

APPLICATION NUMBER: PROPOSAL:	P/2023/0373/RES Application for the approval of reserved matters (layout, appearance, landscaping, and scale), pursuant to planning permission P/2011/0058, for residential development comprising 295 dwellings, internal access roads, car parking, substation, landscaping and other associated infrastructure, with access from Providence Avenue.
LOCATION:	Moss Nook, Watery Lane & Providence Avenue
WARD:	St Helens
APPLICANT:	Sutton North West Ward
CASE OFFICER:	Harworth Estates Ltd
REASON BEFORE MEMBERS:	Mr Stephen Gill
RECOMMENDATION:	Significant Development Delegate to Head of Planning to approve reserved matters subject to the re-discharge of Condition 8 of hybrid planning approval P/2011/0058 and the conditions

1. APPLICATION SITE

- 1.1 The application relates to a phase (Phase 3) of the wider brownfield development site known as Moss Nook, which benefits from hybrid planning permission for a mixed-use development granted under reference P/2011/0058 (“hybrid planning permission”). The Phase 3 application site itself is approximately 7.97 hectares in size and occupies the central part of the overall Moss Nook development, which is to the north of Providence Avenue, and south of Sutton Brook.
- 1.2 The overall site is allocated for housing in the St Helens Borough Local Plan to 2037 (“Development Plan”) under Development Plan Policy LPA04.1, site reference 10HA (Moss Nook Urban Village, Watery Lane, Moss Nook).
- 1.3 There are five phases to the overall development at Moss Nook, as agreed in the approved Phasing Plan, and these are summarised as follows:
 - Phase 1: Residential Development – A reserved matters application reference: P/2021/0015/RES was granted for the delivery of 258 dwellings, and these are currently under construction.
 - Phase 2: Sports Pitches and Changing Facilities – A full planning application is currently pending for this development, reference: P/2023/0218/FUL, and this is subject to Section 106 negotiation.

- Phase 3: Residential Development – Subject of this reserved matters application.
- Phase 4: Residential Development – No application received for this parcel of land.
- Phase 5: Open Space - No application received for this parcel of land.

2. PROPOSAL

- 2.1 Consent is sought for the approval of Reserved Matters for Phase 3, which includes layout, appearance, landscaping, and scale for a residential development comprising 295 dwellings. The development would deliver a mixture of 2, 3 and 4 bed semi-detached, detached and mews type properties, along with apartments. A mixture of materials is proposed for this development including buff and red brick, along with render. The layout would include tree lined streets, and a comprehensive landscaping scheme to help soften and improve the appearance of the development. The layout has been designed to carefully to consider the main boundaries of the development, to ensure that it complements the existing surroundings, and will not look out of character.
- 2.2 The properties proposed for this phase of development will be for both affordable housing and Build to Rent (BtR). The affordable housing will deliver 185 units split between affordable rent, social rent, and shared ownership; these properties would be owned and managed by Torus62 Ltd (“Torus”) and delivered through Homes England funding. The remaining 110 dwellings are BtR properties, which would be rented out at market rates; that will be owned by a long-term institutional investor and an agent appointed to oversee the management of the scheme in accordance with the submitted Property Management Strategy.
- 2.3 The mix for the type and tenure of properties is detailed in the table below:

	2-bed	3-bed	4-bed	Total
Affordable Rent	70			70
Shared Ownership		85	10	95
Social Rent		20		20
Build to Rent	24	78	8	110
Total	94	183	18	295

- 2.4 Through the application process, the applicant has proactively worked with the Local Planning Authority, to amend the scheme to consider the comments provided by consultees through the process. This has resulted in a reduction in the amount homes proposed from 300 to 295, and this is set out further in this report.

3. CONSULTATIONS

- 3.1 Highways Officer – Following previous technical responses, minor clarifications and

alterations should be considered and incorporated into the layout. 1.03.24. At the time of writing this report the Highways Officer is considering further design revisions submitted by the applicant and an update will be provided at Planning Committee.

