

Hallam Land

PART OF HENRY BOOT



Land East of Knowsley Lane, **Knowsley**

Strategic Design Code
July 2026

About Hallam Land

Hallam Land is a market leading strategic land promotion business with over 35 years' experience in the sector, and a proven approach to strategic land promotion which is based on the extensive nationwide planning and development experience they have acquired. Hallam Land have delivered an extensive array of exceptional strategic developments across the country including residential, commercial, retail and infrastructure developments.



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1. Introduction

1.1 Purpose and scope

This Strategic Design Code has been developed to inform future development at Land east of Knowsley Lane, Knowsley.

The design code acts as a tool to aid the delivery of the vision and masterplan framework, steering future development which is of high-quality, sustainable and contextually sensitive. This Strategic Design Code includes site-wide approaches and aims to add design detail to support and go beyond the Parameters Plan and Illustrative Framework Plan.

The code has been developed to reflect the ten characteristics of well-designed places as set out in the National Design Guide.

Within this document codes are labelled as Mandatory. These codes are considered essential elements, required to deliver the development as envisaged.

The rest of the material in this Strategic Design Code is considered important to achieve high quality design and the envisaged character of the proposals. Whilst not mandatory, it is strongly advised that future development conforms with the design principles listed and described.

1.2 National Model Design Code

The Ministry of Housing, Communities and Local Government published the National Model Design Code (NMDC) in October 2019, which "illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice." It encompasses all current best practice thinking in Urban Design.

The National Model Design Code identifies the components for good design and emphasises that good design should not only pay attention to buildings. Careful attention should also be given to the context for places and buildings; hard and soft landscape; technical infrastructure (transport, utilities and services such as drainage); and social infrastructure (social, commercial, leisure uses and activities).





“Well-designed places have individual characteristics which work together to create its physical Character. Ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework. ”



1.3 The Regulatory Plan

The Regulating Plan brings together the structuring elements of the masterplan - ensuring they form a legible and coherent future development. The Plan is not prescriptive, but outlines key relationships between built form, roads and landscape.

Regulatory Plan key

- Residential development** - The development parcels shape and arrangement have been designed to create a contextual residential neighbourhood that is sensitive in character, with substantial green open spaces. Parcels must deliver a range of residential densities, tenures and typologies (up to 12.5m).
- Landmark Buildings** - Location of key buildings focused along the Strategic Bus Route and at focal points. They must aid legibility and placemaking through provision of distinctive architectural features, materials, heights, densities and form that create a memorable townscape.
- Higher density** - Based on up to 700 dwellings coming forward within the development area, the net density would average approximately 35-37 dwellings per net hectare across the Site. Pockets of development within the centre of the site should be higher density, especially along the primary street and lower densities will occur to the edges where development interfaces with the wider rural landscape and heritage assets.
- Up to 9m** - The building heights strategy responds to the immediate context. Building heights will be maximum 9m from proposed ground floor level in this area.
- Knowsley Park and Heritage View** - Knowsley Park and Heritage View contains the southern and eastern most development, with a direct interface with the Grade II listed Knowsley Park and Garden boundary wall.
- Knowsley Lane Core** - Knowsley Lane Core contains the majority of the development, which has a direct interface with Knowsley Lane and the strategic bus route and with both the Village View area and Knowsley Park and Heritage View area.
- Village View** - Village view contains the majority of the most northern areas of the development, which has a direct interface with the existing development within Knowsley Village.
- Primary Frontage** - Primary Frontages must align to the Strategic bus route, urban focal points and public/ green spaces to create a sense of enclosure, active frontage and rhythm.
- Development area extent where density is less than 25 dwellings per hectare.**
- Development area extent where density is less than 30 dwellings per hectare.**
- Green Focal Points** - Landscape focal points provide smaller destinations and open spaces. These are located along strategic vehicle, walking and cycling connections and act as focal points within the wider green space destination.
- Key Nodes** - Pedestrian priority spaces must create focal points and attractive public spaces at strategic points and junctions across the site.
- Strategic Bus Route** - The tree lined 'loop' road connects Knowsley Lane to the site and linking the residential development parcels. This creates a central 'spine' through the development for pedestrians, vehicles and can accommodate a bus route.
- Primary Streets** - Primary streets will make up the majority of the connecting loop road to access residential properties. Primary Streets will provide a direct, safe and attractive route through the development for vehicles, pedestrians and cyclists.
- Shared Streets** - Shared streets will serve small areas of development and lead to private drives. These spaces accommodate a low level of traffic, providing direct access to individual dwellings. These streets are shared with cyclists and pedestrians.
- Private Drives** - Private drives will serve a limited number of properties and will be narrow to ensure slow vehicular speeds are maintained. Private drives are shared with cyclists and pedestrians.
- Shared Pedestrian/Cycle Route (Knowsley Lane)** - The active travel route along Knowsley Lane will be 4m.
- Shared Pedestrian/Cycle Route (Primary Loop Road)** - The active travel route will be 3m built alongside primary infrastructure road.
- Mown Paths Through Meadows** - Mown paths will be minimum 2m wide.
- Shared Leisure Routes** - Shared pedestrian/cycle routes will be minimum 3m wide and will be bound gravel or similar approved materials.
- Vehicle Gateways** - High quality gateways from Knowsley Lane into the development that are framed by green space, natural boundaries, buildings or signage. Gateways will accommodate vehicular movement into the development.
- Pedestrian/Cycle Gateways** - Entrances for pedestrians and cyclists only and connections to the wider area cycle and pedestrian network.
- Existing Ancient Woodland** - Spookies Wood must be retained and managed, with a 15m no-development offset to the ancient woodlands.
- Central Parkland** - A new and meaningful central parkland at the heart of the development.
- General public open space** - A network of natural and semi-natural green spaces throughout the development to retain the character of the site, create local green amenity spaces for interaction and gathering and open-up key views.
- NEAP** - a NEAP (Neighbourhood Equipped Area for Play) will be provided within the central parkland. Play spaces must be designed to have a natural character.
- Community Orchard** - Designated space has been allocated within the central parkland to provide leisure opportunities and support community growing.
- Landscape Buffer** - Areas of landscape to create buffers around the edge of the development along the Knowsley Park and Garden boundary wall. This area should include pedestrian routes for access and connectivity.
- Existing watercourses** - Existing ponds within Spookies Wood must be retained and enhanced and contribute to the green and blue network of spaces.
- Sustainable Urban Drainage Systems** - A network of proposed basins and surface water drainage must provide attractive features located strategically within the site.
- Enhanced Woodland Planting** - Native woodland mix buffers to the southern and eastern boundary to minimise any heritage impacts.





Local shops

SUGAR LANE

Existing pedestrian route through Ross Close Playing Fields

Rear of existing properties

Rear of existing properties

HOME FARM ROAD

Boundary wall

1.4 Setting the Edge Parameters and 'Green Gaps'

In order to sensitively address the edges adjacent to heritage assets and / or neighbouring residential properties, the adjacent diagram overlaid onto the Parameter Plan sets out minimum distances required.

A. Home Farm Road

Adjacent to existing residential dwellings along this boundary there must be a minimum of 10m from the site boundary to the built development edge.

B South of Sugar Lane

Adjacent to the existing properties along Sugar Lane and sewer (and associated easement) corridor a minimum of 30m buffer must be implemented from the site boundary to the built development edge.

C. Eastern Boundary and Stanley Grange Business Village

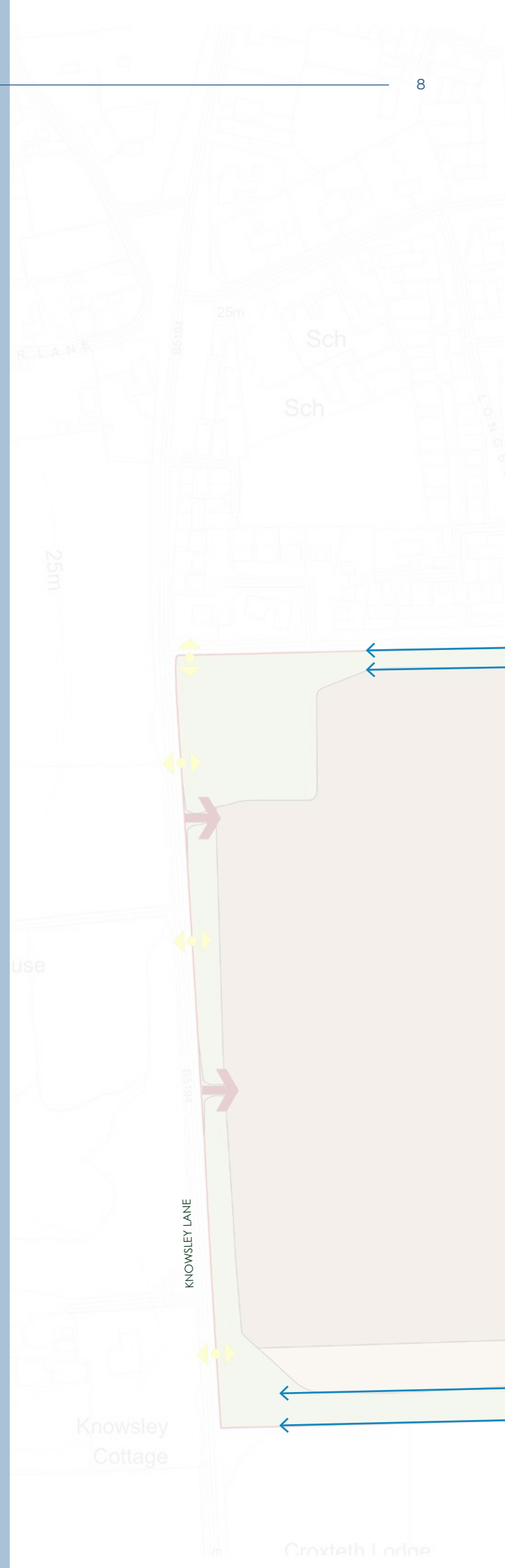
Adjacent to Stanley Grange Business Village and along the length of the eastern boundary a minimum of 20m must be implemented from the site boundary to the built development edge.

D. Knowsley Park

Adjacent to Knowsley Park and associated wall boundary, there is a minimum 20m buffer from the wall to the built development edge that must be maintained.

1,2,3 and 4 - 'Green Gaps'

Strategic 'green gaps' must be utilised. These are; (1 that must have a minimum space of 35m), (2 that must have a minimum space of 10m), (3 that must have a minimum space of 35m) and (4 that must have a minimum space of 57m). This measurement is built development to built development (includes road infrastructure).





SUGAR LANE

B. Minimum 30m

PARKLANDS

PO

BERRY HILL AVENUE

Ormskirk

RIDING HILL ROAD

BERRY HILL AVENUE

STANLEY GRANGE
BUSINESS VILLAGE

Home Farm

HOME FARM ROAD

A. Minimum 10m

2. Minimum 10m

1. Minimum 35m

C. Minimum 20m

3. Minimum 35m

4. Minimum 57m

D. Minimum 20m

Parameter Plan Underlay Image

KNOWSLEY PARK

1.5 The Vision Principles

The masterplan aims to create a new neighbourhood that fits comfortably within its context. Informed by the surrounding landscape and buildings, it takes cues from the existing environment integrating and enhancing landscape features already present in and around the site. There are four overarching principles:

1. Draw public green spaces into the site
2. Improving connectivity and permeability
3. Clever use of water
4. Support the existing heritage



Draw public green spaces into the site



Clever use of water



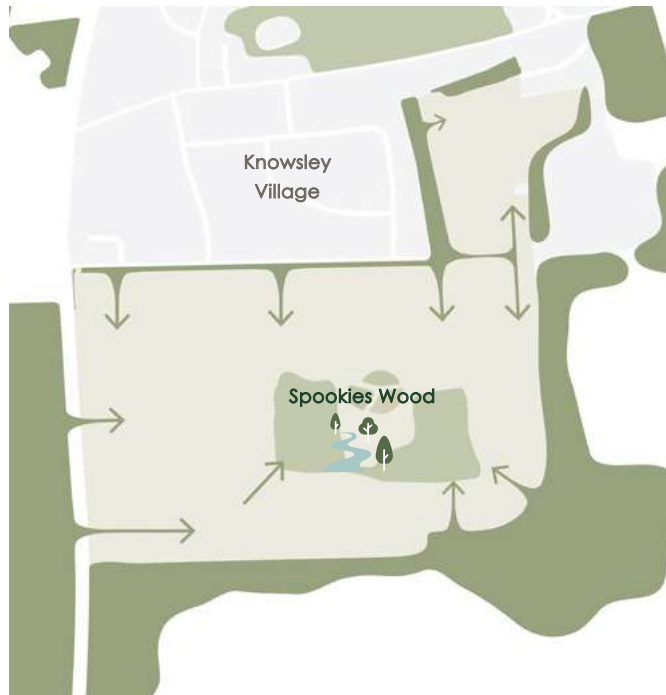
A new contextual neighbourhood



Supporting the existing heritage of the Site

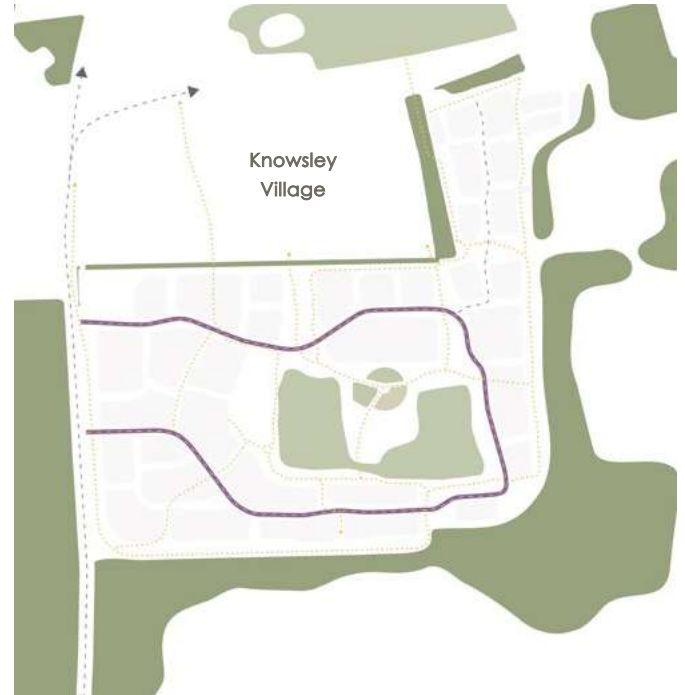


1. Draw public green spaces in towards the Site



Extend surrounding green space into Spookies Wood to create a connected rural, wooded character. There is potential to extend ecological 'green' corridors through the site to enhance ecological value, provide visual screening and help knit the site back together again.

