead Character Area guidance

in the Halsnead Masterplan SPD, which is the most applicable guidance to the proposed development.

Affordable Housing Statement

- 6.14 Policy CS15 of the KLPCS requires 25% affordable housing on sites identified as Sustainable Urban Extensions. A lower proportion of affordable housing will only be permitted where it is clearly demonstrated that affordable housing provision is being maximised within the development and achieving provision at the levels set out would be not economically viable.
- 6.15 The proposed development includes 12 affordable homes (the 12 no. 2 bedroom apartments). The tenure of the affordable units is not yet defined and will be confirmed during the determination of the planning application. The provision of 12 affordable homes equates to 10% affordable housing across the site, which is supported by a Viability Assessment (by Roger Hannah), which will be submitted to accompany the application.
- 6.16 However, it should be noted that the Knowsley Strategic Housing Market Assessment (2010) outlines that there is a significant demand for both social rented and intermediate tenure 2 bedroom units and outlines that future affordable sector delivery for each tenure should be 50% and 75% 2 bedroom units within each tenure to address the needs of single/ couple and small family households. The provision of 12no. 2 bedroom apartments will assist Knowsley to address the need for smaller affordable units.

Design Considerations

- 6.17 Policy SUE2 requires proposals to demonstrate a comprehensive approach to development and be of a high quality design. The Masterplan SPD provides 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 Halsnead 'North Halsnead' 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.

Key Principles

- 6.18 The North Halsnead Character Area includes a number of key principles, some of which are relevant to this application and the following are to be delivered by the proposed development:

- Create permeable thresholds between the site and.... Whiston Village that are safe and attractive to use by pedestrians and cyclists;
- Positively integrating woodlands fronting on to Lickers Lane;
- A clear connected street grid maximising permeability and route choice making it easy to navigate through the network;
- Upper end of the density range, potentially incorporating some apartment formats;
- Helping to sustain and strengthen existing Lickers Lane community facilities;
- Opportunity to increase density towards Lickers Lane to maximise efficiency of land use in area in closest proximity to Whiston Rail Station and existing local facilities;
- Potential to include some small scale apartment formats compatible with the general structure of family streets;
- Opportunity for controlled variation in heights: predominantly 2-2.5 storeys with potential for localised increases to 3-4 storeys (...at focal points and/or to help terminate views....)."

Character Areas

6.19 The Design & Access Statement demonstrates clearly how the proposed development meets the expectations of the Halsnead Masterplan SPD. In addition, the proposed development also looks to set out two Character Areas within the site, which have distinct and independent architectural features.

6.20 The 'Green Edge' Character Area takes its reference from local context and the existing listed building positioned to the southern side of Lickers Lane. The 'Urban Core' properties are positioned to the central core of the development, which feature a more contemporary style.

Comprehensive Development

6.21 The Masterplan SPD outlines that the Council will continue to actively assist the private sector in the successful delivery of Halsnead Garden Village to consistently apply the principles and requirements of the Masterplan SPD. This, in turn will ensure that comprehensive development is achieved. Vistry Partnerships

have been involved in extensive pre-application discussions with Knowsley Council, with many associated layout iterations.

- 6.22 Vistry have also made best endeavours to ensure that they work collaboratively with the developers of the adjacent parcel of land to ensure that a comprehensive and consistent approach is being taken across the Garden Village as a whole.

Nodes

- 6.23 The Masterplan SPD and Policy CS19 in the KLPCS seeks the use of focal and nodal points, accommodating social interaction and active lifestyles.
- 6.24 The layout proposed has incorporated two nodal points, as per the Masterplan SPD. One nodal point proposed is in the north eastern corner of the site and consists of a pocket park, which is a usable space which residents can use to dwell and interact. The southern node is proposed at the junction between the Access Street and Residential Avenue. The increased scale and high quality design of the apartment block will assist with wayfinding throughout the development.

Appearance

- 6.25 The Design & Access Statement and accompanying House Type drawings provide further detail on the appearance of the proposed dwellings. However it is considered that the layout, scale and appearance of the proposed development is sympathetic to the character of the area and consistent with the principles established on other developments within the Garden Village.

Other Environmental & Technical Considerations

- 6.26 This outline planning application is supported by a suite of technical documents, which should be relied upon for a detailed assessment of the proposals and the relevant documents will be referred to within the following subsections.

Environmental Impact Assessment

- 6.27 The proposed development constitutes EIA development and so an Environmental Statement (ES) has also been prepared by Barton Willmore, now Stantec that provides a comprehensive assessment of any

likely environmental impacts arising from the proposals. Importantly, the ES also considers the effects of the cumulative development of the wider Halsnead Garden Village.

