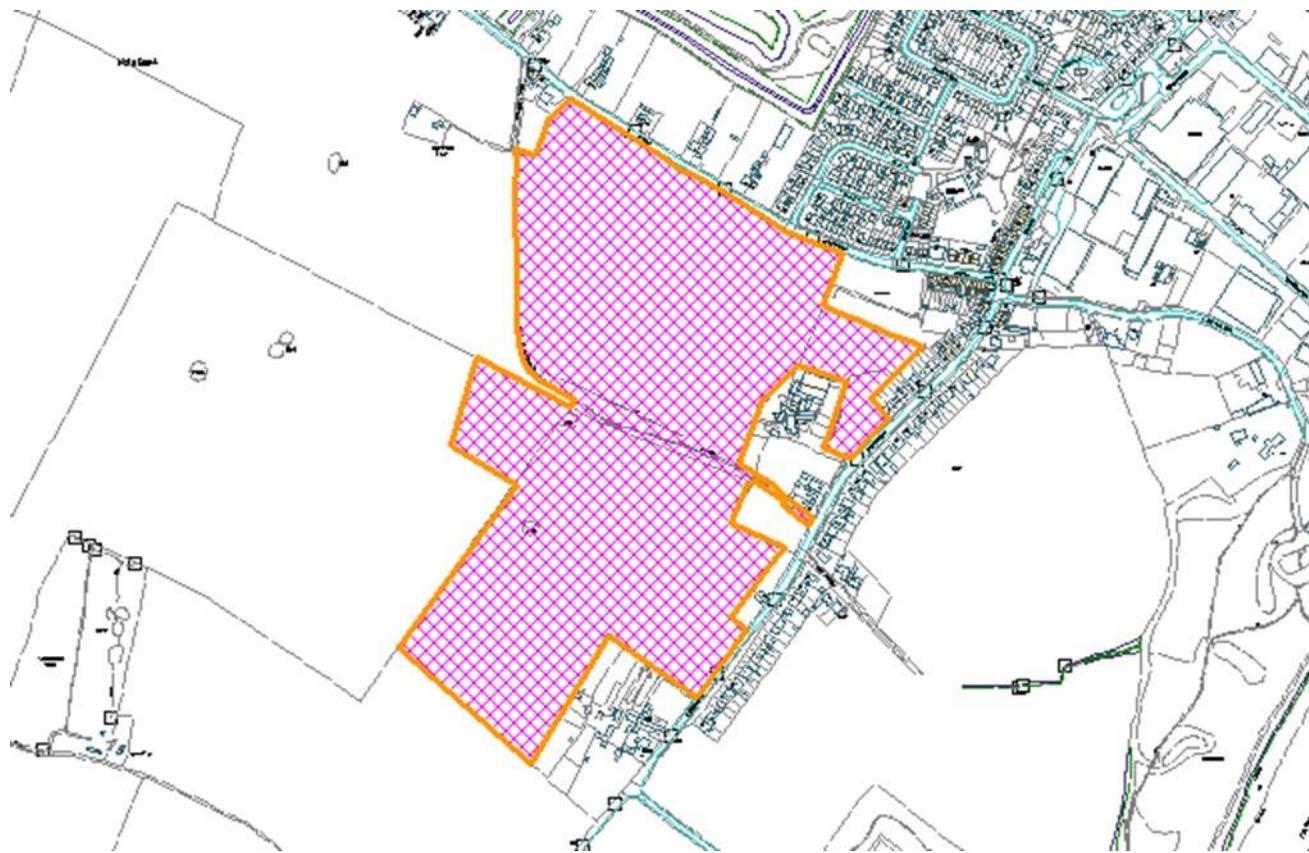


APPLICATION NO:	25/00346/REM
LOCATION:	Land Off Hale Gate Road, Widnes, Cheshire
PROPOSAL:	Application for the approval of reserved matters, namely layout, scale, appearance and landscaping pursuant to Condition 2 attached to outline planning permission 22/00423/OUTEIA comprising 500 dwellings, internal estate roads, open space and landscaping, and associated infrastructure and works. Additional conditions addressed in this application include Conditions 3 (Design Parameters), 5 (PROW), 6 (Phasing)
WARD:	Ditton, Hale Village & Halebank
PARISH:	Halebank Parish Council
APPLICANT:	Keepmoat
AGENT:	Lichfields
DEVELOPMENT PLAN: Halton Delivery and Allocations Local Plan (2022) Joint Merseyside and Halton Waste Local Plan (2013)	ALLOCATIONS: Strategic Residential Allocation – W24 Educational Allocation - EDU3 Green Belt Allocation – GB1
DEPARTURE	No
REPRESENTATIONS:	YES 168 letters of representation, 166 of which are objections
KEY ISSUES:	Design and layout Highways and access Drainage Heritage Impacts Housing mix and Design
RECOMMENDATION:	Approval subject to conditions and legal agreement.
SITE MAP	



1. APPLICATION SITE

1.1 The Site

The application site, located at Hale Gate Road, covers approximately 22.8ha of undeveloped/greenfield land that is allocated as a strategic Housing Location and Residential allocation (W24) in the adopted Halton Delivery and Allocations Local Plan. A parcel of the application site has also been identified as an education allocation (EDU3).

The application site is bound by Halebank Road to the north, in close proximity to the edge of Halebank Conservation Area, a parcel of Safe Guarded Land and Green Belt land to the west and further Green Belt land to the south. Existing residential dwellings, Halebank Allotments and Hale Gate Road are located to the east of the application site.

The site is situated within Flood Zone 1 and is at the lowest risk of flooding, with no open watercourses in or near the development site.

In the wider context, the application site is located in 'Ditton, Hale Village & Halebank' Ward towards the west of Halebank Village

1.2 Planning History

Planning permission has previously been granted in outline form at the site. The current application is a Reserved Matters application to the previously approved scheme. The principle of development has therefore been established as acceptable.

22/08002/PREAPP- (CLO) -EIA Scoping request

22/00423/OUTEIA- (PER) -Proposed hybrid planning application comprising; Full planning permission for the construction of the primary access points, primary internal link road and site enabling works including site levelling and Outline planning permission, with all matters reserved except for access, for the construction of up to 500 residential dwellings (use class C3), later living units (C2), a new primary school, a local centre (use class E) and associated infrastructure and open space

24/00394/NMA- (PER) -Application for Non Material Amendment to planning permission 22/00423/OUTEIA (condition 7) to reduce width of right hand turning lane on proposed ghost island priority-controlled junction

25/00286/NMA- (PER) -Application for a non-material amendment to vary condition 6 of planning permission 22/00423/OUTEIA to amend the wording to allow for the submission of a Reserved Matters application [RMA] pursuant to the outline element of the application prior to the phasing plan being approved

25/00340/NMA- (PCO) -Application for Non Material Amendment to planning permission 22/00423/OUTEIA to amend the wording of Condition 11 regarding off site works to be undertaken by the Local Highways Authority

2. THE APPLICATION

2.1 The Proposal

This is an application for the approval of reserved matters, namely layout, scale, appearance and landscaping following granting of outline permission 22/00423/OUTEIA. The Reserved Matters relates to the erection of 500 dwellings, estate roads, open space and landscaping and associated infrastructure.

The extra care facility, shops and school are not submitted with this application and will be subject to a future reserved matters application.

Documentation

In addition to the documentation submitted within the outline application 22/00423/OUTEIA, the Reserved Matters application is supported by the following documents:

Document Title:	Produced By:	Date
Application Form	Lichfields	08.08.25
Planning Compliance Statement (Including Affordable Housing Statement and Statement of Community Involvement)	Lichfields	08.08.2025
Design Justification Statement	MPSL	08.08.2025
Statutory Biodiversity Metric	Urban Green	27.10.25
Habitat Management and Monitoring Plan	Urban Green	October 2025
Biodiversity Gain Plan	Urban Green	27.10.25
Detailed landscape masterplan and planting drawings	Urban Green	18.07.2025
Landscape and Visual Impact Assessment	Urban Green	August 2025
Scheme detailing the provision of Public Open Space and Children and Young Persons play area(s)	Urban Green	07.08.2025
Landscape Management and Maintenance Plan	Urban Green	July 2025
Arboricultural Method Statement (AMS) Ref: UG_3089_ARB_AMS_01_REV_03_FINAL	Urban Green	October 2025

Ecological Enhancement Strategy (EES)	Urban Green	October 2025
Construction Environmental Management Plan (CEMP)	Urban Green	October 2025
Transport Statement (TS.3)	Eddisons	August 2025
Travel Plan (TP.1)	Eddisons	July 2025
Noise assessment and a noise mitigation scheme	BWB	24.07.2025
Energy and Sustainability Statement	BWB	07.08.2025
Phase 2 Geo Contamination	IGE Consulting	July 2025
Drainage Management Strategy Ref: HYD1089_Hale.Gate.Road_DMS	Betts Associates	November 2025
Flood Risk Assessment Ref: HYD1089_Hale.Gate_FRA	Betts Associates	31.07.2025
LLFA & UU Response	Betts Associates	
Maintenance & Management Plan (MMP) Rev 02	Betts Associates	03.11.2025
Network Details	Betts Associates	31.10.2025
General Specification for the civil engineering and building design and construction of primary and 33kv switching substations	SP Energy Networks	21.02.2025

Drawing Title	Drawing Reference	Revision

2.5m high fence	24082 11	
1.8m Fence	SD_5013_A_	
2.1m Fence 1.8m Timber Lap with 0.3m Trellis	SD_5016_A_	
1.8m Wall Brick Pier with Brick Panel	SD_5102	
HC-01 Kingsmere	DWG: 24082_HT_HC_01 - (Scale 1:100)	
HC 02 Thornleigh	DWG: 24082_HT_HC_02 - (Scale 1:100)	
HC 03 Finham	DWG: 24082_HT_HC_03 - (Scale 1:100)	
HC 04 Sherbourne	DWG: 24082_HT_HC_04 - (Scale 1:100)	
HC 05 Egford	DWG: 24082_HT_HC_05 - (Scale 1:100)	
HC 06 Longford	DWG: 24082_HT_HC_06 - (Scale 1:100)	
HC 07 Fewston	DWG: 24082_HT_HC_07 - (Scale 1:100)	
HC 08 Holden	DWG: 24082_HT_HC_08 - (Scale 1:100)	