2. A new contextual neighbourhood



Clusters of new homes nestled within a woodland setting and green spaces, informal road layouts, hedgerows, green verges and trees. New homes set back from the street frontage with hedgerow and soft landscaping boundaries.

3. Clever use of water



At the heart of the development will be connected Sustainable urban Drainage System, providing the required drainage infrastructure for the Site, it will also create the opportunity for amenity and ecological value and play.

4. Support the existing heritage features



The existing site features and heritage considerations will provide the focus for a new central community parkland, providing a focal point for existing and future residents. It will create a 'heart' to this central area.



KNOWSLEY VILLAGE

SUGAR LANE

ROSS CLOSE
PLAYING FIELDS

HOME FARM ROAD

KNOWSLEY LANE

THE SANCTUARY WOOD

STANLEY GRANGE
BUSINESS VILLAGE

KNOWSLEY PARK



1.6 Spatial Design Principles

Based on the understanding of the Site constraints, surrounding context and character, a clear set of spatial design principles have been established to underpin the masterplan.

**1**

Enhancing the Landscape

The landscape framework is designed to retain and enhance the existing Site features, support and uplift biodiversity and create a connected green and blue network throughout the Site and beyond.

**2**

Key Connections

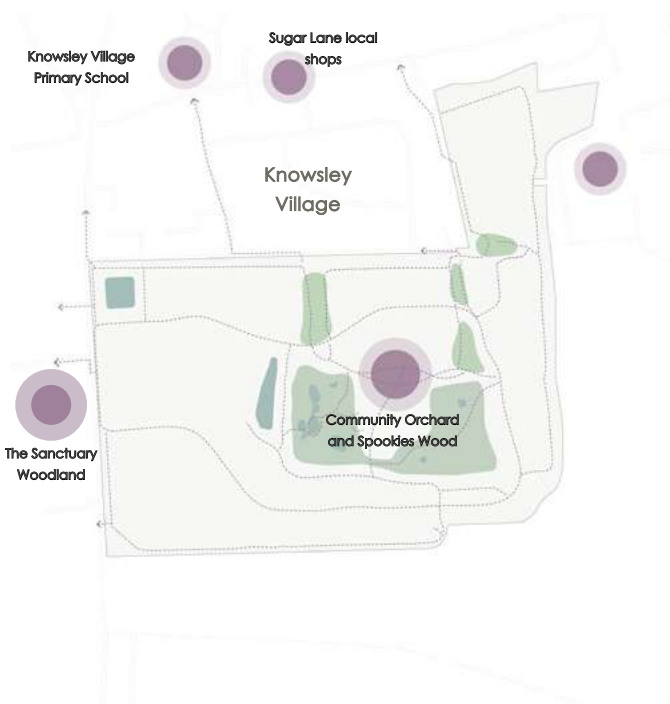
The primary loop road will connect the new development to Knowsley Lane, creating two vehicular access points to the Site. The road will have a green character drawing inspiration from the surrounding townscape.

Active travel routes will connect the Site to the existing facilities within Knowsley Village and the wider movement network and increase permeability and connectivity for the village.



3 Creating Green Links

Creating green corridors into the residential development in order to enhance the wooded character of the area, connect the existing woodland to the proposed central parkland and embed new homes within a green framework.



4 A New Community Hub

A new central community parkland will create flexible and meaningful greenspace for existing and new residents of Knowsley Village, within close proximity to existing facilities within the Village and the wider active travel movement network.

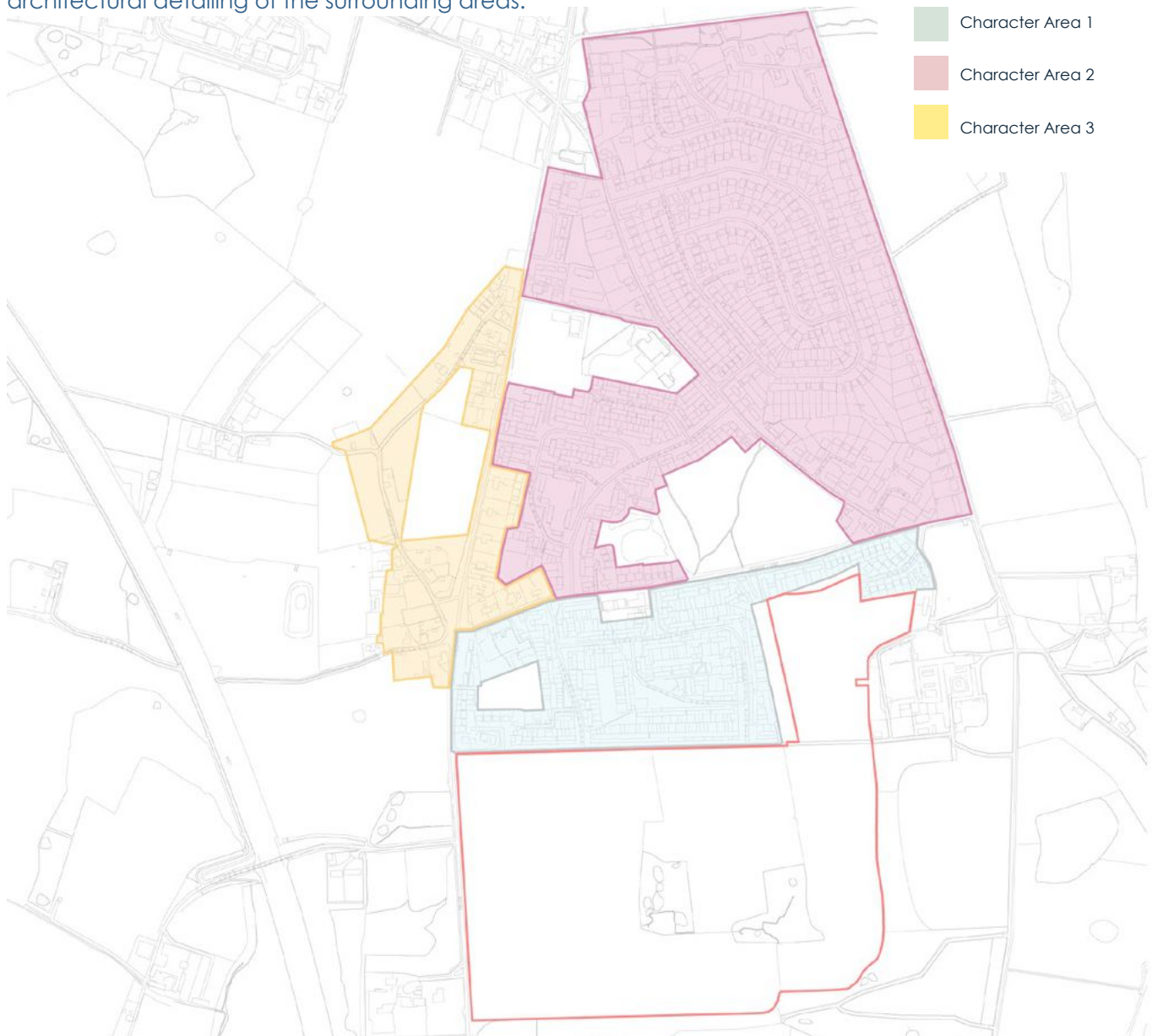
2. Local Character Study

This study explores and analyses a variety of elements of the local built character in proximity to the Site, to identify distinct features and qualities of Knowsley Village urban form to inform the design and appearance of the Site. Future development should reflect and enhance the surrounding character of Knowsley Village.

A character study seeks to understand the land use, housing typologies, common materials and architectural detailing of the surrounding areas.

The immediate built form context is predominantly residential, mainly post war housing typologies with a mix of contemporary modern housing developments.

Following this detailed assessment of Knowsley Village, architectural materials and details have been identified which exhibit local character. This analysis can be further incorporated into the detailed design of the new development. This will ensure the architectural response of the proposal reflects the local character.





'The National Design guide states that an understanding of the context, history and character of an area must influence the siting and design of new development.'

*National Model Design Code, Part 2 Guidance Notes,
Ministry of Housing, Communities & Local Government*

Character Area 1



Character Area 2



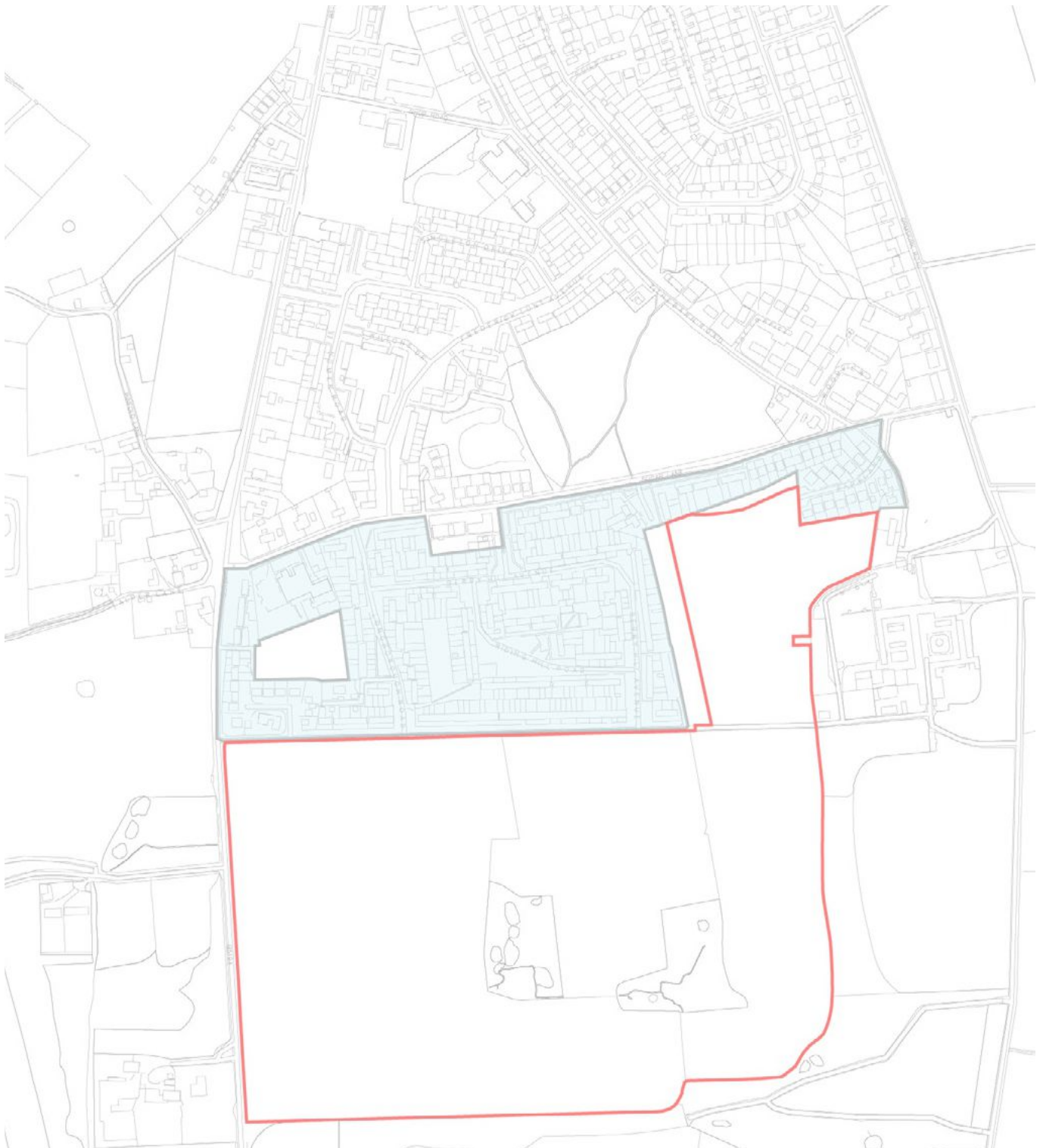
Character Area 3



2.1 Local Character Study

Character Area 1 covers the area of Knowsley Village from Home Farm Road adjacent to the Site north to Sugar Lane and west from Knowsley Lane to Parklands at the east.