- 3.2 Trees and Woodlands Officer – Additional information requested (relating to tree pits, the Boundary Plan, path specifications and a Landscape Management Plan). (28.02.24). At the time of writing this report the Trees and Woodland Officer is considering further design revisions submitted by the applicant and an update will be provided at Planning Committee.
- 3.3 Environmental Health (Contaminated Land) - No objection subject to conditions concerning a build phase remediation strategy and validation report for this phase of development. (28.09.23)
- 3.4 Environmental Health (Air Quality) - No objection. The Construction Environment Management Plan (“CEMP”) has been reviewed and all the measures included within the Air Quality Assessment appear to be included in the CEMP. (28.12.23)
- 3.5 Environmental Health (Noise) - No objection. (14.08.23)
- 3.6 Strategic Housing - No fundamental objections to the application. Strategic Housing have recommended that reconsideration is given as to whether this will meet need and demand for private sector tenancies in the area. The SHMA estimated that up to 35% percent of new market housing up to 2037 should be smaller homes of 2 bedrooms or less. Three bedroom homes at market rent may be unaffordable to smaller households who would be potential customers for the Build to Rent market. Inclusion of smaller homes would reduce this risk. (11.08.23)
- 3.7 Lead Local Flood Authority – No objection (14.03.24). Drainage is being dealt with the under a separate discharge of condition application reference C/2023/0058/CON, which is discussed further in the report. The information previously requested by the LLFA has been adequately addressed.
- 3.8 Urban Design Officer – Objection raised (05.03.23). Whilst there are significant improvements in comparison to the original scheme, I am still objecting to this application as there are issues with the proposed scheme that need to be resolved for it to be considered good design. At the time of writing this report the Urban Design Officer is considering further design revisions submitted by the applicant and an update will be provided at Planning Committee.
- 3.9 United Utilities - No objection to the proposed drainage design in principle. Recommended informatives in relation to the protection of UU assets. (11.08.23)
- 3.10 Merseyside Environmental Advisory Service - No objection subject to conditions to ensure that the recommended mitigation measures set out ecological report are implemented. (19.12.2023)
- 3.11 Environment Agency - No objection. A Flood Risk Activity Permit will be required. This

is a permit that would be agreed directly between the applicant and the Environment Agency. (03.08.23)

- 3.12 Police Architectural Liaison – No response received.
- 3.13 The Coal Authority - No objection. The submission was supported by a Treated Mine Shafts – Influence Zone Plan (Phase 3), dated Nov 23 and referenced WJ/MSP/001_P1. This plan demonstrates that built development is located outside of the zones of influence of the mine entries within Phase 3.(14.08.23)
- 3.14 Liverpool City Region Combined Authority – No objection. LCRCA state that now Providence Way is complete, the agreed bus infrastructure should now be delivered in line with the requirement of the hybrid planning permission. The LCRCA have requested that the Local Planning Authority place conditions on the application to ensure that the bus services and infrastructure is delivered prior to the completion and occupation of the first dwelling. A request for a condition relating to a Travel Plan has also been requested. (28.09.23) .

4. REPRESENTATIONS

- 4.1 The application was publicised by way of neighbour notification, site notice and press notice in accordance with Article 15 of the Development Management Procedure Order 2015 (As Amended). No representations have been received in response to the publicity undertaken.

5. SITE HISTORY

- 5.1 There is a significant planning history relating to the overall site, including several discharge of condition applications. The following is a summary of the most relevant applications, which form the approved hybrid planning permission for the overall site:
- P/2003/01574 - An application for planning permission by H J Banks and Company Ltd referred to The Secretary of State under Section 77 of the 1990 Act for demolition of existing buildings, provision of sports and recreational facilities, access roads and associated infrastructure and engineering works, open space, and erection of new residential and retail development on this site, namely: Moss Nook, Watery Lane, St Helens - Granted (18.07.2007).
 - P/2011/0058 - Application under S73 to vary conditions 4, 33, 34, 35 and 36 and remove conditions 31 and 32 attached to planning permission P/2003/1574 in order to revise the parameters plan and the highways requirements associated with it – Granted (22.05.2017).