HC Bradshaw	09	DWG: 24082_HT_HC_09 - (Scale 1:100)	
HC Seacourt	10	DWG: 24082_HT_HC_10 - (Scale 1:100)	
HC Harwood	11	DWG: 24082_HT_HC_11 - (Scale 1:100)	
HC Ranworth	12	DWG: 24082_HT_HC_12 - (Scale 1:100)	
HC 13 Saltburn		DWG: 24082_HT_HC_13 - (Scale 1:100)	
HC 14 Kielder		DWG: 24082_HT_HC_14 - (Scale 1:100)	
HC Ardingley	15	DWG: 24082_HT_HC_15 - (Scale 1:100)	
HC 16 Padbury		DWG: 24082_HT_HC_16 - (Scale 1:100)	
HC 17 Ashburn		DWG: 24082_HT_HC_17 - (Scale 1:100)	
HC 18 Lindale		- DWG: 24082_HT_HC_18 - Scale 1:100	
HC 19 Salt and Ran		DWG: 24082_HT_HC_19 - (Scale 1:100)	
HE 01 Thornleigh		DWG: 24082_HT_HE_01 - (Scale 1:100)	
HE 02 Finham		DWG: 24082_HT_HE_02 - (Scale 1:100)	
HE 03 Sherbourne		DWG: 24082_HT_HE_03 - (Scale 1:100)	
HE 04 Egford		DWG: 24082_HT_HE_04 - (Scale 1:100)	
HE 05 Hoveton		DWG: 24082_HT_HE_05 - (Scale 1:100)	

HE 06 Longford	DWG: 24082_HT_HE_06 - (Scale 1:100)	
HE 07 Fewton	DWG: 24082_HT_HE_07 - (Scale 1:100)	
HE 08 Holden	DWG: 24082_HT_HE_08 - (Scale 1:100)	
HE 09 Bradshaw	DWG: 24082_HT_HE_09 - (Scale 1:100)	
HE 10 Seacourt	DWG: 24082_HT_HE_10 - (Scale 1:100)	
HE 11 Ranworth	DWG: 24082_HT_HE_11 - (Scale 1:100)	
HE 12 Saltburn	DWG: 24082_HT_HE_12 - (Scale 1:100)	
HE 13 Ashburn	DWG: 24082_HT_HE_13 - (Scale 1:100)	
HE 14 Lindale	DWG: 24082_HT_HE_14 - Scale 1:100	
HE 15 Salt and Rain	DWG: 24082_HT_HE_15 - (Scale 1:100)	
HF 01 Kingsmere	DWG: 24082_HT_HF_01 - (Scale 1:100)	
HF 02 Thornleigh	DWG: 24082_HT_HF_02 - (Scale 1:100)	
HF 03 Finham	DWG: 24082_HT_HF_03 - (Scale 1:100)	
HF 04 Sherbourne	DWG: 24082_HT_HF_04 - (Scale 1:100)	
HF 05 Egford	DWG: 24082_HT_HF_05 - (Scale 1:100)	
HF 06 Hoveton	DWG: 24082_HT_HF_06 - (Scale 1:100)	
HF 07 Longford	DWG: 24082_HT_HF_07 - (Scale 1:100)	

HF 08 Bradshaw	DWG: 24082_HT_HF_08 - (Scale 1:100)	
HF 09 Harwood	DWG: 24082_HT_HF_09 - (Scale 1:100)	
HF 10 Ranworth	DWG: 24082_HT_HF_10 - (Scale 1:100)	
HF 11 Saltburn	DWG: 24082_HT_HF_11 - (Scale 1:100)	
HF 12 Ardingley	DWG: 24082_HT_HF_12 - (Scale 1:100)	
HF 13 Salt and Ran	DWG: 24082_HT_HF_13 - (Scale 1:100)	
RE 01 Kingsmere	DWG: 24082_HT_RE_01 - (Scale 1:100)	
RE 02 Thornleigh	DWG: 24082_HT_RE_02 - (Scale 1:100)	
RE 03 Finham	DWG: 24082_HT_RE_03 - (Scale 1:100)	
RE 04 Egford	DWG: 24082_HT_RE_04 - (Scale 1:100)	
RE 05 Hoveton	DWG: 24082_HT_RE_05 - (Scale 1:100)	
RE 06 Longton	DWG: 24082_HT_RE_06 - (Scale 1:100)	
RE 07 Fewston	DWG: 24082_HT_RE_07 - (Scale 1:100)	
RE 08 Bradshaw	DWG: 24082_HT_RE_08 - (Scale 1:100)	
RE 09 Seacourt	DWG: 24082_HT_RE_09 - (Scale 1:100)	
RE 11 Ranworth	DWG: 24082_HT_RE_11 - (Scale 1:100)	
RE 12 Kielder	DWG: 24082_HT_RE_12 - (Scale 1:100)	

RE 12 Saltburn	DWG: 24082_HT_RE_11 - (Scale 1:100)	
RE 13 Ardingley	DWG: 24082_HT_RE_13 - (Scale 1:100)	
RE 14 Padbury	DWG: 24082_HT_RE_14 - (Scale 1:100)	
RE 15 Ashburn	DWG: 24082_HT_RE_15 - (Scale 1:100)	
RE 16 Lindale	DWG: 24082_HT_RE_16 - Scale 1:100	
RE 17 Harwood	DWG: 24082_HT_RE_17 - (Scale 1:100)	
RE 18 Salt and Ran	DWG: 24082_HT_RE_18 - (Scale 1:100)	
Location plan	24082_00_	
Planning Layout	24082_01_K_	K
Illustrative Layout	24082_02_K_	K
Affordable Housing layout	24082_03_B	B
Boundary Treatment Layout	24082_04_	B
Character Area and Materials Plan	24082_05_	B

Storey Heights Plan	24082_06_	B
Densities Plan	24082_07_	B
Illustrative Street Scenes	24082_08_	-
Entrance Wall	24082_09_	
Reserved Matters Plan	24082_10_	
Layout (1-200) Sheet 1 of 2	24082_12_	
Layout (1-200) Sheet 2 of 2	24082_13_	
General Arrangement	UG_3089_LAN_GA_DRW_101	P05
Hard Landscape Plan	UG_3089_LAN_HL_DRW_201	P05
Landscaping Supporting Notes	UG_3089_LAN_LSN_DRW_401	PO1
Soft landscape Plan 1/3	UG_3089_LAN_SL_DRW_301	P06
Soft landscape Plan 2/3	UG_3089_LAN_SL_DRW_302	P05
Soft landscape plan 3/3	UG_3089_LAN_SL_DRW_303	P05

Bng offsite mitigation designated area	UG_3089_LAN_SL_DRW_304	P01
Construction Phasing Plan	4094-KHNW-DR-A-0001	C
Section 104 Drainage Layout Sheet 1 of 2	KMH26-HGR-BET-ZZ-XX-DR-C-1001- P01-S104 Drainage	P04
Section 104 Drainage Layout Sheet 2 of 2	KMH26-HGR-BET-ZZ-XX-DR-C-1002- P01-S104 Drainage	P05
Biodiversity Net Gain Design Stage Assessment	UG_3089_BNG_01	01
Visibility Plan	4802-01	
Internal Site Issues	4802-02	
Proposed Site Access	4802-F01	
Swept Path Analysis (Refuse Vehicle).	4802-SP01	D
Section 104 – Maintenance and	HGRBETZZXDRC1006	P01
Management Plan		
Proposed Traffic Calming	4802-F02	-

Proposed PROW Gateways	4802-F03	-
Swept Path Analysis (Refuse Vehicle and Medium Car)	4802-SP02	A
S278 General Arrangement (Part one – Halebank Road Traffic Signal Junction)	4094-EDD-S278-DRC-4826D001-GENERAL	D
Section 104 – Flood Flow Routing Plan	HGRBETZZXDRC1005	P01

3. POLICY CONTEXT

Members are reminded that planning law requires for development proposals to be determined in accordance with the development plan, unless material considerations indicate otherwise.

THE DEVELOPMENT PLAN

3.1 Halton Delivery and Allocations Local Plan (2022)

The following policies contained within the Halton Delivery and Allocations Local Plan are of relevance:

- CS(R)1 Halton's Spatial Strategy;
- CS(R)3 Housing Supply and Locational Priorities;
- CS(R)6 Green Belt
- CS(R)7 infrastructure Provision;
- CS(R)12 Housing Mix and Specialist Housing;
- CS(R)13 Affordable Homes;
- CS(R)15 Sustainable Transport;
- CS(R)18 High Quality Design;
- CS(R)19 Sustainable Development and Climate Change;
- CS(R)20 Natural and Historic Environment;
- CS(R)21 Green Infrastructure;

- CS23 Managing Pollution and Risk;
- CS24 Waste
- RD1 Residential Development Allocations;
- RD4 Greenspace Provision for Residential Development;
- C1 Transport Network and Accessibility;
- HC5 Community Facilities and Services; HC10 Education;
- HE1 Natural Environment and Nature Conservation;
- HE2 Heritage Assets and Historic Environment
- HE4 Greenspace and Green Infrastructure
- HE5 Trees and Landscaping;
- HE6 Outdoor and Indoor Sports Provision;
- HE7 Pollution and Nuisance;
- HE8 Land Contamination;
- HE9 Water Management and Flood Risk;
- GR1 Design of Development;
- GR2 Amenity
- GR5 Renewable and Low Carbon Energy
- GB1 Control of Development in the Green Belt

3.2 Joint Merseyside and Halton Waste Local Plan (2013)

The following policies, contained within the Joint Merseyside and Halton Waste Local Plan are of relevance:

- WM8 Waste Prevention and Resource Management;
- WM9 Sustainable Waste Management Design and Layout for New Development.

3.3 Supplementary Planning Documents

The following Supplementary Planning Documents are also of relevance:

- Design of Residential Development (2012)
- Planning for Risk (2009)
- Designing for Community Safety (2005)
- Draft Open Space SPD (2007)

MATERIAL CONSIDERATIONS

Below are material considerations relevant to the determination of this planning application.