 Character Area 1





Character Area 1 comprises predominately terraced houses in short runs of 4 or up to 8. The majority of homes are two storeys in height, there is occasional 3 storey buildings for example on Sugar Lane and most are set back from the street. This increased setback is primarily due to the provision of front gardens, much of which has been turned into on-plot parking, with a variety of boundary treatments.

Streets have large grass verges and tree planting and large incidental green spaces throughout.

Urban Grain

The grid like spatial arrangement contributes to a formal urban grain and the setbacks from the road reduces the sense of enclosure typically associated with denser, more continuous frontage development.



Housing example



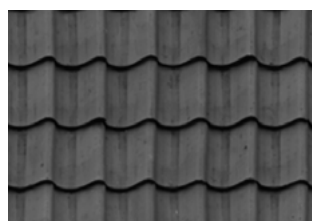
Architectural De-coding



Colour Palette



Existing street character

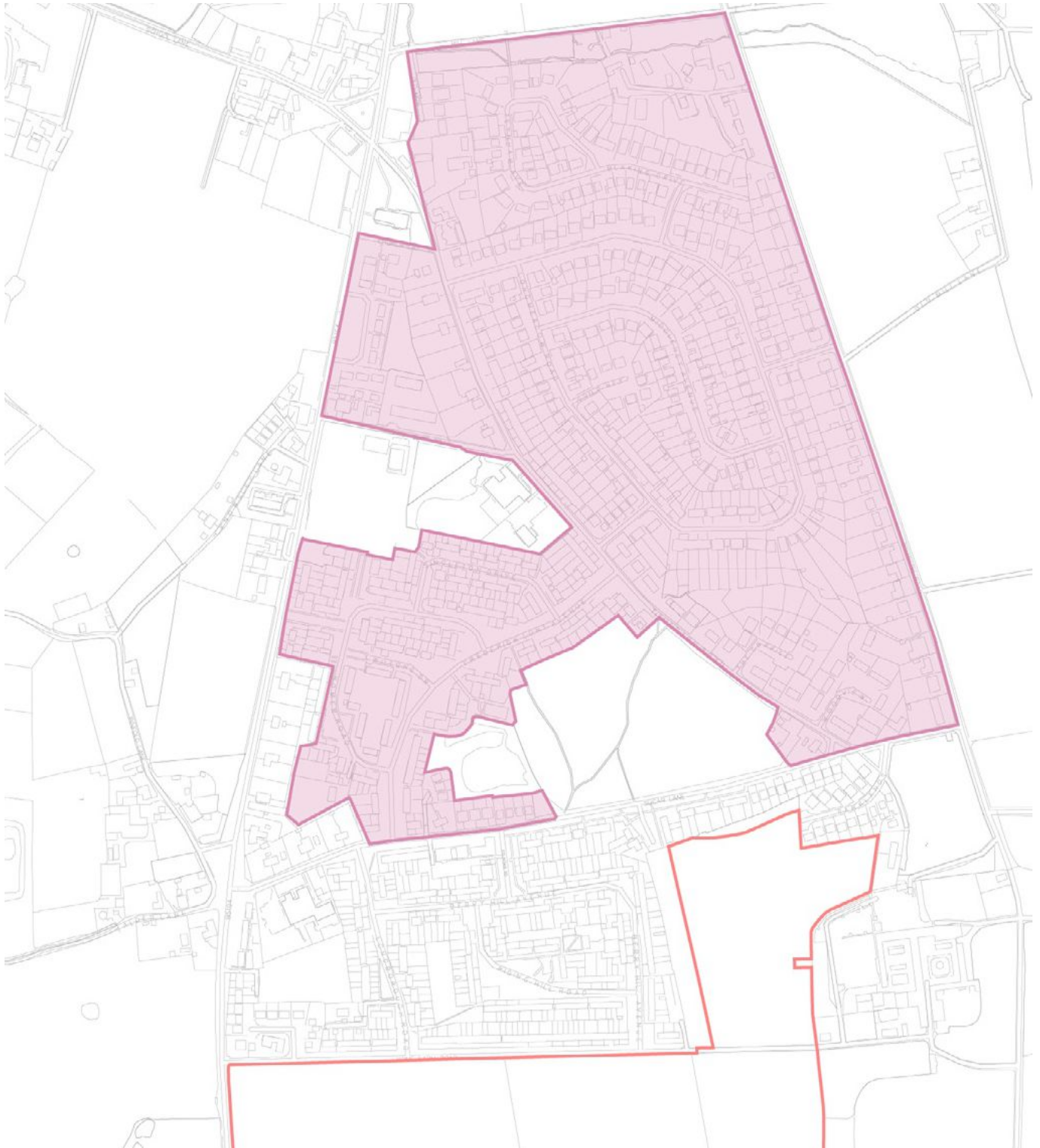


Materiality

2.2 Local Character Study

Character Area 2 covers the area of Knowsley Village from Sugar Lane at the south to Mill Lane at the north and from Ormskirk Road at the east to Knowsley Lane at the west.

 Character Area 2





Urban Grain

Character Area 2 comprises detached and semi-detached houses. The homes are two storeys in height and are set back from the street by parking and front gardens.

The spatial arrangement contributes to a more formal urban grain and reduced sense of enclosure typically associated with denser, more continuous frontage development. The deep set backs from the parking typologies creates a feeling of wide, open streets.

A variety of boundary treatments can be found in this character area including masonry walls, fences, hedges and open boundaries with soft landscaping.



Housing example



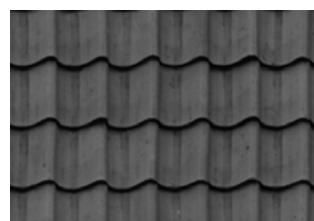
Architectural De-coding



Colour Palette



Existing street character

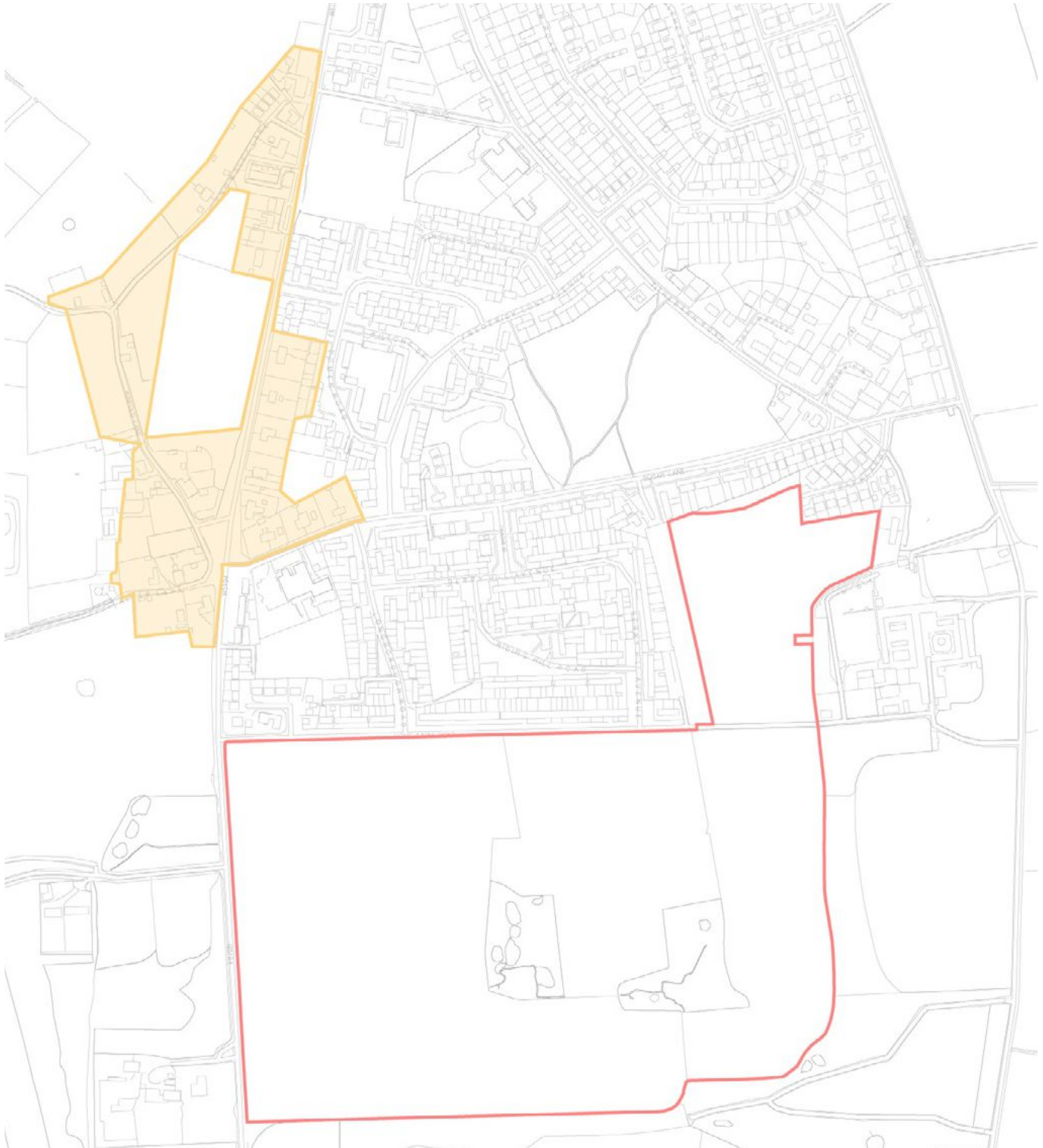


Materiality

2.3 Local Character Study

Character Area 3 covers the area south of the Derby Arms to 489 Knowsley Lane and west to Alder Lane and Pinfold Lane and east along Sugar Lane to Frederick Lunt Avenue.

 Character Area 3





Urban Grain

Character Area 3 comprises a varied mix of detached and semi-detached houses, with instances of terraced cottages. The majority of these homes are two storeys in height and are set back from the street by mature front gardens. Hedges are typical boundary treatments.

The organic spatial arrangement contributes to a more informal urban grain.



Housing example



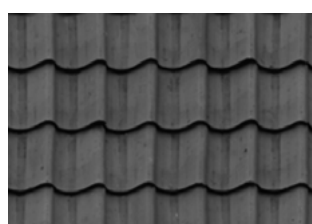
Architectural De-coding



Colour Palette



Existing street character



Materiality

	Character Area 1	Character Area 2
URBAN FORM		
Street Typology and Layout	Regular carriageway with a footpath on either side of the street, with large grass verges to either side.	Regular carriageway with a footpath on either side of the street.
Parking Arrangement	Private driveways with occasional off-street/parking courts off Riding Hill Road.	Private driveways and/or integral garages.
Set Back / Front Boundary	Large set backs from the street by grass verges and driveways/front gardens. Front boundaries denoted by a variety of boundary treatments.	The development set back is in the form of a driveway / front garden. Front boundaries take the form of low brick wall, hedge, open boundary or with soft landscaping.
Frontage and Corners	Regular and consistent frontage of built form with predominantly terraced properties.	Regular frontage of built form.
BUILDING FORM		
Building Types	Terraced, semi-detached and flatted.	Detached and semi-detached.
Building Height and Density	1 to 3 storeys. Approx. 43dph.	2 storeys. Approx. 20dph.
DETAIL AND MATERIALS		
Roofscape	Gabled roof.	Cross-hipped, gabled, cross-gabled, dormer, chalet roof styles.
Architectural Features	Chimneys, porch canopies.	Chimneys, bay windows, porches.
Materials	Red brick, brown brick, multi-red brick, buff brick, cream render, and grey and red roof tiles.	Dark red mix brick, light colour render, timber weather boarding, hung tiles and grey and red roof tiles.
OPEN SPACE / LANDSCAPE		
Public Space	Incidental green space and grass verges. Public open space to rear of properties.	Syders Grove and grass verges along Frederick Lunt Avenue.
Street Trees	Street trees within grass verges.	Mature street trees at incidental green space and grass verges along Frederick Lunt Avenue.

Character Area 3

Applicable Principles

ath	Variety of street typologies including B-roads and rural lanes.	Key streets feature verges and footpaths on both sides.
	Predominately on plot parking.	Private driveways are predominantly with planting successfully providing a buffer and softening the appearance of vehicles within the street scene.
e split. a dary	Varied set backs in the form of driveways and front gardens. Front boundaries predominately defined by hedges.	Varied set backs across the village. Common boundary treatments include planting, masonry walls, fencing.
	Irregular frontage and building orientation.	Predominately regular frontages with varied building orientation and variation in continuity.
	Detached, semi-detached and terraced.	Detached, semi-detached and detached properties are common across Knowsley Village.
	1 to 2 storeys. Approx. Below 10dph	Most properties are 2 storey in height.
ed,	Cross-hipped, gabled, cross-gabled, dormer roof styles.	Varied roof styles is common.
	Chimneys, porches, scalloped roof tiles, decorative brick courses, finials, ridge tiles, decorative barge boards, arched, lintels, cills and arched headers.	Chimneys are common features, with the occasional dormer and bay windows.
der, es	Red brick, dark red brick, heritage style red brick mix, red and slate roof tiles.	Common materials found across Knowsley include red bricks and red and grey roof tiles.
ong	No public space, grass verges along Knowsley Lane.	Public spaces are spread across the village as informal incidental spaces for the community. More formal public open space is provided to the rear of properties.
ng	Trees within front gardens.	Street trees within grass verges and trees within front gardens contribute to a green, mature setting.