6. POLICY

National Planning Policy Framework

- 6.1 Paragraph 9 of the National Planning Policy Framework (NPPF) states that planning decisions should play an active role in guiding development towards sustainable

development, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area. Paragraph 11 states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

- 6.2 Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local Planning Authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Development Plan

- 6.3 The adopted development plan for St Helens is the St Helens Borough Local Plan to 2037; and the Joint Merseyside and Halton Waste Local Plan (adopted 2013).

- LPA01: Spatial Strategy
- LPA02: Development Principles
- LPA03: A Strong and Sustainable Economy
- LPA04: Meeting St Helens Borough's Housing Needs
- LPA06: Transport and Travel
- LPA07: Infrastructure Delivery and Funding
- LPC01: Housing Mix
- LPC05: Open Space
- LPC06: Biodiversity and Geological Conservation
- LPC09: Landscape Protection and Enhancement
- LPC10: Trees and Woodlands
- LPC12: Flood Risk and Water Management
- LPC13: Renewable and Low Carbon Energy Development
- LPD01: Ensuring Quality Development
- LPD02: Design and Layout of New Housing
- LPD03: Open Space

Supplementary Planning Documents

- Affordable Housing
- Design & Crime
- Design Guidance
- Ensuring a Choice of Travel

- New Residential Development

Other Considerations

- 6.4 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.
- 6.5 This application has been considered in relation to Section 17 of The Crime and Disorder Act. The Police Crime Prevention Officer has been afforded the opportunity to comment on this scheme, but no comments have been received.
- 6.6 The application has been considered in accordance with the St Helens Council's Comprehensive Equality Policy, which seeks to prevent unlawful discrimination, promote equality of opportunity and good relations between people in a diverse community. In this case the proposed development is not anticipated to have any potential impact from an equality perspective.

7. ASSESSMENT

- 7.1 This is a reserved matters application pursuant to the hybrid planning permission reference P/2011/0058. The principle of residential development was established as part of the hybrid planning permission and does not need to be re-assessed as part of this application. As part of the hybrid planning permission, impacts from technical matters such as vehicle movements and traffic impacts, air quality, drainage and flood risk, the quantum of development, and impacts to the existing infrastructure have already been appraised and accepted. Any technical matters discussed in this report will be linked to planning conditions attached to the hybrid planning permission.
- 7.2 This application and its assessment are limited to the matters that were reserved for future consideration as part of the hybrid planning permission, which are discussed below. As such the main considerations for this application are:

- i) Access
- ii) Scale
- iii) Layout
 - General
 - Highways
 - Residential Amenity
 - Planning Balance
- iv) Appearance
- v) Landscaping
- vi) Other Matters
 - Parameters
 - Affordable Housing

- Open Space
- Ecology
- Drainage
- Planning Conditions

i) Access

- 7.2 Access arrangements for the overall development, including Phase 3, were considered, and approved as part of the hybrid planning application. The access points are illustrated on the approved Parameters Plan reference HJB/PA511/226a (see image in Figure 2 below).
- 7.3 The access arrangements for Phase 3 are via two points taken from Providence Avenue. Providence Avenue is the main spine road though the Moss Nook development site, which has been constructed as part of the hybrid planning permission for the delivery of this allocation. The first access is positioned to the southwest corner of the site, which is a 6.5m wide access road, and would extend northwards from Providence Avenue along the western boundary of the site. The second is situated to the south of the site, and is a 5.5m wide access road, which would extend northwards from Providence Avenue through the site. The Highways Officer has reviewed the access arrangements and has not raised any fundamental concerns as they are positioned in accordance with the details approved as part of the hybrid planning permission.