3.4 National Planning Policy Framework

The National Planning Policy Framework (NPPF) (as amended) was published in 2024 to set out the Government's planning policies for England and how these should be applied.

Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 9 states that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in the NPPF; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Paragraph 10 states so that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development.

Paragraph 11 and paragraph 38 state that plans and decisions should apply a presumption in favour of sustainable development and that local planning

authorities should work in a positive and creative way, working pro-actively with applicants to secure developments that will improve economic, social and environmental conditions of their areas.”

Paragraph 48 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 61 states that “to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

Paragraph 66 states that planning decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area or significantly prejudice the ability to meet the identified affordable needs of specific groups.

Paragraphs 85-87 states the need for planning policies and decisions to be made to create conditions in which business can invest, expand and adapt. Significant weight to be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. It encourages an adaptive approach to support local and inward investment to meet the strategic economic and regenerative requirements of the area.

Paragraph 110 states that the planning system should actively manage patterns of growth in support of the sustainable transport objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 187 states that planning policies and decisions should contribute to an enhance the natural and local environment, through protecting and enhancing valued landscapes, recognising the value of the countryside, minimising impacts on and providing net gains for biodiversity, and through preventing new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by soil, air, water and noise pollution or land instability.

Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 208 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

3.5 National Planning Policy Guidance (NPPG)

Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities. The overall aim is to ensure the planning system allows land to be used for new homes and jobs, while protecting valuable natural and historic environments.

3.6 Relevant Planning Legislation

The primary legislation for decision making is s70(2) of the Town and Country Planning Act 1990, Planning (Listed Buildings and Conservation Areas) Act 1990

and s38(6) of the Planning and Compulsory Purchase Act 2004.

3.7 Equality Duty

Section 149 of the Equality Act 2010 created the public sector equality duty.

Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development that justify the refusal of planning permission.

3.8 Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.

Other relevant material considerations are considered in the assessment section below.

4. CONSULTATIONS AND PUBLICITY SUMMARY.

Neighbour consultation letters were sent to 1205 neighbouring properties and contributors from the Outline application on 14th August 2025, site notices were also posted close to the site and a press notice was issued. 168 letters were received as a result of this publicity, 166 in objection, one in support and one neutral representation.

The objections relate to:

- The development does not deliver high quality design
- The development is premature and is not phased across the life of the development plan
- Public consultation by the developer was poor
- HBC does not have a published adopted local plan
- The house designs are generic
- The affordable housing is not in accordance with policy
- Increase in traffic
- Bridge safety

4.1 Consultee Responses Summary

The following organisations have been consulted and, where relevant, any comments received have been summarised below in the assessment section of the report:

Consultee	Comments
Highways	No objection, see body of report.
Environment Agency	No Comments Received
Environmental Health	<p>No objection to the application, subject to the following conditions being applied, in accordance with Policy HE7 of the Halton Delivery and Allocations Plan, paragraph 187e of the National Planning Policy Framework 2024 and in the interests of residential amenity;</p> <p>- The scheme of acoustic mitigation specified in chapter 5 of acoustic report reference 255575, dated July 2025 produced by BWB shall be implemented in full.</p> <p>- Noise Impacts Assessments shall be produced in accordance with BS4142:2014+A1:2019 which demonstrate noise levels from any pumping station, substation or other fixed plant required as a result of the development are 5dB below existing background noise levels at any new or pre-existing residential property.</p>

Contaminated Land	Conditions from outline application 22/00423/OUTEIA remain outstanding, no further comments.
Environmental Services Open Spaces Team	No objections subject to a CEMP and LEMP conditions, tree protection conditions and a condition protecting nesting birds.
Environmental Services Design and Development	No objections however further information is required relating to hard and soft landscaping and surfacing of the LEAPs . These matters can be dealt with by condition.
LLFA	<p>The site is within Flood Zone 1 and the LLFA is satisfied that the dwellings will not be at risk from :</p> <p>Groundwater flooding</p> <p>Canals and reservoirs overflowing</p> <p>There is an element of overflow potential from the network and the LLFA recommend consultation with United Utilities to ensure the proposed foul drainage is satisfactory.</p> <p>Conditions are recommended relating to ensuring satisfactory foul and surface water drainage, including provision in accordance with the SUDs Hierarchy.</p>
MEAS	Comments that BNG is not provided onsite, however a S106 agreement has already been entered into to provide BNG adjacent the site, as such BNG is accepted in this case. MEAS request a HMMP to be provided relating to the offsite BNG however this can be dealt with by condition. A Landscape Management and Maintenance Plan will be required, however this can be dealt with by condition.
Natural England	No comments to make
HSE	Do not advise against development
Scottish Power	No comments
Active Travel England	No comments, ATE standing advice should be followed.
Cheshire Police	No objections however consideration should be given to the materials used for the LEAPs to

	<p>ensure fire resistance. Other matters relate to the height of boundary treatments which will be controlled by condition.</p>
United Utilities	<p>The proposed drainage design is not acceptable as the proposed sewer diversion would contain too many 90 degree bends.</p> <p>Drainage can be resolved as a pre-commencement condition and this would therefore not prevent the application from being approved subject to drainage matters being resolved.</p> <p>A revised drainage scheme was submitted on 4th November and is with UU and LLFA for comment.</p>
Conservation Officer	<p>We have assessed this application for the approval of reserved matters, namely layout, scale, appearance and landscaping pursuant to condition 2 attached to outline planning permission 22/00423/OUTEIA, and have concluded that the proposal would result in a low level of less than substantial harm to the setting of Halebank Conservation Area.</p> <p>The application site sits just outside the Halebank Conservation Area and as such has the potential to impact on the setting of the conservation area. Within the conservation area there are 3 buildings that would be considered non-designated heritage assets, Linner Farm, Havelock Cottages and The Beehive Public House. Previous discussions have scoped out Linner's Farm and Havelock Cottages due to their distance from the site and therefore any potential harm would not be felt. In addition to these 3 non-designated heritage assets there are also three historic farmsteads within close proximity to the site. It is therefore considered acceptable that the built heritage assets in which the proposal has the potential to cause harm are as follows;</p>

	<ul style="list-style-type: none"> o Halebank Conservation Area o The Beehive Public House o Hope Farm o Mill Farm o Middlefield Farm <p>Of these assets, we would consider potential harm being caused to the setting of Halebank Conservation Area and Mill Farm as the scheme would alter the setting and feeling of open space in which the heritage assets are currently experienced. Mitigation through planting would help address this issue to some degree by maintaining a soft boundary but the feeling of open space to the south on approach to the conservation area would still be lost. A green area/play area to the northwestern extent of the site adds some additional soft boundary treatment and does help soften the proposed development from Middlefield Farm. To the east of the application site, areas of residential development already exist for which the proposal would read as an extension of when approaching the conservation area from the north. To reduce the impact of the proposal on the setting of the conservation area we would recommend an increase in the green boundary along Halebank Road.</p>
Halebank Parish Council	Objection received 19 th November, to be addressed separately in the report

6. ASSESSMENT

S38 (6) of the Planning and Compulsory Purchase Act states that if regard is to be had to the development plan for the purpose of any determination to be made

under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) states special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. ‘Significance’ with regard to heritage assets is defined by the NPPF as:

‘the value of a heritage asset to this and future generations because of its heritage interest.’

That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence but also from its setting.

The Development Plan comprises the Halton Delivery and Allocations Local Plan (DALP) which was adopted on 2nd March 2022 and the Joint Merseyside and Halton Waste Local Plan which was adopted on 18th July 2013. The appraisal of the proposal against the detailed development management policies of the Development Plan follows later in this report.

6.1 Principle of Development

The application site includes the following land allocations as identified on the Delivery and Allocations Local Plan Policies Map:

- Strategic Housing Location (W24)
- Residential Allocation
- Education Allocation (EDU 3)
- Designated Greenbelt land.

Policy CS(R)3 of the Delivery and Allocations Local Plan states that during the plan period (up to the year 2037) provision will be made for the development of at least 8,050 (net) additional dwellings at an average of 350 dwellings (net) each year. The total of 8,050 new homes will be delivered from a variety of sources, one being via strategic residential locations as identified on the Policies Map. The application site forms part of the Strategic Residential Location ‘SRL9: Halebank’. The principle of residential development in this location is therefore policy compliant and acceptable in accordance with Policy CS(R)3 of the Delivery and Allocations Local Plan.

Policy RD1 of the Delivery and Allocations Local Plan lists the Residential Allocations and the Strategic Housing Locations, and states that these allocations will assist in the delivery of the above requirements set out in Policy CS(R)3. The application site sits within the area referenced as W24 in the list of allocations.

Where a site does not have a current planning permission, an *indicative* notional capacity has been provided within Policy RD1 based on assessment of a suitable density that takes into consideration the location and context of the site and any other uses that are proposed on the site.

Policy CS(R)3 states that to ensure the efficient use of land, a minimum density on individual sites of 30 dwellings per hectare will be sought. In more accessible locations such as those close to town, district or local centres or transport interchanges the presumption will be for developments achieving densities of 40 dwellings per hectare or greater.

The suggested notional capacity for the site is 484 units within the DALP.

Outline planning permission has already been granted for a development of up to 500 dwellings (Class C3), later living units (C2), a new primary school, a local centre (use class E) and associated infrastructure and open space.

The current Reserved Matters application seeks permission for the erection of 500 dwellings, internal estate roads, open space and landscaping, and associated infrastructure and works. The later living units, local centre and primary school will be subject to a separate application for Reserved Matters at a future date.

As stated above, the assessment of suitable density takes into consideration other uses that are proposed on the site.

Education Allocation

The other consideration in this instance is the Education Allocation contained within the site, marked as EDU3 on the Delivery and Allocations Local Plan Policies Map in accordance with the details set out in Policy HC10.

It is noted within the submitted application documents that the applicant is not committing to delivering and building the school as part of this planning application but is instead gifting the land to the local education authority for this proposed use in the future.

The siting of the proposed primary school matches the position in the Outline application which has previously been approved, as such, the proposed layout is compatible with the Outline Planning Permission so far as it relates to the provision of a primary school.