3. Movement

This Strategic Design Code aims to create a pedestrian-focused, walkable and green movement hierarchy. It covers key elements of public realm and street design to provide a connected network.

The masterplan will provide vehicular and pedestrian access and movement through a street hierarchy strategy. These streets have been designed to ensure safe and accessible movement around the Site can be easily achieved.

Walking and cycling routes should take priority and link in with existing access points. Linkages to bus services in and around the Site should be prioritised.

Mandatory: Create a clearly defined street hierarchy to aid legibility, including: primary, secondary, and tertiary streets and pedestrian and cycle routes.

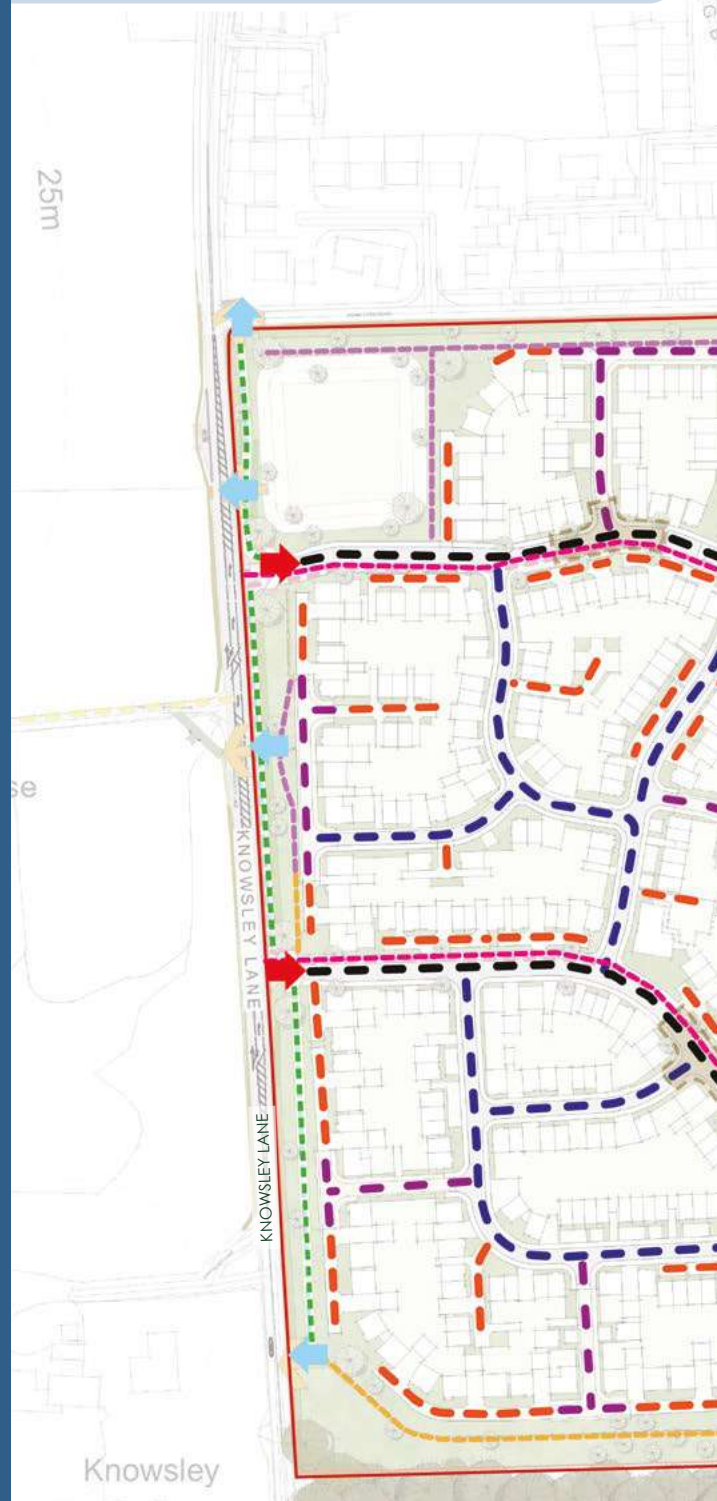
All streets must be designed to prioritise pedestrian movement and should include green infrastructure.

Cul-de-sacs must be avoided unless they are associated with informal driveways serving a small number of houses.

All Streets should be designed in accordance with Manual for streets (1 & 2) guidance, the National Design Guide and LTN 1-20.

'Well-designed places should be accessible and easy to move around. This can be achieved through a connected network of streets, good public transport, the promotion of walking and cycling and well-considered parking and servicing.'

*National Model Design Code, Part 1 The Coding Process,
Ministry of Housing, Communities & Local Government*





- | | |
|---|---|
| Site Boundary | Private Drive |
| ➔ Proposed Vehicle Access | Shared Leisure Route |
| ➔ Indicative Active Travel Access Points | Mown Path Through Meadow |
| Primary Loop Road (Bus Route) | Shared Pedestrian/Cycle Route (Knowsley Lane) |
| Primary Street | Shared Pedestrian/Cycle Route (Primary Loop Road) |
| Shared Street | |

3.1 Primary Loop Road

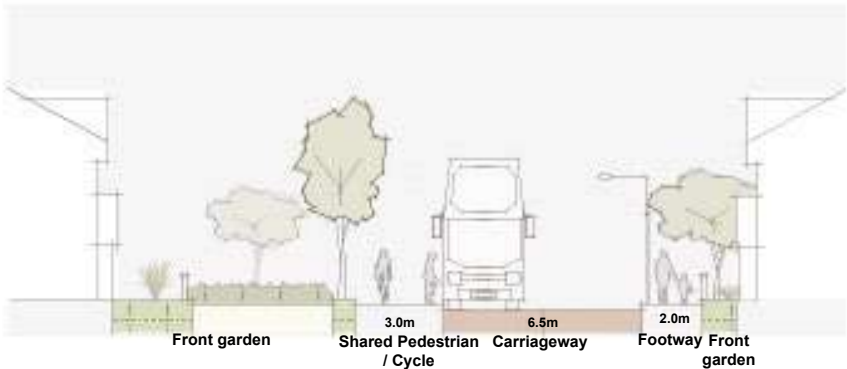
Within the masterplan the Primary Loop Road, from Knowsley Lane, will provide two vehicular accesses into the Site.

The strategic route has been designed to accommodate a bus route through the Site.

There will also be a 3m shared pedestrian and cycle path to one side of the primary loop road and a 2m footway to the other, which will extend the entirety of the strategic road and link into the proposed active travel routes. Crossovers would need to be implemented to assist cyclists and pedestrians transitioning over to connect to the active travel routes.



PRIMARY LOOP ROAD – STREET SPECIFICATION:	
Speed limit	30mph (designed to 20mph with natural traffic calming measures)
Typical carriageway width	6.5m
Cycleway	3m shared footway / cycleway along one side of the carriageway
Footway	2m footway on one side of the carriageway
Verge	Trees to be included within verges and/or front gardens, where appropriate. Trees species and tree pits to be agreed with the local highway authority and management company and included in the maintenance responsibilities of the Management Company
Direct access to individual properties	Limited
Bus access	Yes
Street lighting	Yes
Stats / services	Under footway / cycleway
Materials	Tarmac, with differentiated raised tables



Example Primary Loop Road cross-section

Indicative Primary loop road/Strategic bus route



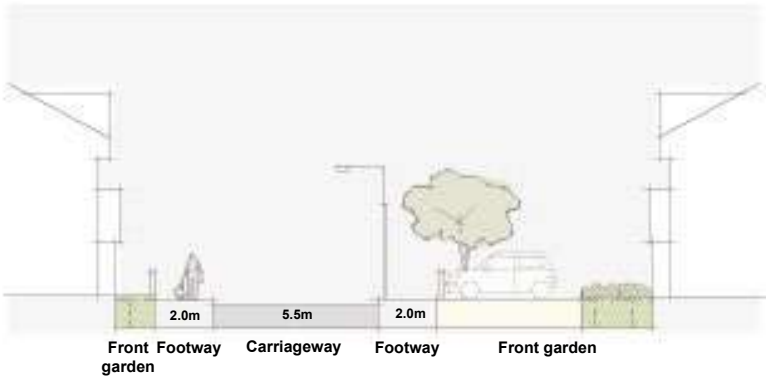
3.2 Primary Streets

Primary streets will make up the majority of the connecting roads to access residential properties. Primary Streets will provide a direct, safe and attractive route through the development for vehicles, pedestrians and cyclists.

Primary streets will be 5.5m wide with a 2m footway to either side.



PRIMARY STREETS – STREET SPECIFICATION:	
Speed limit	20mph natural traffic calming measures
Typical carriageway width	5.5m
Cycleway	No
Footway	2m footway on the either side of the carriageway
Verge	No but street tree planting is encouraged where possible
Direct access to individual properties	Yes
Bus access	No
Street lighting	Yes
Stats / services	Under footways
Materials	Asphalt, with differentiated raised tables



Example Primary Street cross-section

Indicative Primary Streets



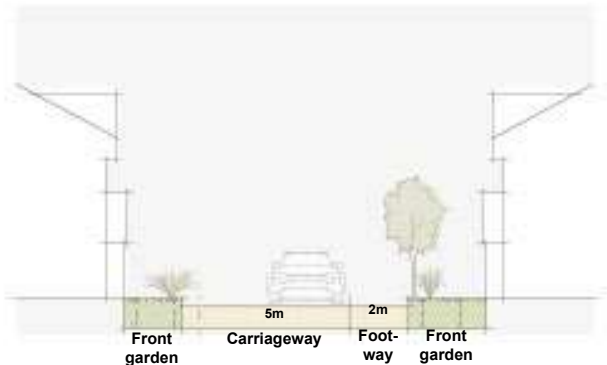
3.3 Shared Streets

Shared streets will serve small areas of the development and lead to private drives. These spaces accommodate a low level of traffic, providing direct access to individual dwellings. These streets are shared with cyclists and pedestrians.

Shared streets will be a maximum of 5m wide with a 2m footway to one side of the street to be included within the highway width.



SHARED STREET – STREET SPECIFICATION:	
Speed limit	15mph
Typical carriageway width	5m
Cycleway	No
Footway	Shared street. 2m footway to at least one side of the street to be included in the highway width.
Verge	No but street tree planting is encouraged when beneficial to the design
Direct access to individual properties	Yes
Bus access	No
Street lighting	Yes
Stats / services	Under highway
Materials	Differentiated Asphalt or block paving



Example Shared Street cross-section

Indicative Shared Streets



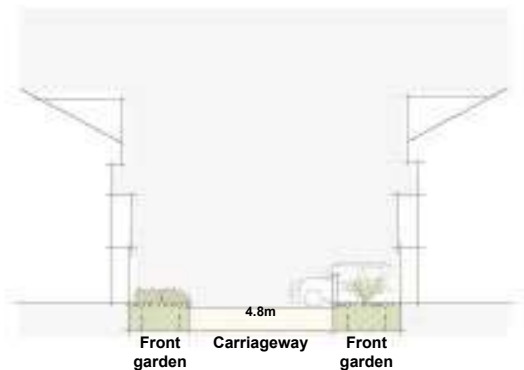
3.4 Private Drives

Private drives will serve a limited number of properties and will be narrow to ensure slow vehicular speeds are maintained. Private drives are shared with cyclists and pedestrians.

Private Drives will be a maximum of 4.8m with some narrowing to 4m.



PRIVATE DRIVES – STREET SPECIFICATION:	
Speed limit	N/A
Typical carriageway width	Maximum width of 4.8m with some narrowing to a minimum of 4m
Cycleway	No
Footway	No
Verge	No but street tree planting is encouraged
Direct access to individual properties	Yes
Bus access	No
Street lighting	Yes
Stats / services	Under highway
Materials	Block paving



Example Private Drive cross-section

Indicative Private Drives

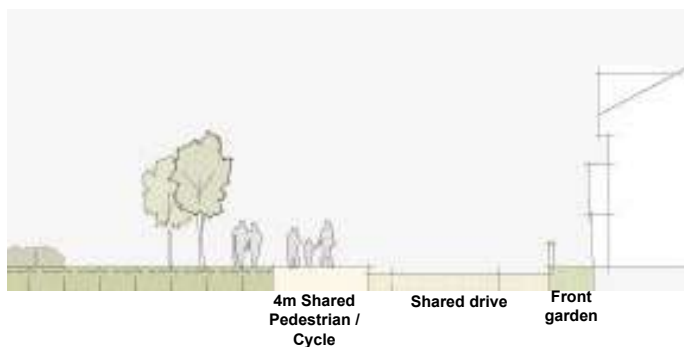


3.5 Shared Pedestrian and Cycle Routes

The shared pedestrian and cycle route along Knowsley Lane will be 4m.

Alongside this as referenced earlier, is another shared pedestrian and cycle route located along the Primary Loop Road, which is 3m. These routes will link into the wider local cycling and walking infrastructure network around the site. There will be one access to the south west corner of the site and another in the north west corner along Knowsley Lane. In addition, a crossing over Knowsley Lane to the PROW and The Sanctuary Community Woodland is proposed.

The other shared leisure routes within the site will be 3m wide and constructed with permeable materials wherever possible, using surfacing sufficiently durable and robust to suit footfall (such as bound gravel or similar). Materials are to be agreed with Knowsley Council. Mown paths through meadows will be 2m wide.