ii) Scale

- 7.4 Local Plan Policy LPD02 states (in summary) that new residential developments will need to be of a high-quality design and use good architecture that respects and / or enhances the character of the surrounding area in terms of appearance, materials used, scale, mass, and pattern of structures, spaces, and streets.
- 7.5 In terms of the scale of the properties proposed in this application, the Design Brief approved for the overall site sets out the requirements and was agreed as part of discharging Condition 7 of the hybrid planning permission (under reference: C/2019/0037/CON). The approved Design Brief states that schemes for residential development on the Moss Nook site will deliver a broad housing mix, comprising detached, semi-detached, and terraced housing, ranging from 2-bedroom starter properties to larger 4-bedroom family homes. The approved Design Brief also states that building heights across the site should be a maximum of 2.5 storeys in height.
- 7.6 The house types and their overall appearance in this Phase 3 application are discussed further below in the Appearance section of this report; however, in terms of their scale, there are 11 different house types proposed, and 1 type of apartment. These will range from two, three and four-bedroom detached, semi-detached and mews type properties, along with two-bedroom apartments. The house types will range from 2 storey to 2.5 storeys in height, which complies with the requirements of the approved Design Brief.
- 7.7 The scale of the house types proposed and their positioning within the site has been reviewed by the Urban Design Officer and no objections have been raised in this regard.

On that basis, the development accords with the scale of overall development agreed within the approved Parameters Plan. In addition, the scale of the house types proposed comply with the principles agreed in the approved Design Brief for the site, and this therefore complies with Local Plan Policy LPD02.

iii) Layout

- 7.8 Local Plan Policy LPD01 states that developments should maintain or enhance the character and appearance of the local environment, with a focus on the importance of local distinctiveness, as well as using good design to improve the quality of areas that may have become run down and be in need of regeneration, for example with regard to the siting, layout, massing, scale, design and materials used in any building work, the building-to-plot ratio and landscaping.
- 7.9 Local Plan Policy LPD02 requires the design and layout of new housing development to provide a safe, secure, attractive, permeable, legible, and useable environment and promote safe living environments that encourages natural surveillance.
- 7.10 The NPPF at paragraph 96 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.11 During the process of the considering the application, there has been a great deal of collaborative working between the LPA and applicant in relation to the layout, which has resulted in various amendments across the scheme.

General

- 7.12 The Design and Crime SPD states that the layout and orientation of dwellings should face onto the most public areas by fronting streets, footpaths, and public spaces. Internal layouts and the positioning of habitable room windows should ensure that there is a good level of natural surveillance both to and from the street and any passageways.
- 7.13 The new Residential Development SPD states that car parking should be integrated into the overall layout and design of new housing development making sure that the fronts of properties are not dominated by cars, and that there is a good relationship between houses and the street.
- 7.14 Overall, it is noted that the layout of the scheme has improved significantly during the application process, with the applicant having worked proactively to try to incorporate the changes that have been requested by the Local Planning Authority (LPA) during the assessment period. Consequently, a much-improved layout proposal has been secured and is one that would deliver significant levels of housing and affordable housing provision.
- 7.15 In terms of the layout itself, on the south and west boundaries the building line and

frontage of the development (and its relationship to the existing character of the area) is generally positive, as set out by the Urban Design Officer.

- 7.16 During the process of assessing the application, the LPA requested that the road serving the properties to the north be amended so that it was moved closer to the northern boundary of the development phase. The LPA considered that this amendment would create an improved relationship between Phases 3 & 5 and would also help to create a less cramped appearance as identified by the Urban Design Officer; however, the applicant was unable to make this change due to geotechnical constraints within the site on the northern boundary, and within Phase 5, which is now acknowledged by Officers following the receipt of supporting technical evidence.
- 7.17 Notwithstanding the above, following discussions with the LPA, the applicant has made considerable efforts to alter the building lines to the northern section of the layout, in order to create a better relationship between the development and Phase 5 (open space). The applicants (on the latest plans) have also altered the road width / hierarchy and have also amended the parking arrangements on the northern boundary. This is a much-improved proposal that will offer a better street scene appearance for the northern section of the layout and includes a good-sized green buffer that is absent of development and creates a soft transition of the overall development into Phase 5 (open space) to the north.
- 7.18 In terms of the proposed parking arrangements generally, in design terms there is a mixture of frontage parking and side parking across the layout. From an urban design perspective, there is always a preference for side parking, as too much frontage parking can lead to a poor street scene appearance. In considering the Urban Design Officers comments, the applicant has made considerable efforts to reduce upfront parking and have spent time adjusting the layout to offer side parking for properties where this has been possible. This has contributed to the loss of 5 units within the scheme, and whilst there are properties that still propose frontage parking, this does need to be balanced with the applicant's commercial requirements i.e., the loss of more units to accommodate side parking could make the scheme unviable (as set out by the applicant).
- 7.19 There are areas within the layout where parking provision on certain plots could be adjusted to make better use of space within the layout; however, these are relatively minor points that are being addressed with the applicant as opposed to being a fundamental issue. At the time of writing this report the Urban Design Officer is considering this information and an update will be provided at Planning Committee if there are any further changes to the layout.
- 7.20 The request for a more consistent approach to the character of the house types from a design perspective has also been considered; however, this needs to be balanced with what the actual housing needs are in the area for future occupants. Torus (who are attached to this scheme as an affordable housing provider for St Helens) have an in-depth knowledge of what house types are needed for the scheme. Whilst continuity in the character of the house type design would be beneficial, in the planning balance it is considered that it is more beneficial to provide homes that helps to address a housing