The school site has been secured as part of the Section 106 legal agreement in such that the land is designated by the parties on the parameters plan, as the site of a potential new school.

Prior to the submission of the Reserved Matters application, the applicant suggested positioning the later living units to the north west boundary of the site, however this resulted in a HSE response advising against development. The proposed later living units were then relocated within the position demonstrated within the Outline application which resulted in a HSE response of 'do not advise against development'.

Discussions were held with regards to the repositioning of the later living units prior to the application being submitted, however due to HSE objection, the later living units and local centre also reflect the position demonstrated within the outline application.

Part of the application site includes land which forms part of the designated Green Belt. This element of the proposed development will form the school playing fields and will therefore remain free from permanent structures. Issues in this regard were also dealt with through determination of the outline application.

Paragraph 149 of the National Planning Policy Framework lists a number of exceptions to inappropriate development in the Green Belt including 'the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'. On this basis, it is considered that the proposal to have playing fields and landscaped external areas associated with the education allocation would not constitute inappropriate development within the Green Belt and this element of the proposal is considered consistent with the NPPF in this regard as well as policy GB1 of the Halton Delivery and Allocations Local Plan.

Local Centre

The local centre proposed on the site would remain in the position as approved by the previous outline application, the application is a strategic residential land allocation and not a mixed use allocation, however the previous scheme was approved as a mixed use development and no changes are proposed from the Outline to the current Reserved Matters application, as previously assessed, a new retail facility to support future growth in the number of residents within Halebank is considered to be a positive addition to the area that would provide additional amenities to support the growing neighbourhood. The proposal is therefore in compliance with the approved Outline scheme and the Development Plan as a whole.

For this reason, the principle of a local centre is considered to be acceptable in accordance With Policy HC5 of the adopted Delivery and Allocations Local Plan. A suitable detailed layout for the local centre site would need to be demonstrated

through a future reserved matters application. The scale and appearance of the proposed buildings is also something that would also be considered as part of a reserved matters application.

Based on the above assessment, it is considered that the principle of the proposed development is acceptable, having regard to policies CS(R)1, CS(R)3, RD1, HC5 and GB1 of the adopted Halton Delivery and Allocations Local Plan together with the NPPF.

6.2 Released Green Belt Land

The allocation of site W24 (the application site) is the result of extensive assessment and the consideration of alternative options by the Council in accordance with the NPPF (paragraph 140), to reach the conclusion that there is a demonstrable need to release Green Belt land and that the land at Hale Gate Road is a suitable location to release land for residential development.

The principle of development is therefore acceptable in accordance with the adopted 2022 DALP. In addition, the development has previously been granted Outline planning permission and the current application is the detail of the approved extant permission.

Green Belt compensation has been secured under Outline permission 22/00423/OUTEIA.

6.3 Housing Mix

Policy CS(R)3 of the Halton Delivery and Allocations Local Plan states that on sites of 10 or more dwellings, the mix of new property types delivered should contribute to addressing identified needs as quantified in the most up to date Strategic Housing Market Assessment, unless precluded by site specific constraints, economic viability or prevailing neighbourhood characteristics. Policy CS(R)12 echoes this housing mix requirement.

The Mid-Mersey Strategic Housing Market Assessment (SHMA) 2016 set out the demographic need for different sizes of homes, identifying that the majority of market homes need to provide two or three bedrooms, with more than 50% of homes being three bedroomed. However, it is recognised that a range of factors including affordability pressures and market signals will continue to play an important role in the market demand for different sizes of homes.

The Housing Needs Assessment 2025

Alongside delivering the right quantity of new homes, it is equally important that the right type of housing is provided to meet the needs of Halton's existing population, address imbalances in the existing housing stock and ensure the homes provided can adapt to changing demographics.

The Housing Needs Assessment makes the following recommendations for housing provision:

Table ES1 Overall dwelling type/size mix recommendations by tenure

Dwelling type/size	Market	Affordable/ social rented	Affordable home ownership	Total
Overall % split>>	75%	19%	6%	100%
1/2-bedroom house	5-10%	20-25%	15-20%	10-15%
3-bedroom house	25-30%	10-15%	25-30%	25-30%
4+ bedroom house	25-30%	10-15%	20-25%	20-25%
1-bedroom flat	0-2%	10-15%	0-2%	2-5%
2+ bedroom flat	2-5%	5-10%	5-10%	2-5%
1/2-bedroom bungalow/level access	10-15%	25-30%	5-10%	15-20%
3+ bedroom bungalow/level access	10-15%	10-15%	15-20%	10-15%
Dwelling type	Market	Affordable/ social rented	Affordable home ownership	Total
House	65-70%	40-45%	65-70%	60-65%
Flat	5-10%	15-20%	5-10%	5-10%
Bungalow/level-access	25-30%	35-40%	25-30%	25-30%
Number of bedrooms	Market	Affordable/ social rented	Affordable home ownership	Total
1	2-5%	20-25%	2-5%	5-10%
2	25-30%	40-45%	25-30%	25-30%
3	40-45%	20-25%	40-45%	35-40%
4+	25-30%	10-15%	20-25%	20-25%

The proposal offers a housing mix comprising:

Dwelling type/size	Market	Affordable/social rented	Affordable Home Ownership	Total
1 bed ground floor flat	6 0.12%	8 1.6%	0	14 2.8%
1 bed first floor flat	6 0.12%	8 1.6%	0	14 2.8%

2 bed dwelling	36 7.2%	26 5.2%	6 1.2%	68 13.6%
3 bed dwelling	216 43.2%	32 6.4%	20 4%	268 53.6%
4+ bed dwelling	136 27.2%	0	0	136 27.2%

Whilst no bungalows are offered on the development, with the exception of the first floor flats, all dwellings will have level access, and 144 of the 500 proposed dwellings will have a higher standard of accessibility in terms of step free access, wider corridors and adaptable layout. As such, 28.8% of the proposed dwellings meet the lifetime homes standard.

The Housing mix recommendations compared with the offered mix:

Bedrooms	Recommended	Offered
1	5-10%	5.6%
2	25-30%	13.6%
3	35-40%	53.6%
4+	20-25%	27.2%

Whilst the proposal does not meet the recommended provision of two-bedroom dwellings and includes a higher number of three-bedroom dwellings than suggested in the Housing Needs Assessment, given the site's setting and the identified need for family homes, it is considered that, in this instance, the variation in two- and three-bedroom units would not justify refusal. Overall, the development would provide an appropriate mix of family homes, including both market and affordable housing.

Whilst there is an element of non-compliance with Policies CS(R)12 and CS(R)13 and with the recommendations of the Housing Needs Assessment. Accordingly, the proposal is considered to accord with the Halton Delivery and

Allocations Local Plan as whole and the National Planning Policy Framework (NPPF).

6.4 Affordable Housing

Policy CS(R)13 of the Halton Delivery and Allocations Local Plan states that all residential schemes including 10 or more dwellings (net gain), or 0.5ha or more in size, with the exception of brownfield sites are to provide affordable housing at the following rates:

- a. Strategic Housing Sites: Those identified on the Policies Map as Strategic Housing Locations, are required to deliver a 20% affordable housing requirement.

The application site is designated as a Strategic Housing Location on the Halton Delivery and Allocations Local Plan Policies Map, and as such 20% of the proposed units should delivered as affordable housing.

Paragraph 2 of CS(R)13 sets out the Council's ambition for affordable housing delivery, at 74% affordable or social rent and 26% intermediary where practicable and where evidence justifies a departure from this provision.

The application seeks permission for the erection of 500 dwellings, 100 of these would be Affordable Housing and as such, the proposal would deliver the 20% affordable housing requirement which meets the broad requirements of planning policy CS(R)13 of Halton Delivery and Allocations Local Plan and the NPPF.

The tenure split would comprise 26 shared ownership properties and 74 affordable rent properties. This would be secured by a legal agreement and would comply with the provisions of Policy CS(R)13 of the Halton Delivery and Allocations Local Plan.

6.5 Environmental Statement Chapters

The outline application was accompanied by an Environmental Statement, the current application is a subsequent application to the previously approved scheme.

The Environmental Impact Assessment Regulations 2017 set out in Schedule 4 the general requirements for the content of Environmental Statements. These comprise information on: the nature of the development; consideration of alternatives; relevant aspects of the environment; likely environmental impacts arising; proposed mitigation measures; and an indication of any difficulties in compiling the information needed. A nontechnical summary of the contents of the Environmental Statement is also required.

Having reviewed the submitted Environmental Statement, the Council's Ecological Advisor MEAS (Merseyside Environmental Advisory Service) advised that it satisfies these requirements and can be used as a basis for the determination of the application. The Council has adopted this advice.

6.6 Landscape and Design

Design and Landscape Assessment

Policy CS(R)18 – High Quality Design

Policy CS(R)18 of the Halton Delivery and Allocations Local Plan establishes that achieving and raising the quality of design is a priority for all development within the borough. It requires proposals to deliver well-designed schemes that are appropriate to their setting and contribute positively to local character.

The proposed development incorporates a variety of dwelling types and introduces defined character areas within the layout, including Historic Edge, Rural Edge, Fringe, and Core. Each area is designed with distinct characteristics, reflected through variations in house styles, brick types, window detailing, colour treatments, and roof finishes. These measures aim to respond to the surrounding built form and reinforce local distinctiveness. On this basis, the proposal is considered to represent a development appropriate to its context and compliant with Policy CS(R)18.

Policy CS(R)20 – Landscape Character

Policy CS(R)20 seeks to promote and sustain the landscape character and condition as informed by the Halton Landscape Character Assessment. Public Rights of Way (PRoW) 73, which crosses the site, and the PRoW to the east of Burnt Mill Farm have been considered in the assessment. During construction, effects on the local landscape will be temporary and of medium-term significance within the immediate area. Upon completion, any residual effects will be minor and temporary until the proposed landscaping matures. Once established, the landscaping scheme will integrate the development into its surroundings, resulting in no significant long-term visual impacts.