Highways and Transportation

6.28 Chapter 11 of the Environmental Statement considers Transport and Access Matters, supported by the Transport Assessment and proposed Travel Plan.

6.29 The Environmental Statement concludes that the potential effects upon transport and access considerations are 'negligible' following the implementation of a Construction Environmental Management Plan (CEMP) and a Travel Plan.

6.30 The accompanying Transport Assessment confirms that:

- The proposed development will be accessed by a safe and efficient vehicular access arrangement via the adjacent development site and then on to Lickers Lane;
- The existing and proposed pedestrian infrastructure will enable safe pedestrian movement between the development site and local services;
- The site is also accessible by public transport with bus stops within walking distance of the site, offering direct services to a range of destinations including Liverpool and St Helens. The site is also located close to Whiston railway station;
- The traffic impact assessments have shown that the proposals will not have a material impact or give rise to any highway related issues. The proposed development can therefore be accommodated on the local highway network;
- The proposals will contribute towards a series of off-site highways works relating to the release of the wider Halsnead Masterplan site; and
- The provision of a Residential Travel Plan will assist in reducing impact and help create a wider choice of travel to residents and visitors.

6.31 Therefore, the highways safety impact associated with the development should be considered acceptable

and the proposed development is entirely in accordance with relevant local plan policies and SPDs.

Car Parking

- 6.32 The Design and Access Statement outlines that parking provision has been designed in accordance with the adopted 'Ensuring a Choice of Travel SPD'. Two/three bedroom properties are provided with two allocated parking spaces and four bedroom properties are provided with three allocated parking spaces. A parking court serves the apartment block, which has a ratio of 1.5 spaces per unit.
- 6.33 Cycle storage will be provided to properties which do not benefit from a garage.
- 6.34 Up front parking bays have been minimised throughout the development, however where these were unavoidable in the layout, additional soft landscaping has been added to break up the hardstanding.
- 6.35 The proposals therefore comply with the requirements of Local Plan Policies CS2 and SUE2b from a highways and transportation perspective.

Air Quality

- 6.36 Chapter 10 of the Environmental Statement considers the likely significant effects of the Development on the environment in respect of air quality. The cumulative assessment considers that pollution control during construction of Halsnead Garden Village will result in a negligible effect during construction.
- 6.37 The operational effects are considered to be 'minor adverse', due to the potential increase in traffic flows as a result of committed developments. Nevertheless, this is not a significant effect in EIA terms.
- 6.38 The development also proposes an electric vehicle charging point (EVCP) for each house and shared facilities for the apartment block, which accords with the Council's updated New Residential Development SPD and contributes towards mitigating any air quality impacts, complying with Local Plan Policy CS2.

Noise

- 6.39 A Noise Impact Assessment has been completed by Professional Consult Limited in September 2022 and has been submitted as part of this planning application.
- 6.40 This assessment states that with regards to average road traffic noise from Lickers Lane and the M62

motorway, standard thermal double glazing will be adequate in controlling external noise levels however, with a partially open window, various habitable rooms of dwellings will require alternative ventilation. With regards to maximum noise level generated by road traffic movements on Lickers Lane, this Assessment has shown that any bedroom window within 99m of the road will require alternative ventilation, where the window has full or partial line of sight to the road.

- 6.41 The assessment concludes that the future noise climate at the Development can be controlled through appropriate noise mitigation measures to meet acceptable noise levels in both internal and external amenity areas which will accord with the 'No Observed Adverse Effect Level' as detailed in the PPG and as such noise should not be deemed to be a determining factor in the granting of planning permission for this Site, complying with Saved Policy ENV2.

Arboricultural

- 6.42 An Arboricultural Impact Assessment and Method Statement has been completed by e3p in April 2022 and has been submitted as part of this planning application.
- 6.43 The site survey identified a total of 95 trees - ten groups of trees and one woodland on and adjacent to the site. These included three trees and one woodland graded Category A trees of high value. 48 trees and three groups were graded Category B of moderate value, 136 trees and six groups of trees graded Category C of low arboricultural value and eight trees, and one group of trees graded Category U, which are unsuitable for retention.
- 6.44 It was also stated that from the councils online indicative mapping, it appears trees T23, T24, T25, T26, T27, T28, T29, T30 through to T92 and W1 are subject to a woodland Tree Preservation Orders.
- 6.45 Following the appraisal conducted by e3p it was recommended that construction of the development as proposed will require removal of nine trees of 10 individual trees and two groups of trees of moderate quality (i.e. 'B' category), eight individual trees, four groups and partial removal of one group of low quality (i.e. 'C' category). One group of trees was deemed unsuitable for retention (i.e. 'U' category).
- 6.46 The document provides a Preliminary Arboricultural Method Statement, which gives guidance on protection measures and mitigation.