need in the area.

- 7.21 Landscaping is discussed in detail below; however, it is worth noting that the Countryside Development and Woodlands Officer has reviewed the trees and their positioning, and subject to planning conditions no objections have been raised. Because of the positive amendments made to road alignment and parking arrangements, this has effectively secured further improvements to the consistency of the tree lining on the streets, which is welcomed. At the time of writing this report the Countryside Development and Woodlands Officer is considering the revised layout information and an update will be provided at Planning Committee if there are any changes to the layout.
- 7.22 Details of the final site levels are required and can be secured by way of a suitably worded pre commencement planning condition if the application was to be approved.

Highways

- 7.23 The overall highway impacts of the development on the existing highway network were assessed as part of the hybrid planning permission, and these are not revisited as part of this application as there is no remit to do so. The only highway matters considered in this Reserved Matters application is whether the proposed layout is acceptable from an access and safety point of view.
- 7.24 The Highways Officer has no objection to the level of parking provision proposed for each property within the layout and does object to the specification of the highway network, including the widths and sizes of the roads and footways within the layout. A swept path analysis has been undertaken for service vehicles and the street hierarchy is considered to be acceptable for the layout proposed, subject to minor clarifications and alterations being incorporated into the layout. At the time of writing this report, the Highways Officer is considering further design revisions submitted by the applicant and an update will be provided at Planning Committee.
- 7.25 During the application process, there was much discussion in respect of surfacing materials for the road network within the layout. A mixture of the following material would be used:
- Black tarmacadam
 - Hot Rolled Asphalt (HRA) with coloured chippings
 - Block pavements set in tarmac
 - Grasscrete
- 7.26 The black tarmacadam would be used on the primary streets that run through the layout, and around the proposed access points, which is to be expected; however, this surface treatment can have a harsh appearance if it is used extensively throughout a layout without any variation. The other surface treatments proposed as set out above are used extensively on the boundaries and throughout the layout on secondary streets, the courtyards, and on private drives. HRA is used extensively on the northern boundary, which is welcomed as it offers a much softer appearance than black tarmacadam and helps with transition between Phase 3 & Phase 5. HRA is also used in part on the

primary streets, to help break up the appearance of the tarmac on the primary streets.

- 7.27 The variation in surface materials is welcomed and will give individuality to streets within the layout, preventing streets from appearing as bland, monotonous, and harsh in their appearance. The use of different surfacing materials provides variation and also softens the appearance of the overall layout.
- 7.28 It is noted that the LCRCAs have requested that the LPA place conditions on the application to ensure that the bus service and the associated infrastructure is delivered, and a request for a Travel Plan has also been made, which should be secured by way of condition. Condition 33 of the hybrid planning permission sets out a requirement to agree a Travel Plan Framework, which the applicant has applied to discharge through application C/2023/0058/CON. The Highways Officer has confirmed that sufficient information has been submitted in order to discharge this Condition 33 (in relation to Phase 3). In relation to the requirement for the introduction of a bus service, this was secured through the Section 106 Agreement for the overall site and will be delivered with the agreement of Merseytravel in line with Schedule 4 of the Section 106.