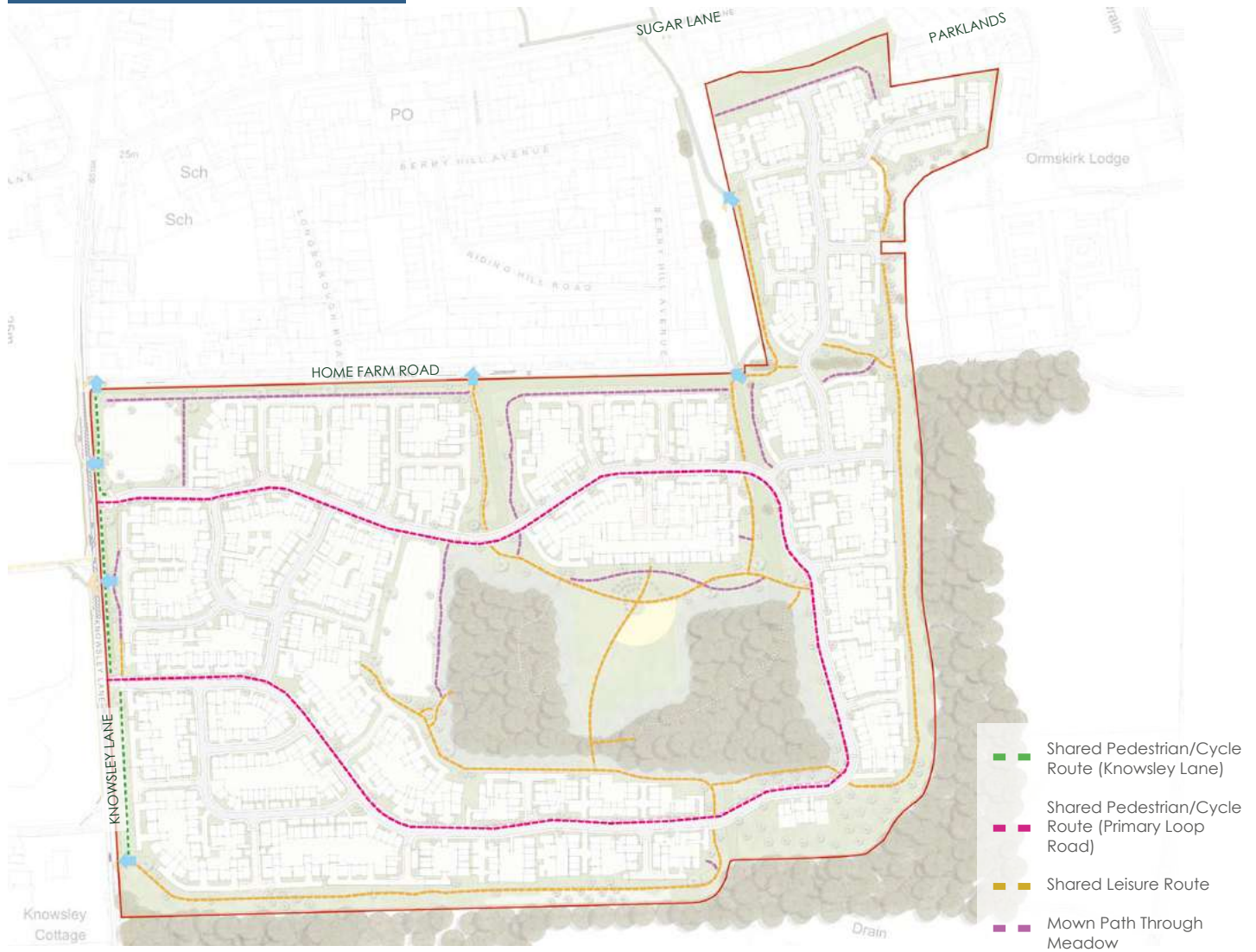
Shared Pedestrian/Cycle Route cross-section along Knowsley Lane



Shared Pedestrian/Cycle Route cross-section along Primary Loop Road



Indicative Shared Pedestrian and Cycle Routes



4. Built Form

This strategic design code aims to create a coherent development with a well-designed block arrangement, building form and open spaces to allow the development to fit comfortably into the site, respond to local character and retain existing site features.

Building Heights

The building heights strategy responds to the immediate and wider context of Knowsley Village. Where buildings are of a consistent height, variation in eaves lines and ridge lines of differing housetypes will introduce variety and interest to streets and spaces and accentuate the natural characteristics of the Site.

Density

The density strategy seeks to make efficient use of land in accordance with national policy and best practice guidance. It takes into account the need to deliver different types of housing, the prevailing character and setting, and the importance of securing well-designed, attractive and healthy places.

The Character Assessment set out in an earlier section of this Statement, also analyses the existing residential densities of areas across Knowsley Village.

Based on up to 700 dwellings coming forward within the development area, the net density would average approximately 35-37 dwellings per net hectare across the Site. Pockets of development within the centre of the Site should be higher density, especially along the primary street and lower densities will occur to the edges where development interfaces with the wider rural landscape and heritage assets.

Heritage Responsive Built Form

The northern section of the Site is located in proximity to the curtilage listed Home Farm, now operating as a Business Park. In recognition of the proximity to this curtilage listed asset, the built form in this location has been carefully considered to ensure that any harm caused by the change in character and views of the Site is minimised.

This has been achieved through the limiting of the heights of proposed dwellings to two storeys and the reduction in the density parameter to less than 25 and 30dph (see adjacent diagram for split). This will ensure that the heights of the buildings are the same or lower than the existing modern built form surrounding the Site. Further, coupled with the set back from the eastern edge, this will also ensure that views of the built form within the Site are minimised and clearly distanced from the asset.

In the southern area of the Site, it has been identified that due to a gap in the existing vegetation within the Registered Park and Garden (RPG) to the south, there are potential views of built form from within the RPG – noting that any such views are not publicly available. To minimise harm to the significance of the RPG, built form potentially visible through this gap is limited to a maximum of two storeys and this, along with the proposed planting in this area will ensure that views of “urbanising” elements of the buildings such as windows, gables etc will be kept to a very minimum. The area of the 2 storey cap is splayed to ensure that this lower height carried through when moving along the driveway within the RPG so it is not small sliver of the Scheme but indeed, a large section is subject to these restrictions.

In addition to the above design response, the extent of the 2 storey cap has been also extended along the vista between the end of Home Farm Road toward Home Farm, as well as around the southern corner of the eastern development parcel where there is an interface with the woodland to the immediate west and to the south immediately adjoins POS with woodland beyond. Combined these changes will create a softer and more sensitive relationship in response to the existing characteristics of the site.



Building Heights and Density Plan

Mandatory: The majority of the site is expected to deliver predominantly 2 storey and 2.5 storey building heights. The use of 3 storey can be explored along the Primary Loop Road only and sporadic in its placement to ensure these are located centrally and along key vista lines.

The highest density development will be located along the Primary Loop Road as indicated.

Development must be designed in accordance with policy and the National Design Guide.

- Site Boundary
- Proposed residential development. Maximum height 9m from above proposed ground levels
- Proposed residential development. Maximum height 12.5m from above proposed ground levels
- Proposed residential development where density is less than 25 dwellings per hectare
- Proposed residential development where density is less than 30 dwellings per hectare
- Opportunity for higher density

Marker Forms, Focal Spaces and Nodes

Focal points located at key junctions in the development should create attractive and memorable public spaces, orientation points and views through the site to key landmark buildings.

Ensure key views are directed along streets to public spaces and green open spaces. Linear spaces or routes have been created to establish vistas which must either end in a defined public open space or be terminated by a landmark building or green feature.

The point where key connections and linear spaces interconnect can create distinctive nodes in the urban structure, improving its legibility and the ability for people to orientate themselves. By designing such spaces into the development, the quality, character and peoples' experiences of it will be greatly enhanced. Junctions and confluences should be marked by features such as distinctively arranged or detailed buildings/ facades, landscape and boundary features and green space. Each node will have a distinctive role, character and identity.

An important element of the Scheme is the retention of the historic route along Home Farm Road to Home Farm. This route is no longer used as an access to Home Farm, however the role it once played in providing an access to Home Farm is recognised within the Scheme and as such, this element is retained within the proposals. The ability to understand the route and its connection to Home Farm will be retained through the sensitive layout in this area.

Gateways

Entrance gateways into the development will be designed to have regard to the overall character of Knowsley Village. These spaces, which play an important placemaking role, should integrate with their surroundings and the Site's heritage.

Gateways could take inspiration from the design of the historic gateways into the parkland. These spaces should be distinctive and high quality environments with a positive visual impact. They should present an inviting example of the place that lies beyond, with attractive views into the development framed by 'feature' built form, structural planting and open space.

'Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces.'

*National Design Guide,
Ministry of Housing, Communities & Local Government*





Lower density in the north-west corner and reduced building storey heights

Heritage - former Home Farm access retained as green corridor

Surrounding landscape integrated into the landscape strategy

Nodes at key interfaces

Woodland Buffer

Central Parkland

Focal points at key junctions

Woodland Buffer

Key views terminated by built form

Buildings face out onto open spaces

Key views terminated by built form

Buildings face out onto streets

Lower density at the development edge

- ★ Marker building
- Key node
- Green focal space
- Vehicle gateway
- Active travel access

5. Identity

Following a detailed assessment of Knowsley Village earlier in the Design Code, the key characteristics that make the settlement and immediate context distinct have been identified. These have been used to inform the appearance strategy in this section of the Statement as part of creating a locally distinct, well design and high quality development for the future.

The appearance strategy responds to these relationships, and identifies three character areas:

- **Village View**- Areas of the Site with an interface with existing development at Parklands and the eastern edge of Home Farm Road, screened by existing mature vegetation, the Ross Close Playing Fields, and new landscaping buffers to the north of the scheme;
- **Knowsley Lane Core**- The central area of the Site and along the spine road presents opportunities to be higher density; and
- **Knowsley Park and Heritage View**- The southern and eastern areas of the Site directly interface with heritage assets.

Mandatory: Development must be designed in accordance with the Character Areas identified within this code.



'The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.'

*National Design Guide,
Ministry of Housing, Communities & Local Government*



KNOWSLEY LANE
CORE



VILLAGE VIEW

This aerial architectural rendering depicts a large-scale residential development. The site is divided into several distinct zones. A pink callout box labeled 'VILLAGE VIEW' points to a cluster of houses in the upper left. An orange callout box labeled 'KNOWSLEY PARK AND HERITAGE VIEW' points to a long, linear row of houses along the bottom right. The development is interspersed with green spaces, including a central park area with a winding stream and a large wooded area on the right. The surrounding landscape features rolling green hills and existing residential areas.

KNOWSLEY PARK AND
HERITAGE VIEW

5.1 Village View

Village View contains the northern areas of the development, which has an interface with the existing development within Knowsley Village (Character Area 1). See section 2.1 for further information about Character Area 1.

The aim of the architectural precedents and indicative visuals are to guide designers in their creation of a high quality, unique and locally distinctive place. The below information and adjacent images outline the main principles that a designer should consider for their scheme within this Character Area.

As has been previously stated, the northern parcel of the Scheme is recognised for its heritage sensitivity due to the proximity to the curtilage listed asset of Home Farm. Because of this, the Village View Character Area has been created to ensure that this is recognised and ensure that there is a real and material difference between the Scheme in this area compared with the other areas of the development, reflecting the particular sensitivity of this zone. In terms of layout, the lower density spacing and the forms of the dwellings will reflect the proximity to Home Farm and its courtyard and farmyard character and the materials will be sensitive and appropriate to this location, taking inspiration from the nearby historic form in terms of appearance. In addition, the reinstatement of historic planting along the eastern edge coupled with the set back ensures that not only are historic features retained (the entrance drive to Home Farm), they are being restored with new built form reflecting and respecting these elements.

Building line and roofscape

The use of a strong build line will help knit the proposed and existing together, reflecting the strong build line of the existing development. The roofscape should also follow a more rhythmic appearance with key marker forms into streets or key vista lines from public open space accentuated.

Density and building typologies

Density will be at the lowest here compared to the rest of the masterplan, with a predominance of more traditional mixed housetypes (detached, semi-detached and terraced, although terraced housing will likely be limited within the eastern edges in-line with the parameter plan of lower density), offering a variety of accommodation in line with policy requirements at time of delivery.

Building heights

Buildings within this Character Area must be 2 storeys maximum, with key locations accentuated through detail and vernacular, such as at key intersections, at focal points, or where terminating a prominent vista.

Materiality

Materiality and appearance of housing must be consistent with Knowsley Village to ensure it is contextually appropriate. A predominance in red brick should seek to be utilised across this character area.

Street types

The character area has all street types except for the primary loop road and as such, the approach to housing delivery should consider the variation in street type where it interacts.

Boundary treatment (private and public)

Soft landscaping should be the dominant boundary treatment for both private and public spaces. This can include hedging. Matching brick should be utilised on key corners (rear boundary treatment).





5.2 Knowsley Lane Core

Knowsley Lane Core contains the majority of the development, which has a direct interface with Knowsley Lane, the primary loop road, the Village View Character Area, Knowsley Park and Heritage View Area.

The aim of the architectural precedents and indicative visuals are to guide designers in the creation of a high quality, unique and locally distinctive place. The below information and adjacent images outline the main principles that a designer should consider for their scheme within this Character Area.

Building line and roofscape

The use of a strong build line will help aid legibility along the primary loop road and knit Knowsley Lane Core Area with the Village View Area. The roofscape should also follow a more rhythmic appearance with key marker forms (into streets) or key vista lines from (eg. public open space) accentuated.