Policy GR1 – Character of the Area

Policy GR1 requires new development to reflect and respect the character of its locality. The surrounding area comprises a mix of dwelling types and styles. The proposed scheme responds to this context by providing a range of two-storey and two-and-a-half-storey dwellings, including mews, semi-detached, and detached properties. A varied materials palette will be applied across the site to create visual interest and avoid uniformity.

Conclusion

The proposal demonstrates compliance with Policies CS(R)18, CS(R)20, and GR1 of the Halton Delivery and Allocations Local Plan. The design approach, landscape strategy, and mix of dwelling types collectively ensure that the development will integrate appropriately with its setting and maintain the character of the area.

6.7 Ecology and Nature Conservation

Merseyside Environmental Advisory Service (MEAS) have been consulted and have advised that the development would require the submission of a habitat management and maintenance plan and a landscape management and maintenance plan.

The Outline application secured the following ecological provisions:

- a commuted sum contribution of £278.26 for each new net home (which equates to a total of £139,130.00) is secured by a section 106 agreement.
- an information leaflet be provided by the applicant to all first-time occupiers of new homes. The leaflet has been produced by MEAS and has been approved by Natural England.
- production and implementation of a Construction Environmental Management Plan (CEMP) which will be secured by a suitably worded condition.

It is considered that subject to conditions, the proposed development can therefore demonstrate compliance with policies CS(R)20, CS(R)21, HE1, HE4 and HE5 of the Halton Delivery and Allocations Local Plan together with the NPPF.

6.8 Trees and Landscaping

The application is accompanied by an Arboricultural Impact Assessment and Landscaping and Visual Impact Assessment. There are no Tree Preservation Orders in force at the site and the application area does not fall within a designated Conservation Area, therefore the existing trees on the application site do not benefit from statutory protection.

A section of woodland will be lost to accommodate the spine road and sections of hedgerows will be lost to form the new site access points, the details of which have been previously approved under the Outline consent.

A planning condition would ensure that the proposed landscaping scheme would adequately compensate for the loss.

A landscaping scheme has been submitted however the Council's Landscaping Officer has suggested that additional details are required for the hard landscaping

elements of the proposal along with finished floor levels to ensure the development is satisfactorily designed. A condition will be imposed to this effect.

Based on the above, the proposal is considered acceptable from a tree perspective in compliance with policy CS(R)21 and HC5 of the Halton Delivery and Allocations Local Plan together with the NPPF.

6.9 Biodiversity Net Gain Assessment

Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) will be required to deliver at least 10% biodiversity net gain from January 2024. The Outline application was submitted prior to the 10% BNG requirement becoming mandatory and was assessed under the provisions that the development would provide no net loss, however, the application is supported by a Biodiversity Net Gain (BNG) matrix and statement, which identify that the offsite compensation that will provide a net biodiversity gain of 10.8%. This provision also helps to compensate for the Green Belt loss. A S106 agreement has already been completed to ensure this provision is implemented.

The submitted Biodiversity Net Gain note demonstrates that the proposed development can deliver in excess of the 10% Biodiversity Net Gain. Whilst this is not a requirement, the provision of net gain is considered to be acceptable and in accordance with Policy CS(R)20, HE1 and HE4 of the Halton Delivery and Allocations Local Plan together with the NPPF.

6.10 Greenspace and Green Infrastructure

The requirements for greenspace provision for residential development are set out in Policy RD4 of the Halton Delivery and Allocations Local Plan.

The development proposes 3 LEAPs (Local Equipped Areas of Play). The Council's Open Spaces Officer has suggested improvements could be made to the proposed surfacing for these areas, however this can be dealt with by condition.

In addition, the proposed development offers pedestrian routes into the PRoW running through the site which will improve access to green spaces for residents of the development.

Planning conditions will ensure that any onsite provision is adequately landscaped and maintained, whilst any outstanding deficiencies would be met through a financial contribution in lieu of on-site provision. It is recommended that the financial contribution be secured by Section 106 agreement.

Based on the above, it is considered that the proposal would be capable of meeting the local needs of the people living there, with regards to open space provision. It would also be in compliance with Policy RD4 and HE4 and the SPD

for Open Space of the Halton Delivery and Allocations Local Plan together with the NPPF.

6.11 Outdoor and Indoor Sports Provision

Policy HE6 justification states that when considering proposals for the provision, enhancement and/or expansion of indoor sports facilities or an outdoor sports facility the following considerations will be taken into account:

- a. The benefit of the proposal to sport and how it meets the sporting needs of the area;
- b. Good design, which ensures that any facility is fit for purpose; and
- c. The benefit to sport of maximising the use of existing provision by enhancing ancillary facilities.

The masterplan indicates that outdoor sports facilities will be provided via the proposed school playing fields and form part of the Green Belt compensation measures as discussed in the sections above. Full details will be provided under a future Reserved Matters application.

No representations have been received from Sport England in relation to the outline planning application..

The principle of outdoor sports facilities in the proposed location is supported and based on the above, it is considered that the proposal would benefit the residents within the locality and be in compliance with policy HE6 of the Delivery and Allocations Local Plan together with the NPPF.

6.12 Transport and Access

Policy CS(R)15 of the DALP sets out the transport and traffic considerations that development proposals should address. The policy seeks to ensure that new development is accessible by sustainable transport methods such as walking, cycling and public transport. Policy C1: Transport Network and Accessibility encourages a shift to more sustainable modes of travel in order to ensure that a successful transport network is in place.

Access

The main vehicular access points for the site were applied for in detail and will connect to the existing highway network, located at Hale Gate Road and Halebank Road. A secondary access point for a limited number of dwellings will also be located on Hale Gate Road near to Hope Farm. The proposal also makes provisions for access by other means including cyclists and pedestrians.

As the access points and spine road have been previously agreed, the current application relates to specific parking provision, road layouts and pedestrian and cycle routes throughout the site.

Ditton Bridge

Halebank Parish Council has expressed concerns regarding the structural integrity of Ditton Railway Bridge. It should be noted that access to the site was fully considered and approved as part of the Outline application. At that time, Ditton Bridge was deemed an acceptable route for access to and from the site. As the access arrangements were determined and approved at the Outline stage, this matter does not form part of the current Reserved Matters application and is therefore not for reconsideration.

The Highways Officer has been consulted on the proposal and has made the following comments:

No Highway Objection.

Following proactive collaboration between client side and HBC, Highways considerations have been taken to an acceptable position; with safe and sustainable access for all modes, the promotion and enablement of sustainable transport alternatives to car journeys, a satisfactory street design with adequacy of parking provision, with highway safety paramount through all considerations.

In terms of arrangement, provision and layout matters, the proposal presented is considered satisfactory meeting requirements for NPPF acceptance in terms of Para. 116, below.

116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Some alterations may be required at the detailed design/s38 stage. For example the vertical traffic calming “thumps” will mainly require repositioning so as not to conflict with access/egress movements about access junctions. Consistency of changes in carriageway width can also be addressed at this stage.

Tracking of a typical car passing a refuse vehicle about the site is presented, which resulted in local widening of bends to ensure that such servicing can occur without detriment to residents and visitors movements, though only in only one direction. A full exercise, i.e. tracking of the other direction, at s38 stage will be required - as a double check - to understand if additional width on bends is necessary, though likely impact is negligible.

Similar there are areas of private drives that give concern in terms of aisle width such that access/egress is not as straightforward a manoeuvre as it could be. Whilst not adopted highway, nor any safety impact, this is not covered under s38, though it is best practice to ensure sufficiency of turning space.

Delegated matters would enable refinement of driveway considerations, and similar, to be improved upon, covered at a later date through amended plans.

Additional details of kerb/crossing areas, notably for LTN 1/20 compliance, will be required, and the area about the bus stop(s), to meet current guidance being adjacent to the sustainable route along the spine road.

It should be noted that Bus stop provision (location and detail) is covered by a condition, as is treatment of the PROW.

However, level/gradient information is outstanding, with for example a query of height difference between the PROW and satisfactory connection to the site footway outstanding.

Ensuring that the existing PROW and associated woodland in terms of boundary treatment and interface with the development is integrated acceptably also requires clarity, for example there is a junction that may require setting the boundary of the vegetation back to provide visibility, though there is a condition for Hard and Soft Landscaping to be discharged.

Similarly the culvert drain in the middle of the site requires detail, as will the pond next to the LEAP (which appears close to the edge of the highway when its embankment is taken into consideration). Similarly, levels about the SUDS basin and relationship to the edge of Highway again requires clarity in terms of its separation of with the cycle path on the frontage.

The extended verges/area, between the end of the roads that provide the future connection to the adjoining site, are required to be adopted; such that this later linkage is facilitated.

Regarding the areas that are future phases e.g. the Phase 2 Access, this position (as well as that of the school) is taken as indicative and will likely need adjustment as directly opposite an access.

In summary, while the current submission meets the threshold for acceptability, betterment of design with outstanding conditions, detailed design/s38 refinement, as well as the need for delegated authority to be put in place - to enable opportunity to address the enhancements and outstanding details, as outlined above - means highway support can be offered.

The outline application contained conditions relating to drainage, bus stops and Public Right of Way improvements, along with a detailed landscaping scheme being required. As a result, the above matters remain matters which can be dealt with by condition, as reflected in the outline planning permission. There are no significant highway safety issues resulting from the proposed layout which would prevent the development from being approved.

As previously advised, Members should note that the access routes and spine road were granted full planning permission within the earlier hybrid outline planning permission, the highways considerations under the Reserved Matters relate to the detailed site layout.

Based on the above assessment, it is considered that the proposed development demonstrates compliance with Policies CS(R)7, CS(R)15 and C1 of the Delivery and Allocations Local Plan together with the NPPF.

6.13 Archaeology and Heritage

Chapter 16 of the NPPF sets out the Government's approach to conserving and enhancing the historic environment. Paragraph 194 requires applicants to describe the significance of any heritage assets affected, including the contribution of their setting, with a level of detail proportionate to the asset's importance. Paragraph 199 states that great weight should be given to the conservation of designated heritage assets, irrespective of the level of harm. Paragraphs 200–208 establish that any harm to the significance of a heritage asset—whether substantial or less than substantial—must be clearly justified and weighed against the public benefits of the proposal. Where less than substantial harm is identified, paragraph 208 requires decision-makers to balance that harm against the benefits of delivering sustainable development.