Residential Amenity

- 7.29 Local Plan Policy LPD01 aims to ensure that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa. In addition, the policy also seeks to minimise the impacts of development from potential noise, vibrations, and air quality impacts.
- 7.30 Paragraph 136 of the NPPF seeks, amongst other things, to ensure developments will function well and promote health and well-being with a high standard of amenity for existing and future users.
- 7.31 In terms of living standards, the New Residential Development SPD provides guidance on separation distances, and recommends the following:

From	To	Minimum Distance
First floor habitable room window (see definition below)	A blank wall or a non-habitable room window (see definition below)	12.5m
First floor habitable room window (see definition below)	Another habitable room window (see definition below)	23m – Private Garden Side 18m – Public Street Side.

- 7.32 In terms of residential amenity relating to the future occupiers of the development, all of the plots provide adequate separation between habitable room windows and gable elevations. In addition, generally the dwellings and apartments provide sufficient outdoor garden space to the side/rear and front of the properties. Whilst none of the properties demonstrate poor outdoor amenity standards, some minor amendments have been requested to the latest plans by Officers, including fence realignments in order to create

greater levels of amenity space for some plots. An update will be provided to Planning Committee if further revisions are received. Overall, the proposed layout will offer a good standard of living for future residents, and this complies with Local Plan Policy LPD01 and section 12 of the NPPF.

- 7.33 In relation to any potential impacts for existing residents surrounding the site, the closest would-be residents of Phase 1, which is situated to the south of the site. The layout for Phase 3 is stepped well back from the southern boundary and offers considerable separation from the northern boundary of Phase 1 (well in excess 18m public street side), and this is acceptable. It is noted that Phase 4 will come forward later in the overall development process to the northwest of the site; however, given the orientation between Phases 3 & 4, there are unlikely to be any fundamental issues in terms of residential amenity. In addition, it would be the responsibility of the applicants in Phase 4 and the LPA to take account of any development granted for Phase 3, ensuring that residential amenity is maintained for both existing and future residents.
- 7.34 In conclusion, there are no fundamental concerns in relation to residential amenity and the proposed layout, and this complies with Local Plan Policy LPD01 and the NPPF at Section 12.

Planning Balance

- 7.35 There are areas where the layout could be further improved, however, it should also be noted that the applicant has (and continues to) worked proactively with the LPA to try to address most of the issues raised. The LPA also understands that the design requirements do need to be considered alongside the commercial aspects of delivering a development of this scale on a site that requires substantial remediation. On balance, it is considered that the delivery of over 60% affordable housing provision is given significant weight (see paragraph 7.58 for further context), and whilst the layout could be further improved in some areas, the remaining issues raised are not considered to be so significant that they would justify a refusal of this application, when balanced against the level of affordable housing being proposed.
- 7.36 Overall, it is considered that the layout proposed is acceptable in this instance, and therefore, the development complies with Local Plan Policies LPD01 and LPD02 and Section 12 of the NPPF.

iv) Appearance

- 7.37 Local Plan Policy LPD01 states that developments should maintain or enhance the character and appearance of the local environment, with a focus on the importance of local distinctiveness, as well as using good design to improve the quality of areas that may have become run down and are in need of regeneration, for example with regard to the siting, layout, massing, scale, design and materials used in any building work, the building-to-plot ratio and landscaping.
- 7.38 Local Plan Policy LPD02 also advocates the importance of achieving a high-quality design that enhances the character of the surrounding area in terms of appearance and

the materials used.