Density and building typologies

Density will be higher within the Knowsley Lane Core Area, especially along the primary loop road. There will be a mix of housetypes (detached, semi-detached and terraced), with more terraced and potential for occasional apartment units to increase density, offering a variety of accommodation in line with policy requirements.

Building heights

Buildings within this Character Area should be 2/2.5 storey, with key locations accentuated, such as at key intersections, at focal points, or where terminating a prominent vista.

The variation in building heights will aid site legibility and way-finding, as well as add interest and distinctiveness to the streetscene.

Materiality

Materiality and appearance of housing must be consistent with Knowsley Lane Core Character Area and must reflect the Village View Character Area to ensure it is contextually appropriate. A predominance in red brick and light toned render should seek to be utilised across this Character Area.

Street types

The Character Area has all street types including the primary loop road and as such, the approach to housing delivery should consider the variation in street type where it interacts.

Boundary treatment (private and public)

Soft landscaping should be the dominant boundary treatment for both private and public spaces. This can include hedging. Estate railings may be used more on public space. Matching brick should be considered on key corners (rear boundary treatment) where appropriate.



Consistent strong
internal build line and
pairing / repetition of
form

Key buildings have opportunities for
form, orientation, material change or
re-elevation and aid wayfinding and
placemaking



5.3 Knowsley Park and Heritage View

Knowsley Park and Heritage View contains the southern and eastern most development extents, with a direct interface with the Knowsley Park and Garden boundary wall.

The aim of the architectural precedents and indicative visuals are to guide designers in their creation of a high quality, unique and locally distinctive place. The below information and adjacent images outline the main principles that a designer should consider for their scheme within this Character Area.

Building heights

As per the Parameters Plan development must not exceed 2 storeys (9m) from ground floor level within Knowsley Park and Heritage View area, providing a sensitive response to the interface with Knowsley Park and Garden, which borders the Site.

Building line and roofscape

The use of a strong build line will help knit the Knowsley Park and Heritage View Area with the Knowsley Lane Core Area and will also reflect the hard boundary of Knowsley Park boundary wall. The roofscape may follow a less rhythmic appearance, with key marker forms into streets or key vista lines from public open space accentuated.

Buildings in key locations should be accentuated by re-elevation or a change in material palettes or boundary treatments, such as at key intersections, at focal points, or where terminating a prominent vista. Due to the lack of variation in buildings heights, re-elevation and re-orientation will aid site legibility and way-finding, as well as add interest and distinctiveness to the streetscene.

Density and building typologies

Density will be medium-low, with a predominance of more traditional mixed houstypes (detached, semi-detached and terraced), with detached and semi-detached making up the majority of the mix, offering a variety of accommodation in line with policy requirements at time of delivery.

Materiality

Materiality and appearance of housing must be consistent with Knowsley Village Core to ensure it is contextually appropriate. A predominance in red brick and light toned render should seek to be utilised across this Character Area.

Reference to stone and use of recon stone may be used in this Character Area, on key buildings, reflecting the sandstone used for the Grade II listed Knowsley Park and Garden original boundary wall.

Street types

The Character Area has shared street and private drives only, the approach to housing delivery should consider the variation in street type where it interacts.

Boundary treatment (private and public)

Soft landscaping should be the dominant boundary treatment for both private and public spaces. This can include hedging. Low stone/reconstituted stone walls may be used for boundary treatments at key locations and for key buildings. Matching brick/stone/reconstituted stone should be utilised on key corners and rear boundary treatments, where appropriate.



6. Nature and Public Space

Landscape and open space are fundamental components that shape the character of the proposed development. The landscape strategy aims to create an attractive, healthy environment that offers a variety of recreational and ecological opportunities where people live. It also seeks to protect the visual amenity of the surrounding areas of Knowsley Village and Knowsley Park.

Open space and structural landscape planting are grouped into the following areas with the subsequent pages outlining the key design principles.

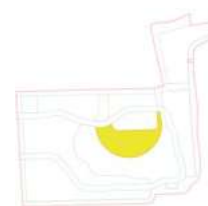
The longer-term maintenance of hard and soft landscape proposals should be set out in a Landscape and Ecological Management Plan (LEMP). The LEMP should include ongoing care of landscape features within the site, including the management and care of existing and proposed trees and hedgerows, the wildflower and amenity grassed areas, the maintenance of the bird and bat boxes, any habitat piles and the maintenance of the hard landscape and street furniture. The LEMP should include roles and responsibilities and a maintenance schedule including task frequencies.

- Neighbourhood park
- The Avenue
- Village Edge
- Wooded Fringe
- Nature Focus Area





6.1 Neighbourhood Park



Key design principles

The Neighbourhood Park is envisaged as a formal park that sits at the heart of the development. It is bounded to the northern side by built form with Spookies Wood to the south.

FUNCTION AND CHARACTER	- Formal open space offering play, community orchard, access routes across the development, recreational routes and seating. - Accommodate a focal feature at the centre of the park. - Accommodate transitional planting towards the perimeter of Spookies Woods. - Provide amenity open space and an equipped play area (NEAP).
FOOTWAY / CYCLEWAY	- Accessible formalised surfaced leisure routes suitable for use as shared cycleway and footways. Minimum 3.0m. Signage and tactile surfacing to be designed accordingly. - Informal mown routes through wildflower areas.
CURTILAGE TO PLOTS	- Dwellings fronting onto this open space to have front gardens with defensible space of variable depth between 1.5 - 4m. - Estate fencing with single species as a boundary treatment between plots and park, with single species hedging.
DEFINED AMENITY	Play: - Formal NEAP play area to be provided, in accordance with Local Planning Authority requirements. - NEAP to be designed with reference to the latest guidance from Fields In Trust (FIT) 'Planning and Design for Outdoor Sport and Play' and the LPA. - Where space allows, grass mounds to be provided, minimum 1:3 slopes. Community Orchard: - Mix of fruit tree varieties that are well-suited to the local climate and soil conditions. - To be spaced evenly on an arc grid. - Mown paths to be provided between rows for access. - Education signage and storage facilities to be provided. Informal kick about: - A large flexible area of regularly maintained amenity grass for informal play.
STREET FURNITURE	- Locations of seats, lighting, litter bins, fencing and signage, to be established through detailed design and agreed with Knowsley Council. - Street furniture to be designed as a 'suite' across site in a style and material to be agreed with Knowsley Council. - Seating to be at 50m maximum intervals in areas with natural surveillance.
TREES AND PLANTING	- Native tree species planted as groups and single specimens, with a minimum of 2.0m clear stem. - A third of trees to be heavy standard / semi-mature for instant impact. - Trees to be predominantly formal in habit, aligned primarily to main route through space. - Ensure visibility splays are maintained at accesses from main roads. - Pleached trees to be placed on an arc axis from the central feature, within attractive ornamental planting. - Areas of native scrub mix planting around curtilage of ancient woodland to encourage access at select locations only and provide ecological benefit. - Area to be predominantly seeded with suitable amenity grass seeding with large areas of bulbs and/or wildflower along main entrances to park. - Salix and Poplar tree species are to be avoided, with limited or no use of Betula and Sorbus species.
PUBLIC ART	Accommodate a focal feature at the centre of the park, to be either a structure (traditional or modern in character i.e. bandstand / modern pavilion), public art or sculpture with local significance, seating or feature paving.



Surfaced routes



Wildflower seeding



Playful grass mounds



Informal kick about space



Street furniture



Seating areas



Community orchard



NEAP

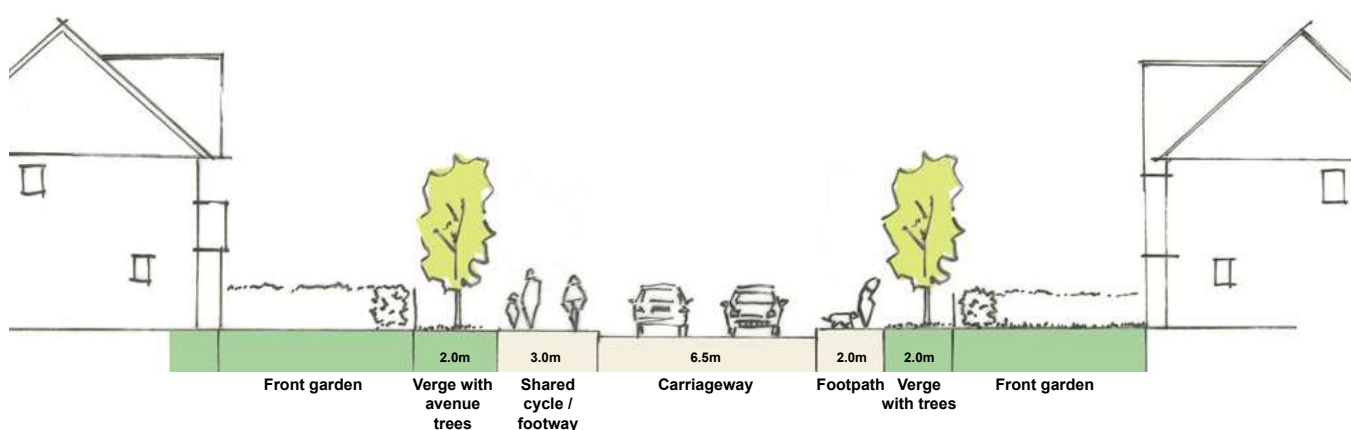
6.2 Primary Loop Road

Key design principles

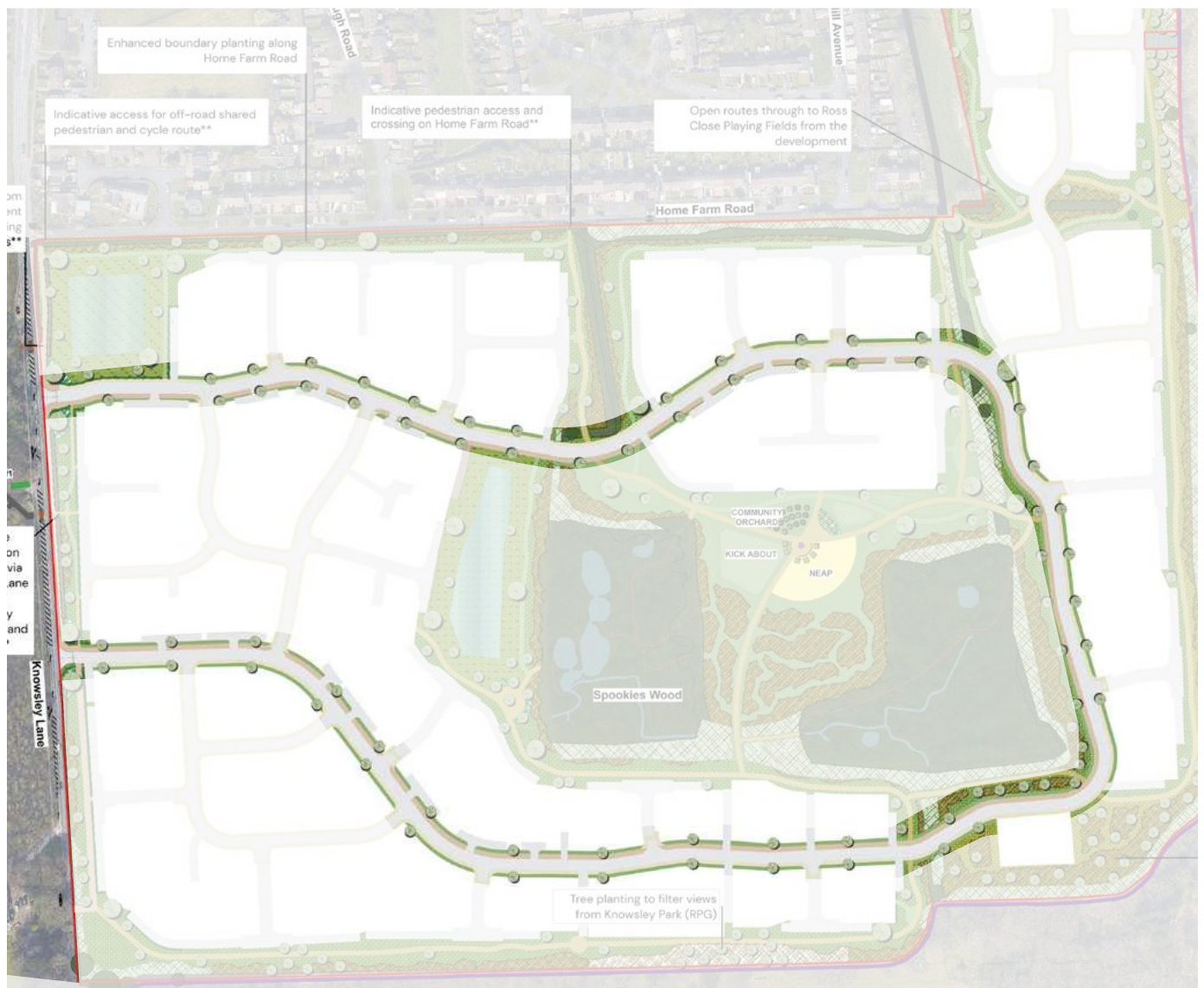
The Primary Loop Road is the main spine route into and around the Site will be designed as an attractive thoroughfare accessed off Knowsley Lane through two gateways.