6.47 Replacement tree planting is indicated on the landscaping drawings which accompany the application.

6.48 The proposals therefore comply with the requirements of Local Plan Policy CS21.

Ecology

6.49 A Preliminary Ecological Appraisal Report has been completed by e3p in April 2022 and has been submitted as part of this planning application.

6.50 The site was found to comprise broadleaved woodland, dense scrub, semi-improved grassland, tall ruderal, arable and scattered trees.

6.51 The site was found to have the following potential ecological constraints:

- T38 and T62 had High bat roosting potential.
- T25 and T61 had Low bat roosting potential.
- Potential foraging opportunities for bats within the dense scrub and broadleaved woodland.
- Opportunities for nesting birds within the broadleaved woodland and dense scrub.
- Opportunities for ground nesting birds within the semi-improved grassland and arable field.
- Evidence of badger using the site for foraging.
- Potential presence of hedgehog within the dense scrub and broadleaved woodland.

6.52 The following further surveys are recommended:

- Three Nocturnal Bat Surveys on T38 and T62 if they are to be removed (May to September).

6.53 The following mitigation is recommended:

- Soft felling of T25 and T61 under supervision of an ecologist if they are to be removed.
- Updated badger walkover prior to start of works.
- Precautionary Working Methods for badger
- Common amphibians are to be removed by hand from the working area during the clearance phase.
- Lighting strategy produced and areas identified as being suitable for foraging bats maintained as dark areas.

- If any vegetation requires removal, it should be removed outside of the breeding bird season (March to September inclusive). If this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist up to 24 hours before works commence. If a nest, or nest in construction, is located, then a stand-off distance should be maintained until the young have fledged. A check prior to clearance works within the semi-improved grassland or arable field should also be undertaken for ground nesting birds should the works take place in the nesting bird season.
- During site clearance, any woodland, scrub or associated debris piles that require removal, should be demolished under ecological supervision to ensure no sheltering hedgehogs are impacted by the works. It is recommended that vegetation clearance takes place outside of December-March to avoid impacting hibernating hedgehogs.
- Pre-commencement check for young brown hare prior to start of works.
- Eradication of rhododendron and Japanese knotweed prior to start of works.

6.54 E3P have also produced a Great Crested Newt eDNA Statement, which concludes that Great Crested Newts were absent from Waterbody 1 and Waterbody 2 – a figure outlining the location of these waterbodies can be found in the Statement itself.

6.55 The Biodiversity Metric Report (September 2022, E3P) outlines a loss of 17.33 habitat units, equating to a 69.4% loss in habitat units a result of development.

6.56 The proposals therefore comply with the requirements of Policy CS8.

Ground Conditions / Waste

6.57 The site is covered by two Geo environmental Site Assessments/ Ground Investigation Reports, completed by Mott Macdonald and E3P respectively. The reports are also supplemented by a Ground Gas Addendum Report and a Remediation and Enabling Works Strategy.

6.58 The findings of the reports confirm that there are no fundamental risks associated with contamination to deliver the proposals in the manner intended, ensuring that the proposal complies with Saved UDP Policy ENV5.

- 6.59 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 Design & Access Statement outlines the arrangements for waste, which is in accordance with the Waste Local Plan.

Coal Mining

- 6.60 The application provides a Coal Mining Risk Assessment, required for built development in 'High Risk Referral Areas'. Mining investigations are required and potential remediation measures are outline, which are considered normal practice in many areas of former exposed coalfield. Their potential requirement is not considered to be prohibitive to the development of the site.

Heritage and Archaeology

- 6.61 Chapter 9 of the Environmental Statement considers the likely significant effects of the Development in respect of designated and non-designated built heritage assets. The ES Chapter is supported by an historic environment desk-based assessment, completed by Lanpro Services Limited in June 2022 and has been submitted as part of this planning application.
- 6.62 The assessment demonstrates there are no archaeological constraints to the promotion and subsequent deliverability of the study site. Any archaeological interest can be safeguarded by an appropriately worded planning condition.
- 6.63 This report has also concluded that the proposed development will not impact upon the significance nor settings of the Grade II Listed Sandfield House or Church of St Nicholas. There will be no impact to the significance and setting the Grade II Listed North East Lodge and Gate Piers beside North East Lodge to Halsnead Park possesses due to their illustrative historical, aesthetic and design values, as well as their architectural interest, and their group value as a result of their direct relationship with one another. However, there will be a minor impact upon the more significant relationships these assets retain due to their group value, that is their visual and physical relationship with the non-designated elements of the former Halsnead landscape, specifically the non-designated Halsnead Park and boundary walls.
- 6.64 The proposed development will result in the further suburbanisation of the Halsnead Park landscape, a cumulative impact resulting from the wider Halsnead Garden Village Masterplan. Whilst this