- 7.39 The NPPF at paragraph 136 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.40 The approved Design Brief for the site states that properties proposed within the development site should feature an alternative red and buff facing brick to that used within the 'Green Edge & Central Avenue', with the use of contrasting brick window head and cill details. Roof tiles should be a mixture of grey / brown.
- 7.41 All house types proposed in this scheme would incorporate a pitched roof design and in terms of materiality, the roofs for each house type would be finished in grey slate tiling. The door and window designs are standard in their appearance and are not out of the ordinary for the house types proposed. Some house types include cill and header detailing above the doors and windows, which will add some interest.
- 7.42 The Urban Design Officer has reviewed the house types and whilst they would prefer a more consistent approach across the layout, they do not object to their appearance, or the materials proposed. Whilst the applicant has set out the intended material types for the housing, no specific details or samples have been submitted; therefore, a planning condition would be required to ensure that material specifications are submitted and approved prior to the commencement of any above ground works.
- 7.43 The applicant has submitted a materials plan for the development, which demonstrates variation right across the layout. The main material to be used for the housing would be brick, including both a red and buff brick. Some house types would be finished (in full) in a plain white render, however, render is not a primary material proposed within the layout. Each boundary edge of the site would contain house types that are finished primarily in a red facing brick. There is small variation to this in parts (on the boundary edges), with the addition of house types that are fully rendered. This would add some variation to the appearance of the development from the most publicly visible areas (at the boundary edges). Through the centre of the development, the properties would be constructed from a buff brick for the most, and some rendered properties are also proposed in this area, which again helps to add interest and variation.
- 7.44 The existing buildings and properties that surround the site have a mixed appearance. They are (for the most) two or three storeys in height and are commonly constructed from a traditional red brick. In terms of the immediate setting and its appearance, the development at Phase 3 sits immediately adjacent to Phase 1 to the south of the site. The main material of the properties on the northern boundary of Phase 1 (facing the south of Phase 3) is a multi-brick with a red appearance. Whilst the materiality of both Phases is very unlikely to be precisely the same, they will need to complement each other. Therefore, as stated above, a planning condition relating to a requirement to agree specific materials for Phase 3 would be required.

- 7.45 In terms of the appearance of the boundary treatments, a mix of these is proposed, including 1.8m curved brick walls, 1.8m brick walls and 1.8m high close boarded timber fencing. The brick wall boundary treatment is used for areas that face the street scene, which is acceptable. The close boarded timber fencing would be used to divide plots and also define rear boundaries of properties that face one another; the timber fencing would not be prominent feature of the street scene, which is acceptable overall. However, on the latest plans submitted, there are some areas of the latest layout where timber fencing would be visible on the street scene, and this would not be acceptable. Therefore, a planning condition has been recommended that would ensure that details of boundary treatments are submitted and agreed prior to implementation if the application were to be approved.
- 7.46 In terms of the highway surfacing materials, and their appearance, these have been discussed above and are considered to be acceptable in principle.
- 7.47 Considering the house types and materials proposed, and the boundary treatments put forward for Phase 3 (in principle), it is not considered that the development will look out of character with the immediate or wider setting in terms of appearance (subject to condition). Overall, the varied use of the materials for the house types is welcomed and would add some interest to the overall appearance of the site. The type of boundary treatments proposed are common for the type of scheme proposed, and subject to a planning condition to agree some amendments, no objections would be raised. Therefore, it is concluded that the development meets the tests of Local Plan Policies LPD01 and LPD02, along with section 12 of the NPPF.