FUNCTION AND CHARACTER	The Primary Loop Road is a formalised route providing strategic traffic movement through the Site, accommodating a shared cycle and footway, and links the two access points into the development. A linear form is reinforced through planting. On street parking prohibited.
FOOTWAY / CYCLEWAY	- A minimum 3.0m shared bi-directional footway / cycleway along one side of the route, with a suitable hard surfaced material using natural colours. 2.0m footway to the opposite side, matching hard surfaced footpath materials used across Site. - Signage / markings to be placed at intervals along route and where cycleway leads onto open space. - Materials to be consistent along route.
CURTILAGE TO PLOTS	- Plots to be largely enclosed with boundary treatments facing onto route to be formalised estate fencing and single species hedges. - At interface with front gardens of variable, minimum 1.0m amenity grass verges. - Where space does not allow, tree planting to be shared with plot frontage planting.
STREET FURNITURE	- Estate fencing to plot frontages along the Primary Loop Road. - Suitable signage / bollards at key junctions for shared cycleway and footway.
TREES AND PLANTING	- Amenity grass seeding to verges with intermittent bulbs planting. - Tree planting to be formal / columnar habit incorporated into locations with sufficient depth to enable establishment. - Trees to be regularly spaced with placement responding to built form, lighting, plot frontages and visibility splays, to include climax species. - Trees to respect offset distances from buildings as defined by National House Building Council (NHBC) and offsets from underground utilities. - Feature trees (i.e. flowering or colourful leaf) to be place adjacent to highlighted feature buildings. - Species to be sequential in groups no larger than 3 to avoid impacts of potential disease, with longer and shorter lived species equally spread. - Salix and Poplar tree species are to be avoided, with limited or no use of Betula and Sorbus species.



Section through the primary road corridor



Primary Loop Road



Shared footway/cycleway



Gateway entrances



Plot boundary treatments



Columnar trees

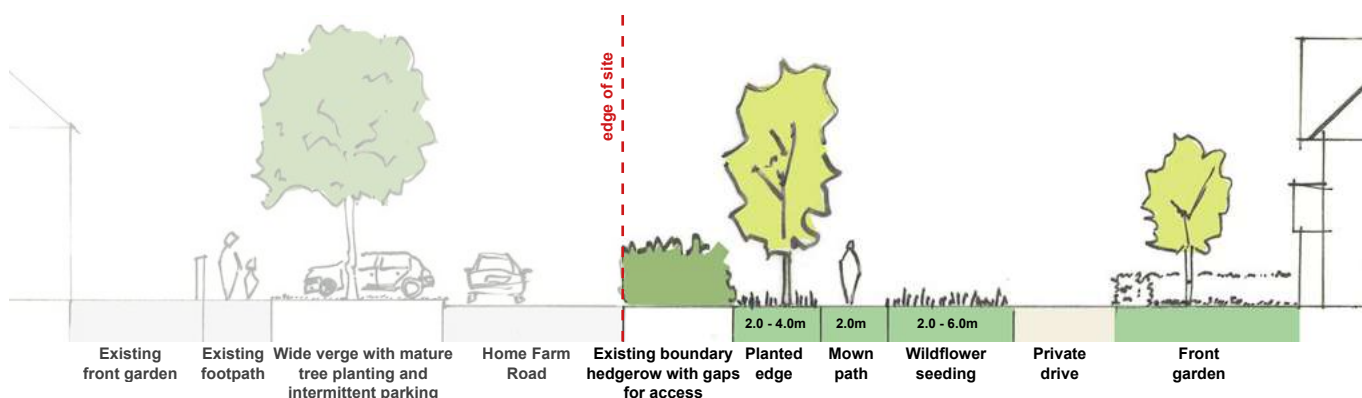
6.3 Village Edge

Key design principles

The village edge is the interface to the built edge of Knowsley Village which features a continuous line of hedgerow and borders Ross Close Playing Fields.



FUNCTION AND CHARACTER	The function of this corridor is to strengthen the existing hedgerow by supplementing with native scrub and tree planting, to mitigate the impact of built development on adjacent existing properties.
FOOTWAY	- Provide adequate access into development from Home Farm Road and Knowsley Lane and PROW. - Routes to be minimum 4.0m. - Deterrents for unwanted access (motorbikes etc.) to be used where required.
CURTILAGE TO PLOTS	Informal open boundaries with timber knee rail fencing where required.
STREET FURNITURE	- Lighting, litter bins, fencing and signage as appropriate, to be established through detailed design. - Street furniture to be designed as a 'suite' across site with timber as the main material. - Fingerpost signage to wider context where required.
TREES AND PLANTING	- Predominantly mixture of wildflower seeding and tussock meadow. - Trees to be regularly spaced with placement responding to built form, lighting, plot frontages and visibility splays, to include climax species. - Native species planted as groups and single specimens planted in an informal habit. - Trees to respect offset distances from buildings as defined by NHBC and offsets from underground utilities. - Incorporate proposed planting with existing scrub and woodland, with inclusion of climax species such as oak. - Gateway planting to be formal ornamental blocks and single species hedgerow. - Gateway tree planting to be large semi-mature feature trees with 2.3m clear stem. - Salix and Poplar tree species are to be avoided, with limited or no use of Betula and Sorbus species.



Section through Home Farm Road

Village Edge



Signage



Native scrub

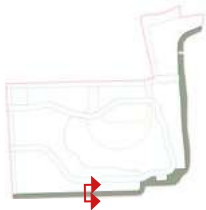


Proposed native hedgerow mix

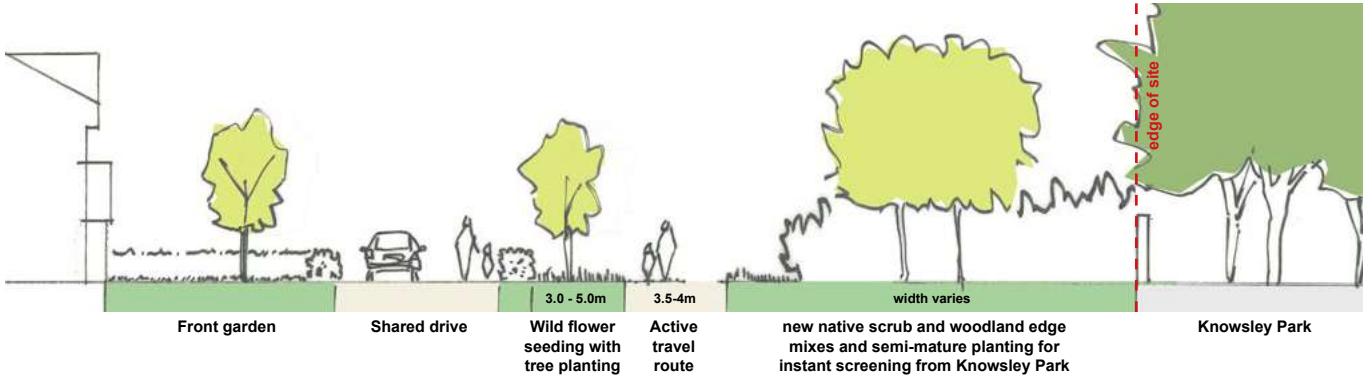
6.4 Wooded Fringe

Key design principles

The wooded fringe is the interface to the edge of Knowsley Park and Knowsley Lane and serve as key boundaries influencing the character of the Site to the context.



FUNCTION AND CHARACTER	The character of this fringe is to transition from the rural parkland edge of Knowsley Park into the formal built development of the Site.
FOOTWAY / CYCLEWAY	Provide a suitably surfaced active travel route at 3.0m minimum width, with areas for rest every 200m.
CURTILAGE TO PLOTS	Open frontages with timber knee rail boundary where required.
DEFINED AMENITY	Informal play features to as timber logs and boulders at intervals along route, where overlooked.
STREET FURNITURE	- Locations of seats, lighting, litter bins, fencing and signage, to be established through detailed design and agreed with Knowsley Council. - Street furniture to be designed as a 'suite' across site in a style and material to be agreed with Knowsley Council. - Seating to be at 50m maximum intervals in areas with natural surveillance.
TREES AND PLANTING	- Predominantly mixture of wildflower seeding and tussock meadow, native scrub and woodland scrub mixes. - Trees to be regularly spaced with placement responding to built form, lighting and plot frontages, to include climax species. - Native replacement hedgerow along Knowsley Lane to include at least 60% Hawthorn and include holly, to be planted as double staggered row with 5 plants/linear metre. - Native species planted as groups and single specimens planted in an informal habit. - Placement on edges of the built development to be coordinated with the built form. - Incorporate proposed planting with existing scrub and woodland, with inclusion of climax species such as oak. - Provide semi-mature native tree planting and woodland to filter views from Knowsley Park along southern boundary.



Section through Knowsley Park edge and Development edge



Wooded Fringe



Tussock meadow



Resting spaces



Active travel route



Active travel route



Informal play features



Scrub planting

6.5 Nature Focus Area

Key design principles

Nature focus areas provides valuable, usable areas beyond the formal neighbourhood park and mitigation planting, supporting informal recreation, leisure routes and trails, as well as opportunities for rest and quiet enjoyment. It also plays an important ecological role by offering habitats for wildlife.



The nature focus areas integrates a range of key landscape features, including attenuation basins, species-rich grassland, meadow, scrub, and woodland, with a particular emphasis on enhancing the setting of Spookies Wood – the Ancient Woodland at the heart of the development.

This section highlights the importance of delivering high-quality green space that is both attractive and functional, while also supporting habitat connectivity and the safe movement of wildlife throughout the site.

The proposed built form responds sensitively to the surrounding green infrastructure, ensuring a strong relationship between development and landscape. Enhancements to Spookies Wood, as set out in FPCR's Outline Recreation Management Plan, include the introduction of a boardwalk and surfaced routes that allows for connectivity from the heart of the development into wider public open space within the site.

In addition, areas of native scrub and tree planting are proposed to strengthen links to the wider ecological network, particularly to the south-east corner with Knowsley Park, thereby improving ecological resilience and facilitating wildlife movement and in particular the movement of bats.

FUNCTION AND CHARACTER	- The function of the nature focus areas is to provide usable and accessible green space for informal recreation and the creation of spaces for wildlife which aligns with the habitat creation plan. - It is made up of a series of areas with a strongly rural character, largely due to the basins and woodland. - Retain and enhance the woodland and shrub planting, primarily for ecological benefit but also for recreation and amenity.
FOOTWAY	Providing a variety of footpath and cycleways, appropriately surfaced and of minimum 2m widths, with areas for rest.
CURTILAGE TO PLOTS	Informal open boundaries with timber knee rail fencing where required.
DEFINED AMENITY	- Where recreational routes pass near or through the ancient woodland, the management strategy should aim to enhance the structural condition of the woodland by creating a woodland edge habitat, allowing light into the woodland to encourage species diversity. Access points into the ancient woodland are to be controlled to select locations and bordered by dead hedging. - Attenuation basins to be designed to meet technical performance requirements. - Basins to be seeded with a suitable wet meadow mix. Bird boxes: - Location on existing trees within the development to Ecologist specification. - Minimum position 6-7 feet off ground. - Drainage holes in base. - Ensure entrance hole facing north-east and sheltered from prevailing wind and rain and south-facing sun traps. - Location and build-up to Ecologist specification. - Made up of a FSC timber frame, protected and sanded. - Bound any open sides with galvanised wire mesh.
TREES AND PLANTING	- Predominantly mixture of wildflower seeding and tussock meadow. - Trees to be informally spaced with placement responding to built form, lighting, plot frontages and visibility splays. - Native species planted as groups and single specimens planted in an informal habit. - Incorporate proposed planting with existing scrub and woodland, with inclusion of climax species such as oak.



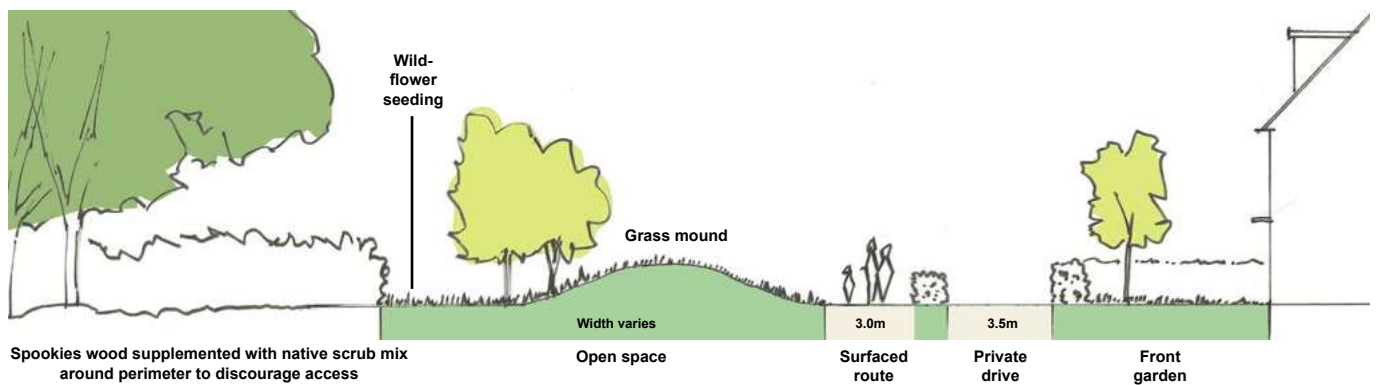
Bird box



Attenuation basin



Nature Focus Area



Section through Spookies Wood and Development Edge

6.6 Sustainable Urban Drainage Systems

The following sections describe the different types of sustainable drainage features that may be suitable for this site to be confirmed through the detailed design process.