suburbanisation will not impact upon the significance and character of the individual elements of the former parkland landscape, it will have a slight impact upon the significance these assets possess as a result of their group value. However, this impact will be minor, as the study site contains no known landscape elements, and due to its location along the northern boundary of the former parkland, is not historically and presently included within any significant views across the parkland.

6.65 Therefore, the proposal is considered to be in accordance with Local Plan Policy CS20.

Energy and Sustainability

6.66 An Energy and Sustainability Statement has been completed by AES Sustainability Consultants Limited in June 2022 and has been submitted as part of this planning application.

6.67 The Energy and Sustainability Statement outlines how Vistry Partnerships will seek to make efficient use of natural resources as outlined which included materials, household waste and construction waste.

6.68 Calculations undertaken on the proposed dwellings under the approved Standard Assessment Procedure demonstrate that through following the energy efficiency approach described, the calculated as-designed emissions are reduced by 1.49% over Part L 2013 requirements.

6.69 The proposals will therefore meet high standards of sustainable design and seek to minimise carbon emissions, complying with the aims of Local Plan Policy CS22.

Flood Risk and Drainage

6.70 AJP have produced a Flood Risk and Drainage Strategy report which is submitted in support of this planning application.

6.71 The site is located within Flood Zone 1 with a low probability of flooding from all sources.

6.72 Infiltration is not considered feasible across the entire site and it is not considered practical to drain to a watercourse due to the distance from the site to the watercourse, which crosses through developed third-party land. Therefore, the only practical solution for discharge of surface water is discharge to public sewer. It is envisaged that the surface water runoff will discharge to public sewers along the spine road to the south of the site, which are yet to be constructed. The runoff rates will be restricted to ensure there is

no flooding for all rainfall events up to and including the 100 year plus 40% climate change.

- 6.73 Foul water drainage is to discharge at unrestricted rates into public sewers along the spine road, which are yet to be constructed.
- 6.74 Therefore, the proposed development is considered acceptable in flood risk and drainage terms complying with Local Plan Policy CS24.

Social Value

- 6.75 Vistry Partnerships have produced a Social Value Statement to satisfy the requirements of the 'Adding Social Value to Development' SPD in order to maximise the employment and training of local people.

Overall Summary

- 6.76 The Environmental Statement, Design and Access Statement, Plans and suite of technical documents that accompany the planning application demonstrate that there are no physical or technical constraints that would restrict or prevent residential development from being delivered at the Site in the manner intended and the proposals comply with all relevant development plan policies and other material considerations including the Halsnead Masterplan SPD.

7. Conclusion

- 7.1 Hive Land & Planning have prepared this Planning Statement on behalf of Vistry Partnerships to support a full planning application for a residential development – the description of the proposed development is as follows:

“Full planning application for the erection of 120 residential dwellings with vehicular access points off Lickers Lane, public open space, landscaping, boundary treatments and other associated works.”

- 7.2 The proposed development constitutes Environmental Impact Assessment development and so an Environmental Statement has also been prepared by Barton Willmore, now Stantec that provides a comprehensive assessment of the proposals and the cumulative effects of the development of Halsnead Garden Village also.
- 7.3 We have assessed the proposal against relevant local and national policy and it has been clearly demonstrated throughout the Statement that the development is in accordance with those policies.
- 7.4 The proposed development of the site will bring significant economic benefits to the local economy and Knowsley Council. Local people will benefit from temporary construction jobs during the construction period (secured via the Social Value Strategy) and local businesses will benefit from the increased spending power as a result of more local residents in this location. In addition, the Council will benefit from the receipt of the New Homes Bonus payments. In addition, Knowsley Council will also receive additional Council Tax payments from new residents. The provision of housing, including much needed affordable housing is also an important contribution towards the Council's housing land supply.
- 7.5 In accordance with the presumption in favour of sustainable development set out at Paragraph 11 of the NPPF, it has been demonstrated that the proposals accord with the development plan and all other material considerations and so should be approved without delay.

Planning Statement

Land south of Lickers Lane, Whiston

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