Planning Practice Guidance (PPG)

The PPG reinforces these principles, advising that heritage assessments should be informed by appropriate expertise and should consider both direct and indirect impacts, including changes to setting, views, and the wider historic landscape. It emphasises that understanding the significance of heritage assets is critical to informing design and layout decisions from the outset. The guidance also highlights the importance of proportionate, evidence-based assessments and the need for mitigation measures where harm cannot be avoided.

Halton Delivery and Allocations Local Plan (DALP)

Local policy reflects these national requirements. Policy CS(R)18 prioritises achieving and raising the quality of design, requiring developments to respect and

respond positively to their setting, including important views and heritage assets. Policy CS(R)20 seeks to promote and sustain landscape character, ensuring that development integrates with its surroundings and minimises adverse visual impacts. Policy HE1 requires proposals affecting heritage assets to preserve or enhance their significance and setting.

The Conservation Officer has been consulted on the proposal and considers the proposal would have a low level of less than substantial harm on the adjacent Conservation Area.

The site lies approximately 150m outside the Halebank Conservation Area, meaning its design has the potential to influence the area's character. Within the conservation area, three non-designated heritage assets have been identified: Linner Farm, Havelock Cottages, and The Beehive Public House. Previous discussions have confirmed that Linner's Farm and Havelock Cottages are sufficiently distant to avoid any meaningful impact. In addition, three historic farmsteads are located nearby. Based on this, the built heritage assets most relevant to the proposal are:

Halebank Conservation Area

The Beehive Public House

Hope Farm

Mill Farm

Middlefield Farm

Of these, the setting of Halebank Conservation Area and Mill Farm would experience the greatest change, primarily due to the reduction in the sense of open space currently enjoyed. However, the proposed landscaping, including planting and a green/play area to the northwest, will help soften the development and maintain a natural boundary. This approach also reduces the visual impact on Middlefield Farm. To the east, existing residential development means the proposal will read as a logical extension when viewed from the north.

The Conservation Officer recommended additional increase in the green boundary along Halebank Road to further reduce the impact on the Conservation Area, however they acknowledge that there would be a low level of less than substantial harm.

The landscaping scheme demonstrates hedgerows and tree planting along Halebank Road which it is considered increases the existing green boundary and would therefore lessen the impact on the Conservation Area.

The application site lies adjacent to the Halebank Conservation Area and near several non-designated heritage assets and historic farmsteads. The assessment concludes that the proposal would result in a low level of less than substantial harm to the setting of the conservation area and Mill Farm, primarily due to the reduction in openness on the southern approach. Mitigation measures including strengthened green boundaries, hedgerow retention, and tree planting are demonstrated in the landscaping scheme and will reduce visual impact.

In accordance with paragraph 208 of the NPPF, this harm has been weighed against the public benefits of the scheme, which include delivering housing on a designated allocation, contributing significantly to the Council's five-year housing land supply, and providing affordable housing and green infrastructure. On balance, the public benefits are considered to outweigh the identified harm, and the proposal is therefore compliant with the NPPF, PPG, and policies HE1 and HE2 of the Halton Delivery and Allocations Local Plan.

Archaeological Investigation

The Outline application contained archaeological information which included details of metal detector surveys in the locality of the proposed development area have recovered several medieval and post medieval items, including a crucifix, spindleworks and figurines. These suggested that there is a strong likelihood for items to be recovered within the proposed development area.

Furthermore, a study of the aerial photographs of the area showed former field boundaries present as crop marks within the proposed development area. It was advised that it is reasonable to assume that the plough soils within the proposed development area may hold artefacts relating to the former land use of the area and therefore have recommended that a programme of archaeological mitigation is undertaken.

The Outline application contained a condition requiring further archaeological surveys and appropriate mitigation measures be submitted prior to the development taking place. The applicant has submitted details of a scheme of works which will allow the recognition and recording of any archaeological deposits present on the site. This information has been submitted to the Council's archaeological advisors who have confirmed that the programme of archaeological mitigation is acceptable.

In light of the above, subject to the development being carried out in accordance with the submitted details, the proposed development meets the requirements of Policy HE2 of the Halton Delivery and Allocations Local Plan .

6.14 Ground Conditions

The outline application included a condition requiring site investigations prior to commencement of development, there were no objections to the overall development from a land contamination point of view.

Since the Reserved Matters application was submitted, a condition discharge application has been received and is currently being considered by the Contaminated Land officer. Compliance with these conditions will ensure the development is completed to ensure compliance with Policy CS23, HE7 and HE8 of the Delivery and Allocations Local Plan.

6.15 Flood Risk and Drainage

After reviewing 25/00346/REM planning application the LLFA has found the following:

- The site is described as 23.84ha and is considered to be a Greenfield site.
- The proposed development is classified as more vulnerable to flood risk as is defined within Planning Practice Guidance.
- A Flood Risk Assessment and Drainage Strategy has been prepared in support of the application.

The LLFAs comments on the Flood Risk Assessment are:

- Fluvial flood risk
 - o The nearest main river to the site is Rams Brook, which is located approximately 565m south/southwest of the site. The report shows that the site is wholly located within Flood Zone 1
 - o The proposed development includes the development of 500 residential dwellings which is appropriate within Flood Zone 1 subject to the need to avoid flood risk from sources other than main rivers and the sea.
 - o The LLFA find this acceptable.
- Surface water flood risk
 - o This assessment indicates that there are areas of flooding noted for the 1% AEP storm event towards the north of the site. These areas correspond to existing low points / natural conveyance routes.
- Groundwater

- An assessment of groundwater flooding indicates the risk to the site to be low.
- The LLFA is satisfied that the proposed buildings will likely not be at risk of groundwater flooding.
- Flooding from artificial sources.
 - The LLFA is satisfied that the risk from canals and reservoirs would be low.
 - There is a proposed diversion of a surface water sewer which will flatten the gradient of an already fairly flat sewer, which may increase the risk of flooding from the local sewer network. Confirmation will be required that UU have accepted the proposed diversion and reduced gradient of the sewer via a Section 185 application.

Drainage Strategy

- Discharge location
 - The site comprises a Greenfield land classification.
 - Soakaway testing has been undertaken for this site at 15 locations. The testing has identified that soakaways are not feasible for this site.
 - The nearest watercourse to this site is Rams Brook (Main River), which is located approximately 565m to the south of the site. Therefore, discharging to a watercourse is not considered feasible.
 - Therefore, it is proposed that the surface water network for parcel A is discharged into the public surface water network located to the northeast of the site.
 - It is stated that Parcel B cannot drain via gravity to the public surface water sewer which crosses the site. Therefore, to avoid pumping surface water, it is proposed that Parcel B is discharged into a public combined sewer located within Hale Gate Road.
 - The LLFA would require further justification/evidence that Parcel B cannot connect into the proposed drainage system for parcel A. I.e. connecting S129 into S106.
- Assessment of SuDS

- The drainage strategy states that it is proposed to attenuate the surface water within an online attenuation basin, geocellular storage and oversized pipework.
- The report provides an assessment of SuDS where it is stated that permeable surfacing and bio-filtration are to be included within the main residential areas where practical. However, the proposed GA does not indicate that either of these techniques are proposed for the development.
- Further clarification for the implementation of SuDS across the site is required, with justification required for the use of oversized pipework across the development in lieu of more sustainable SuDS features.

- Runoff Rates

- An assessment of the pre-development runoff rate has been undertaken with a Greenfield runoff rate (Q_{BAR}) of 87.6l/s and 1.9l/s calculated for Parcel A and Parcel B, respectively.
- It is proposed that the runoff from Parcel A is restricted to 66.6l/s with Parcel B being restricted to 5.0l/s. The LLFA agrees with this assessment.

- Drainage Performance

- Hydraulic calculations have not been supplied as part of the drainage strategy to indicate no flooding would occur during the 1% AEP +45% rainfall event. The LLFA would request they be provided to support the application.
- The LLFA would also require a plan showing an exceedance route should the surface water system be overwhelmed or fail.

- Maintenance and management

- The drainage strategy does not provide a clear management and maintenance plan for this development

In summary, the LLFA agrees with the assessment of flood risk to and from the site and the applicant has provided a clear drainage strategy.

United Utilities have raised concerns regarding the proposed drainage layout, however this can be dealt with by a suitably worded planning condition.

Subject to the relevant conditions the proposal is considered to be acceptable from a flood risk and drainage perspective in compliance with Policies CS23 and HE9 of the Halton Delivery and Allocations Local Plan together with the NPPF.

6.16 Noise

The applicant had previously been requested under 22/00423/OUTEIA to submit an acoustic report in support of the application once a detailed site layout was known.

The applicant has therefore submitted acoustic report reference 255575, dated July 2025 produced by BWB in support of this application. The impact of existing sources of noise that may affect the development site are assessed in order to ensure the sound levels specified in BS 8233:2014 Guidance on Sound Reduction for Buildings can be achieved at all properties within the development site. This is an agreed assessment methodology.

The report recommends a detailed scheme of mitigation comprising of acoustic barriers, acoustic glazing and acoustic trickle vents at properties on the development site, particularly those closest to the existing road network.

The report also discusses that a substation and a pump station will be required as part of the development and acknowledges our requirement for subsequent noise levels from these to be 5dB below existing background noise levels at the closest noise sensitive property. The applicant will need to submit a BS4142:2014+A1:2019 noise impacts assessment for each of these facilities, bearing in mind that the closest noise sensitive property may now be one of the newly developed residential units, or the proposed primary school that forms part of the overall development.

Subject to conditions relating to noise impact assessments and appropriate mitigations measures being carried out, the proposal will comply with Policy HE7 of the Halton Delivery and Allocations Plan, paragraph 187e of the National Planning Policy Framework 2024 and in the interests of residential amenity.

6.16 Policies CS(R)19 and GR5 states that all developments should be sustainable and designed to have regard to the predicted effects of climate change including reduction of CO₂ emissions. A condition was imposed on the Outline application requiring the application to include low carbon development.

Risk

The proposed development site lies within the consultation distance of at least one major hazard site and/or major accident hazard pipeline and as such the HSE

(Health and Safety Executive) need to be consulted on any development on this site.