Wetlands and Ponds

Wetlands are a series of water treatment features made up of shallow depressions covered in marshy vegetation. To increase the effectiveness of the wetlands in the development, a number of small ponds which will hold permanent or semi-permanent amount of water will be incorporated in the wetland system.

The system will be able to store large volumes of surface water runoff and provide treatment for soluble pollutants. In addition, it will offer significant amenity, ecological, and economic value too.

Effectively designed wetlands and ponds should only receive silt-free surface water runoff, however, with the addition of ponds in the wetland, slightly polluted runoff will be able to be managed due to the ability of micro-organisms within the deeper water to process this pollution.

Where possible a wetland or pond water feature will be the preferred option. In particular circumstances Detention and Infiltration Basins will be considered.

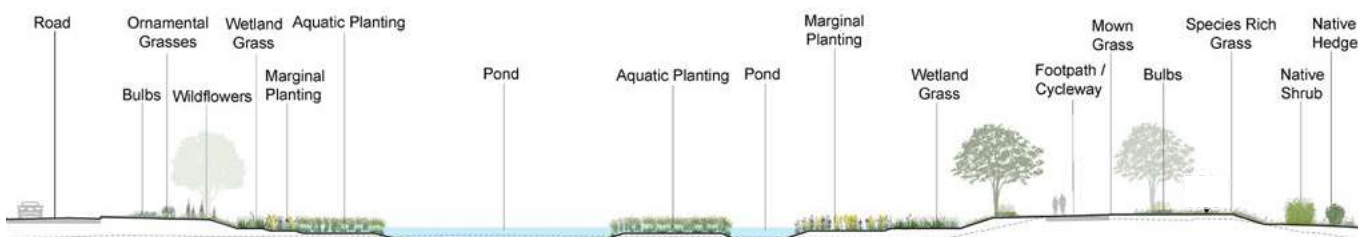
Water Detention

Detention basins are excavated depressions in the landscape which store surface water runoff and either allow it to infiltrate into the ground or drain out at a controlled rate.

Like many other SuDS techniques, detention basins have many wider benefits, aside from just managing water, especially when they are planted with suitable and interesting plant species. For example, they can provide opportunities for play, informal sport, social/amenity space, and ecological habitat creation.

Source control measures located upstream that inhibit silt and pollution entering into the basin and reduce the amount of surface water runoff reaching the basin, must be implemented so as to maximise its effectiveness. Doing this means that forebays and substantial erosion control may not be needed, therefore facilitating better integration into the landscape and a reduction in maintenance.

Only to be considered when a Wetland or Pond water feature cannot be implemented.



Illustrative SuDS section

Mandatory: SuDS must be maintained by an appropriate body (either private management company or local water authority), including below ground drainage, outfalls and SuDS features as required.

Swales

Swales are linear channels with a flat base that encourage sheet flow of water through suitable planting to store surface water runoff allowing water to infiltrate into the ground.

Swales will collect surface water runoff laterally over kerb edge inlets that reduce the rate of flow. Erosion control and a silt collection arrangement will be needed.

During storm events and heavy rainfall, when the infiltration capacity of the swale has been exceeded, these systems will deposit overflow water to the next drainage feature in the management train.

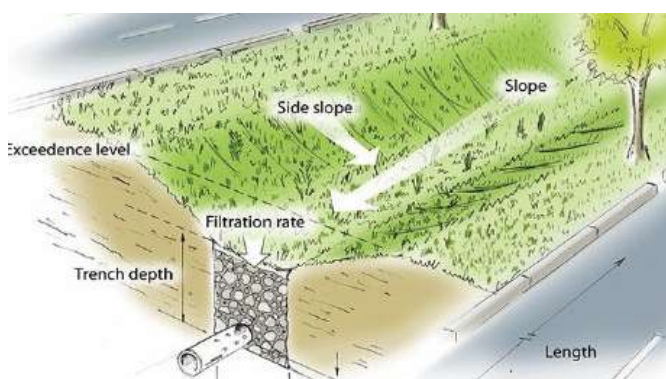
Approach to Design and Management

SuDS shall be designed to provide multiple benefits; for drainage (conveyance, attenuation, and water quality treatment), nature (biodiversity) and people (amenity). SuDS should be incorporated where appropriate and viable and should be as naturalistic as possible to complement the semi-rural context of the development. SuDS ponds should include permanently wet areas to maximise ecological benefits and be designed to ensure flows refresh pond water for oxygenation and cleansing purposes.

Surface water runoff will have one outfall, restricted to greenfield runoff rates with attenuation storage provided in multiple SuDS features across the site. SuDS shall also be used as source control measures to help manage everyday rainfall and act as silt prevention to downstream SuDS features, potential examples include; rainwater butts and permeable pavements implemented at plot level and bioretention areas/rain gardens, tree pits and filter drains located within public areas such as access roads.



Attenuation basins



Illustrative swale



Swale

7. Infrastructure Delivery and Phasing

The Council's updated validation requirements that were subject to consultation through May/ June 2025, set out the following requirements for a Housing Delivery Statement:

“Full details of how the proposed development will demonstrate in helping the Council to meet its housing supply requirements. This shall include a timetable for implementing the development, proposed build out rates, evidence of agreement with landowners, and a sustainability appraisal to demonstrate the suitability of the Site for development, explanation of how the development will meet the ‘Golden Rules’.

The Housing Delivery Pro Forma is yet to be published.

It is noted these requirements are not adopted yet, and therefore cannot be given full weight, however we seek to address these requirements in full below.

In terms of a timetable for implementation, an indicative trajectory is set out below including proposed build out rates, based on the Site circumstances, and Hallam's experience bringing forward schemes for development.

This is based on achieving outline consent in March 2026 (as discussed with Officers), with a further year allowed for the marketing and sale of the Site to one or more housebuilders (by March 2027). We expect the Reserved Matters preparation, submission and determination to take a further year (to March 2028). Discharging associated conditions and commencing development is likely to take up a further 9 months before the first completion is achieved in the last quarter of 2028/2029.

In terms of delivery rates, a full annual rate of 70 dpa is considered reasonable for this Site given its scale and access points (which should support one developer at 70 dpa, or 2 outlets at a minimum of 35 dpa each). As such we have assumed ¼ year delivery in 2028/2029 (18 dwellings) then 70 units in each following year until 700 dwellings are complete in 2039/2040 (with a circa ½ year delivery of 32 in that final year).

Overall this comprises a 12-year delivery programme which is fairly standard for a development of this size, and will ensure that this Site makes a significant contribution across the emerging plan period (2028-2043 or equivalent). The Site will also make a significant contribution to the Council's five year housing land supply, with 158 dwellings anticipated across the 5-year period 2026 to 2031 (assuming we gain consent at the start of the 2026 year).

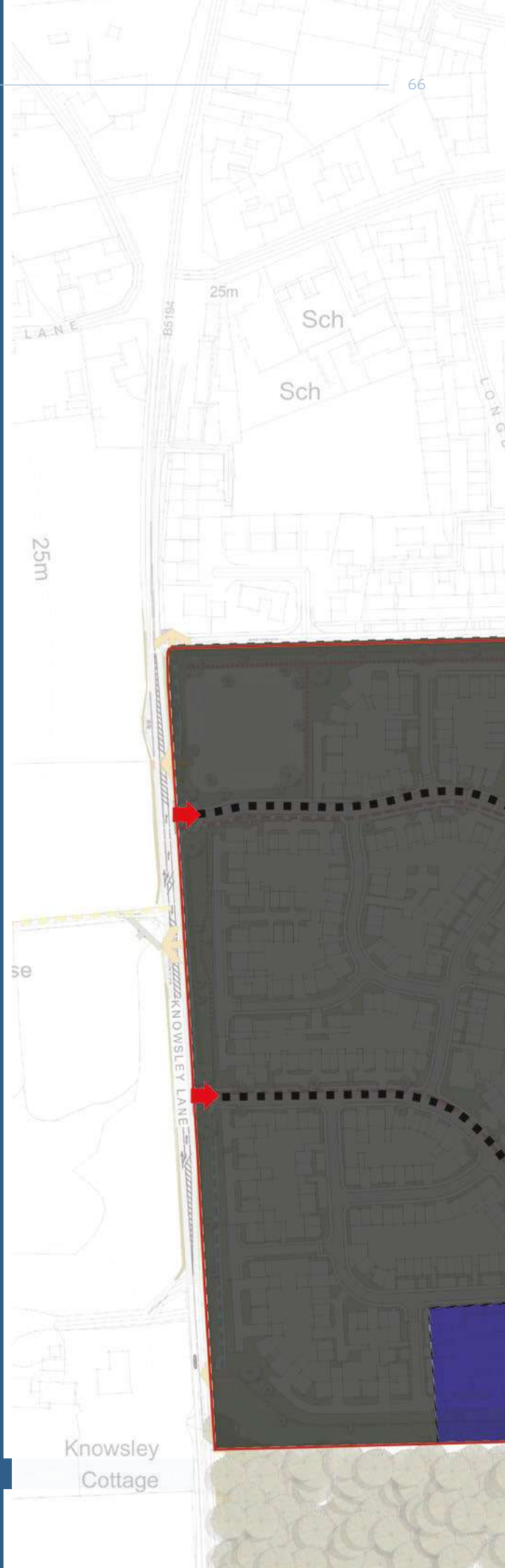
Indicative Trajectory

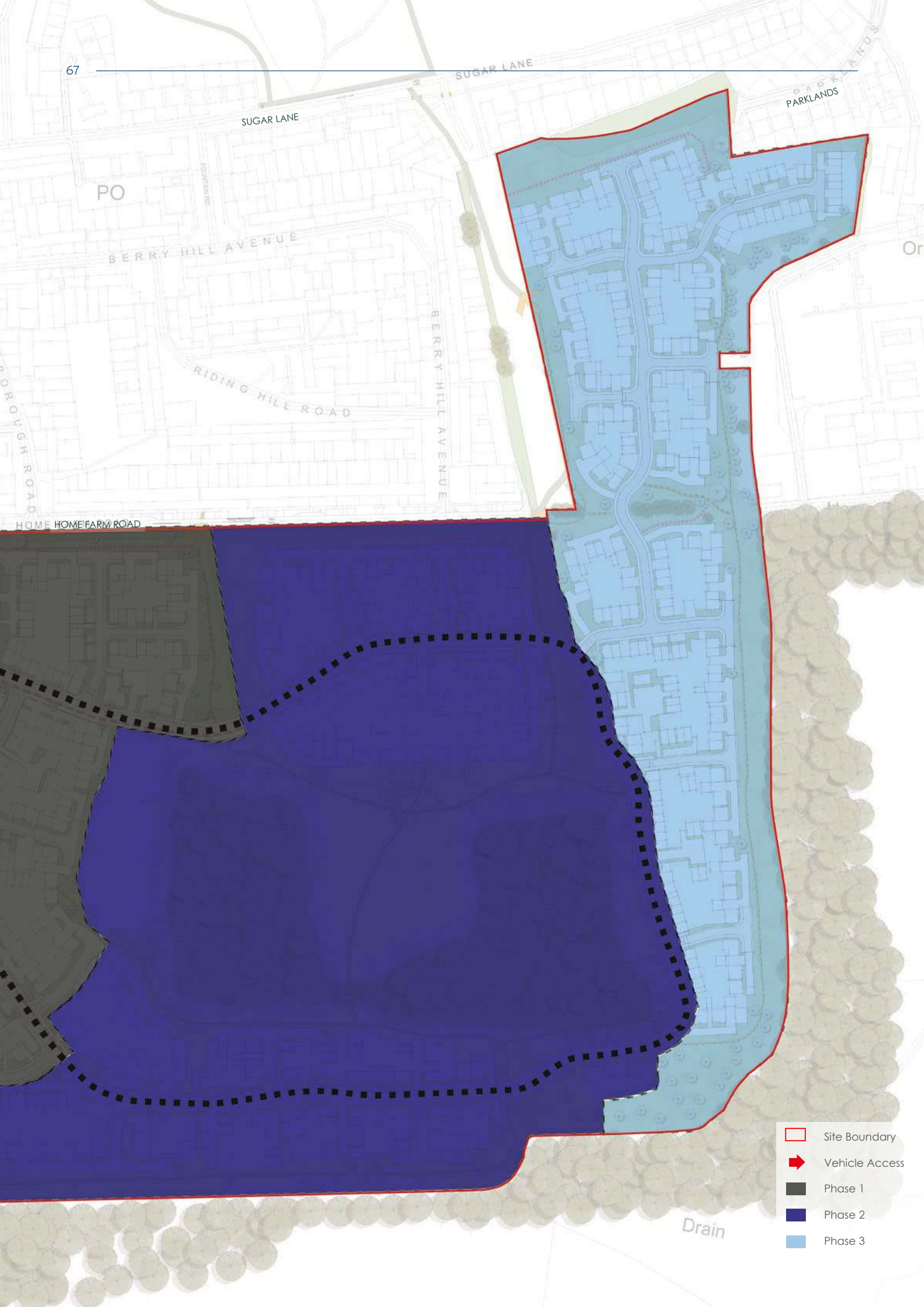
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7.1 Phasing

It is envisaged that the Site will likely come forward in three broad phases, as shown overleaf. The submitted Planning Statement sets out further detail at Section 7 on how a Phasing Condition might be worded so as to best allow early delivery of the Site to support the Council's five year housing land position.





- Site Boundary
- Vehicle Access
- Phase 1
- Phase 2
- Phase 3



PART OF HENRY BOOT

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