A Padhi+ consultation was undertaken and the HSE's land use planning consultation responded that the HSE do not advise against development in this instance.

Due consideration has therefore been given to policy CS23 of the Delivery and Allocations Local Plan.

Waste

Waste Local Plan Policy WM8 relates to achieving an efficient use of resources in construction to minimise waste, while Policy WM9 seeks to ensure that the design of new build development can achieve the collection and recycling of waste materials.

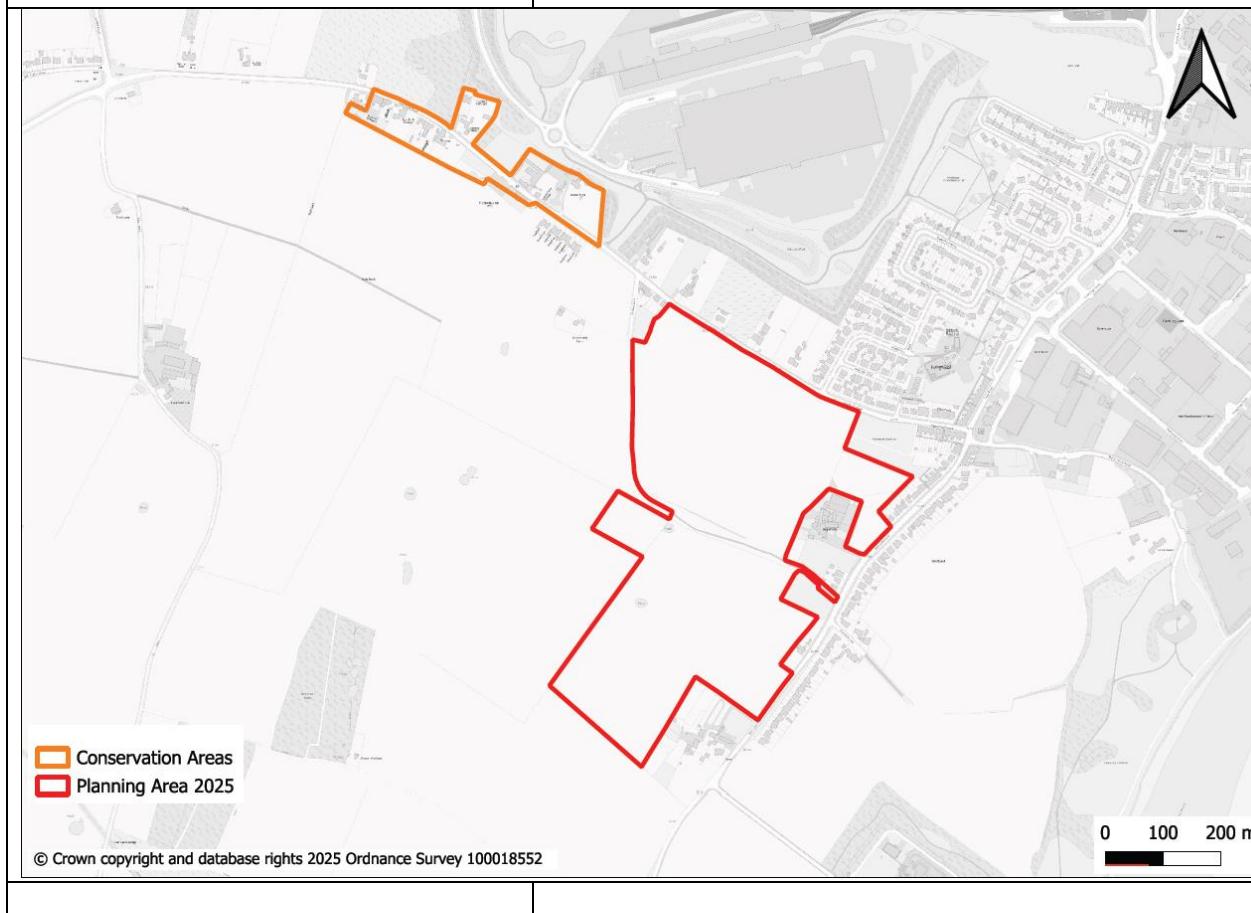
Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application. In terms of waste prevention, a construction management plan will deal with issues of this nature and based on the development size, the developer would be required to produce a Site Waste Management Plan which can be secured by condition.

In terms of waste management, it is considered that there will be sufficient space for the storage of waste including separated recyclable materials for each property as well as access to enable collection, Policy CS(R)24 of the DALP can therefore be satisfied.

HALEBANK PARISH COUNCIL OBJECTION

Objection	Comment
Pre-application consultation was inadequate	<p>The developer undertook a pre-submission public consultation commencing in June 2025. Leaflets were distributed to 1,016 addresses, directing residents to a dedicated consultation website containing proposal details and a feedback form. A dedicated email address and phone number were provided and remain active. Discussions and a meeting with the Parish Council and residents, including one on 28 May 2025.</p> <p>While pre-application engagement is encouraged under the NPPF and Halton's Statement of Community Involvement (SCI), it is not mandatory. The extent or nature of this</p>

	<p>consultation is a matter for the applicant and does not affect the validity of the planning application.</p> <p>Residents were also previously consulted during the outline application stage and through the Local Plan process.</p> <p>Pre-application public consultation is not a matter for the Local Planning Authority, as the formal consultation process falls to be carried out by the Local Planning Authority.</p>
The design is generic and doesn't reflect the local character and the setting of Halebank Conservation Area	<p>The site is approximately 150m from Halebank Conservation Area. Views from the Conservation Area would primarily be over a proposed play area, reducing visual impact. Dwellings along Halebank Road align with existing properties, and additional planting will mitigate visual effects.</p>



	<p>In the Outline application, the Conservation Officer made the following comments:</p> <p><i>It is proposed to incorporate the use of character areas, this is welcomed and shows appropriate consideration of the varying context of the site– development needs to be cohesive, not piecemeal, and so the junctions of the character areas should be carefully considered [at reserved matters stage].</i></p> <p><i>Materiality will also be a key consideration in terms of built form, boundary treatment, surfacing, and street furniture etc. to ensure the development successfully harmonises with its environment and creates a high quality healthy place [this level of detail will be assessed at reserved matters stage].</i></p> <p>The proposal demonstrates character areas with varying external materials across the site, the Conservation Officer has been consulted on the proposal and is satisfied that the design of the scheme would have a low level of less than substantial harm, with recommendations of improvements to the 'green screening' along Halebank Road. The proposed landscaping scheme demonstrates this.</p> <p>The design has been assessed against DALP Policy CS(R)18 (High Quality Design), Policy HE2 and Policy GR1, and is considered acceptable subject to conditions on materials and landscaping.</p> <ul style="list-style-type: none"> -The proposed layout retains existing hedgerows, trees, and ponds, and offers increased green buffers along the site on Haklebank Road. - Housing density transitions from low/medium along Halebank Road and in closer proximity to Hale Gate Road to higher density in the site core, respecting the surrounding settlement
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	<p>pattern, as shown on plan reference 24082 01 Rev L.</p> <ul style="list-style-type: none"> - Four distinct character areas (Halebank Fringe, Rural Edge, Historical Edge, Halebank Core) reflect local vernacular through varied architectural detailing, materials, and roof forms. - Materials include predominantly red brick with complementary roof tiles, selective render, and traditional detailing such as bay windows and dentil courses to reinforce contextual sensitivity. - The street hierarchy promotes permeability and legibility, with perimeter block structures, active frontages, and dual-aspect corner plots to enhance natural surveillance and sense of place. <p>The proposed appearance of the development is consistent with the expectations associated with an allocated site which in the adoption of the DALP set a notional capacity of 484 dwellings. The applicant has had sufficient regard to integrate the scheme into the wider surroundings to minimise impacts as far as reasonably practicable.</p>
<p>No Heritage Statement has been submitted and the site is only 50m from the Conservation Area</p>	<p>While no standalone Heritage Impact Assessment was provided, the applicant submitted a Landscape and Visual Impact Assessment which considered the impact of the proposed development on the surrounding area, including the nearby Halebank Conservation Area.</p> <p>The Council's Conservation Advisor reviewed the proposal and concluded that the development would cause a low level of less than substantial harm and that harm could be reduced by increasing the green boundary onto Halebank Road. Landscaping in the form of a retained hedgerow and tree planting along the Halebank Road frontage is proposed, in accordance with the Conservation Officer's comments.</p> <p>It is considered that the proposal would comply with Policies HE1 and HE2 of the DALP, given</p>

	<p>that the public benefits of the development would outweigh the low level of less than substantial harm. The provision of landscaping along Halebank Road would aid to reduce the visual impact (harm) from the development on the nearby Conservation Area.</p>
<p>The housing mix is inappropriate and no specialist homes are proposed</p>	<p>Policy CS(R)13 requires development proposals to offer a mix of property types. In this instance, the applicant proposes a mix of 1, 2, 3, 4 and 5 bedroom dwellings across the site, including ground floor flats, first floor flats, two storey dwellings and two and a half storey dwellings.</p> <ul style="list-style-type: none"> - All dwellings will comply with Part M of the Building Regulations, providing level access to principal entrances and safe routes from the highway. - A comprehensive movement network includes 2.0m footpaths on all primary and secondary streets, a 3.0m shared pedestrian/cycle path along the Primary Spine Street, and enhanced Public Rights of Way with tactile paving and dropped kerbs. - Play areas and public open spaces are designed for inclusive access, with surfaced paths suitable for wheelchairs and pushchairs. <p>The SPD for Residential Development states that the Council will encourage the Lifetime Homes standard to be applied to all residential developments, however it acknowledges that the internal layout of development properties fall outside the scope of Planning and will instead be a Building regulations requirement.</p> <p>In this case, the developer has confirmed that with the exception of the first floor flats which will have separate stair access, all proposed dwellings will have level access arrangements for wheelchair users and all properties will have a toilet/wc on the entry level of the property. As such, it is considered that the development meets the SPD which states that 10% of the properties should meet wheelchair housing</p>

standards **or** be easily adaptable for residents who are wheelchair users.

Lifetime Homes standards are encouraged but not mandatory. Specialist accommodation may come forward in the 'later living' phase under a future Reserved Matters application.

M4(2) of the Building Regulations offers a higher standard of accessibility (e.g. step-free access, wider corridors, adaptable layout) to serve occupants with varying needs and to allow adaptation over time. In this case, the proposal offers 144 of the 500 dwellings with compliance with M4(2), which it is considered meets the lifetime home guidance within the SPD for residential development by providing adaptable homes.

Housetype	M42	
Ardingley	28	0
Ashburn	34	34
Bradshaw	52	0
Egford	23	0
Fewston	36	0
Finham	28	0
Harwood	18	0
Holden	14	0
Hoveton	18	0
Kielder	10	0
Kingsmere	13	0
Lindale	28	28
Longford	20	20
Padbury	34	34
Ranworth	42	0
Saltburn	40	0
Seacourt	28	28
Sherbourn	20	0
Thornleigh	14	0
Total	500	144
Overall %		29%

	<p>As a result, the development is considered to accord with Policies RD1, CS(R)13 and the SPD for residential development.</p>
Structural concerns relating to Ditton Bridge	<p>Highways and structural matters, including Ditton Railway Bridge, were considered by statutory consultees. No objection has been received from statutory consultees.</p> <p>Access arrangements for the site were assessed in full under the hybrid/outline application and this was deemed acceptable. The current Reserved Matters application does not seek to amend the access arrangements granted by the outline planning permission.</p> <p>The proposal is considered acceptable subject to conditions and compliance with Policy CS(R)16 (Transport and Accessibility).</p>
Delays in consultation responses from National Highways and United Utilities mean that an objective decision cannot be made	<p>National Highways raised no objections.</p> <p>United Utilities requested amendments to the sewer layout, there is a condition on the outline planning permission for full drainage details to be submitted and approved prior to development commencing. Connection to the sewer network is a private matter between the applicant and United Utilities and it is standard procedure for this to be dealt with by condition, as this is not fundamental to the Local Planning Authority's consideration of the proposal as it does not affect the principle of development.</p> <p>It should also be noted by Members that the applicant has submitted a separate condition discharge applicant to deal with the connection to the sewer network, which is currently with United Utilities for consideration.</p>
Omission of details for the school, local centre and later living element of the proposal.	<p>The hybrid consent establishes the principle for the delivery of a local centre, a school, and a later living component within the development. The school provision is secured through a Section 106 agreement, which stipulates that the designated school land will be safeguarded from</p>

	<p>alternative development for a period of 10 years from the commencement of works. Furthermore, no more than 250 dwellings may be occupied until the land for the school has been formally offered for transfer to the Council. This S106 agreement remains in place from the outline application, as was previously agreed by Members.</p> <p>The later living element and the local centre have been approved in principle under the outline consent and are anticipated to come forward through separate Reserved Matters applications.</p> <p>Officers are satisfied that this approach fully accords with the outline approval and is compliant with Policy CS(R)17 (Infrastructure Delivery).</p>
Prematurity of submission	<p>Policy RD1 of the DALP identifies sites allocated for new housing development. The application site is designated as W4 within the strategic allocations and is proposed for residential development</p> <p>As the site has been allocated for housing and an outline application for residential development has previously been approved, the principle of residential development is already established.</p> <p>The Local Planning Authority (LPA) is required to demonstrate a five-year housing land supply. Failure to comply with policy requirements or to approve sufficient housing developments can result in the LPA losing its powers to determine applications.</p> <p>The proposed development has been designed to meet market demand for house types and delivery timescales. While the DALP sets out proposals up to 2037, it does not include a phasing plan for the lifetime of the plan.</p>

	<p>Therefore, the LPA must determine applications in accordance with the policy provisions in place at the time of submission.</p>
<p>The Parish Council requested that HBC engage Places Matter Design Review</p>	<p>The request is noted, however the first formal comment from the Parish Council was its objection dated 17 November 2025. No earlier request for design review was recorded prior to submission and the LPA is required to meet reasonable deadlines for determination without causing unnecessary delays. As the application was received on 12th August, it would be unreasonable to delay the application at this stage for a design review.</p>
<p>The Parish Council is aware that the original S106 agreement on the hybrid application set the affordable provision at 20%.</p> <p>We are advised that, during the meeting with the Parish Council, the applicant expressed an intent to deliver 40% affordable, although this is not proposed in this application.</p> <p>Those comments, combined with the generally below average size of all the typologies, suggest to the Parish Council that a very large percentage of the properties being developed on this site are designed for the rental market.</p> <p>The Parish Council understands that Keepmoat Homes' commercial model increasingly relies upon bulk sales to Private Rented Sector (PRS) investment funds, enabling rapid build-out and accelerated capital returns rather than long-term placemaking or the delivery of a balanced tenure mix.</p>	<p>Policy CS(R)13 of the DALP sets out that on residential sites of 10 or more dwellings, affordable housing provision will be required. The policy goes on to say that on strategic sites, this requirement will be 20% provision. As the site is designated as a residential allocation (W4) under Policy RD1, 20% affordable housing provision is required.</p> <p>Whilst it is noted that the Parish Council held a separate meeting with the developer prior to the application being submitted, the Local Planning Authority is not beholden to any private discussions that have taken place between the applicant and the Parish Council.</p> <p>The LPA is required to determine applications in relation to the development plan in force.</p> <p>Policy CS(R)13 sets out that affordable housing should be provided as follows:</p> <p>74% affordable or social rent</p> <p>26% intermediate. Intermediate can comprise below market value sales, shared ownership or starter homes.</p> <p>The applicant has already entered into a S106 agreement to provide 74% affordable rent and 26% intermediate affordable homes on the site.</p>

<p>The Parish Council is deeply concerned that this approach could lead to an over-concentration of smaller, lower-value, rental-focused units within Halebank.</p>	<p>100 of the 500 proposed dwellings would be affordable housing units, which equates to the 20% required by Policy CS(R)13.</p> <p>The housing mix with reference to affordable housing would comprise:</p> <p>32 3 bed dwellings affordable rent 26 2 bed dwellings affordable rent 16 1 bed dwellings affordable rent 20 3 bed dwellings intermediate 6 2 bed dwellings intermediate.</p> <p>Policy CS(R)13 sets out that with 74% affordable rent and 26% affordable sales. Are required, which the proposal provides..</p> <p>In this case, the proposal offers 100 of the 500 houses as affordable housing which fully complies with the 20% requirement of Policy CS(R) 13 of the DALP</p>
<p>Failure to meet National Space Standards</p>	<p>The Parish Council acknowledge hat Halton's policies do not contain specific space standards. The DALP does not set out minimum space standards nor has the nationally described space standards guidance been adopted within the DALP.</p> <p>Notwithstanding this, 247 of the proposed dwelling on site meet or exceed the guidance set out in the NDSS</p>

Housetype	NDSS	
Ardingley	28	0
Ashburn	34	34
Bradshaw	52	0
Egford	23	0
Fewston	36	28
Finham	28	28
Harwood	18	0
Holden	14	0
Hoveton	18	0
Kielder	10	0
Kingsmere	13	13
Lindale	28	28
Longford	20	20
Padbury	34	34
Ranworth	42	0
Saltburn	40	0
Seacourt	28	28
Sherbourn	20	20
Thornleigh	14	14
Total	500	247
Overall %		49%
As Halton does not currently mandate NDSS compliance, it is accepted that some dwellings do not meet the standards set out in government guidance, however, 49% of the proposed dwellings meet or exceed this guidance. The submitted house types meet Building Regulations and are considered acceptable under Policies GR1 (design) and GR2 (amenity).		
Fixed committee date concerns	The Planning Performance Agreement sets target dates but does not fetter decision-making. The application will only be determined once all material considerations and consultee responses have been reviewed.	

6 CONCLUSIONS

Planning Balance

In accordance with paragraph 11 of the National Planning Policy Framework (NPPF), planning decisions must apply a presumption in favour of sustainable development. This requires proposals to be assessed against the policies of the NPPF taken as a whole, alongside the development plan and any other material considerations.

The application site forms part of a strategic housing allocation within the adopted Halton Delivery and Allocations Local Plan (DALP). The principle of development has been established through the outline planning permission. The Reserved Matters submission addresses layout, scale, appearance and landscaping, and has been assessed against relevant local and national policy requirements.

The proposal will deliver significant public benefits, including:

- Provision of new housing to meet identified needs and support the borough's housing supply trajectory.
- Delivery of affordable housing in accordance with the Section 106 agreement.
- Creation of landscaped areas and green infrastructure, contributing to amenity and biodiversity.
- Economic benefits through construction activity and increased local expenditure.

Against these benefits, the element of non-compliance with the housing mix and the assessment identifies a low level of less than substantial harm to the setting of Halebank Conservation Area and Mill Farm. This harm has been considered in accordance with paragraph 208 of the NPPF and is judged to be outweighed by the public benefits of the scheme. Mitigation measures, including strengthened green boundaries and sensitive edge treatments, will further reduce the impact.

When assessed against the NPPF policies taken as a whole, the proposal represents sustainable development to which the presumption in favour applies. The scheme accords with the relevant policies of the Halton Delivery and Allocations Local Plan and is considered acceptable subject to conditions.

7 RECOMMENDATION

That the application be APPROVED subject to the following:

- a) Deed of variation relating to the provision for open space, BNG and affordable housing
- b) Schedule of conditions set out below
- c) That if the S106 agreement is not signed within a reasonable period of time, authority given to refuse this planning application. That delegated authority be given to the Director of Planning to determine the application following submission of an acceptable drainage scheme.

8 CONDITIONS

1. Plans condition listing relevant drawings
2. Tree protection
3. Noise mitigation scheme
4. Drainage
5. Landscape management plan
6. Hard and Soft Landscaping
7. Boundary treatment

9 BACKGROUND PAPERS

The submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection at the Council's premises at Municipal Building, Kingsway, Widnes, WA8 7QF in accordance with Section 100D of the Local Government Act 1972

10 SUSTAINABILITY STATEMENT

As required by:

- The National Planning Policy Framework (2021);
- The Town and Country Planning (Development Management Procedure) (England) Order 2015; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.