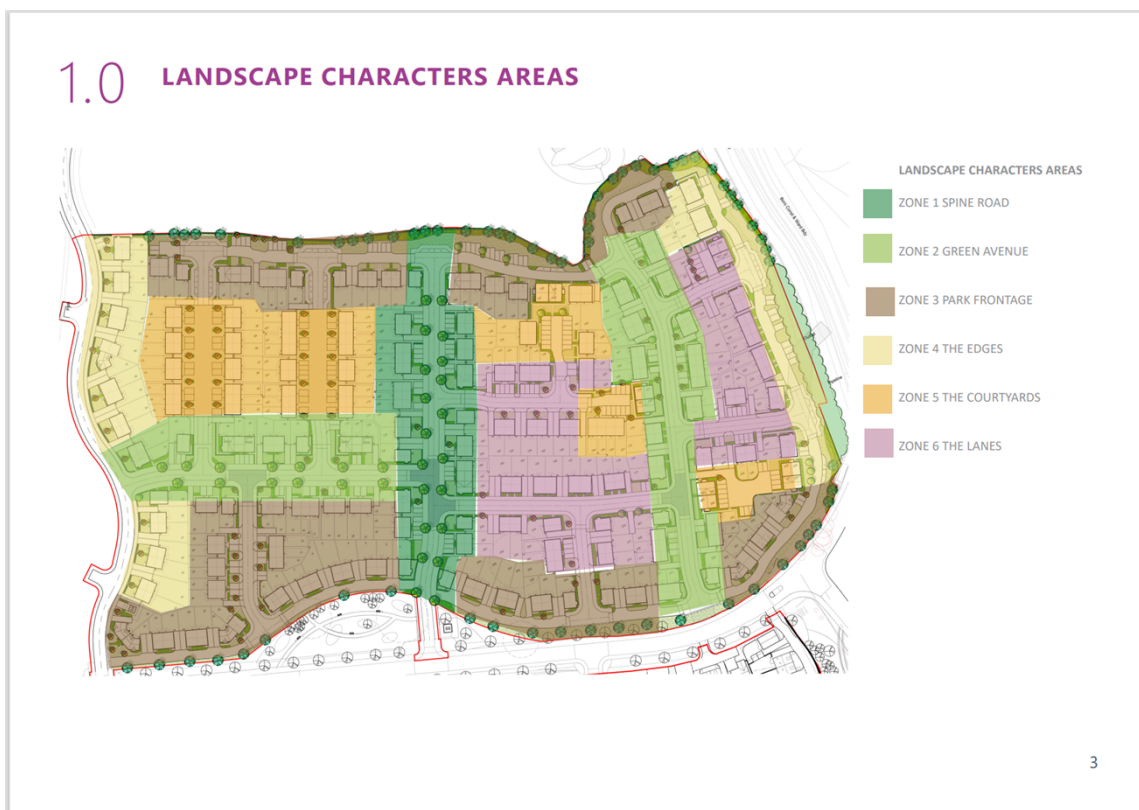
v) Landscaping

- 7.48 Local Plan Policy LPD02 states that new residential development will provide appropriate landscaping, including tree-lined streets, using native tree and shrub species and where appropriate other boundary treatments, thereby providing a strong Green Infrastructure in line with Policy LPA08.
- 7.49 The applicant has submitted a comprehensive soft landscaping scheme with the application, which includes a Landscape Design Statement. The Landscape Design Statement divides the layout into six separate zones, including:
- Zone 1: Spine Road
 - Zone 2: Green Avenue
 - Zone 3: Park Frontages
 - Zone 4: The Edges
 - Zone 5: The Courtyards
 - Zone 6: The Lanes
- 7.51 The image in Figure 1 below shows the proposed Landscape Character Areas and the zones. The area around Zone 1 is the spine road through the development and forms one of the main entrances into the site. Zone 2 is the Green Avenue, which is situated to the east of the layout and includes the other main entrance into the site. Zone 3 is the park frontage, and these areas are situated to the north and south of the layout. Zone 4

are the edges, and these areas are situated on the eastern and western boundaries of the site. Zone 5 are the Courtyards, which are areas that are located centrally within the site. Zone 6 is The Lanes, which are areas that are situated centrally and to the east of the layout.

7.50 The Countryside Development and Woodlands Officer did raise concerns in relation to the tree planting that was proposed along the spine road (Zone 1) and wanted to see the introduction of grass verges to break up what would be an extensive area of bitmac on one of the main entrances into the development. The applicant responded by introducing grass verges with the tree planting, which will break up the appearance of the bitmac and would improve the aesthetic appearance of the street scene; this is supported.

Figure 1: Landscape Character Areas



7.51 Tree pit details were requested, and this detail has now been provided by the applicant. At the time of writing this report the Trees and Woodland Officer is considering this information and an update will be provided at Planning Committee.

7.52 The Countryside Development and Woodlands Officer also raised a concern that there seemed to be a disconnect in the relationship between Phase 3 and Phase 5 (open space) i.e., there would be no physical connection between the phases. To address this the applicant has now provided three footpaths, which would directly connect Phase 3 and Phase 5 together and would provide future residents with easy access to what will be an extensive area of open space in the future. No specifications of the paths have been provided at this stage; however, this would be the subject of a planning condition to ensure that the specification is agreed prior to any implementation. A knee rail has

also been introduced to form an edge to the development and prevent verge parking on the northern boundary; this boundary treatment is supported, and no objections have been raised to its introduction.

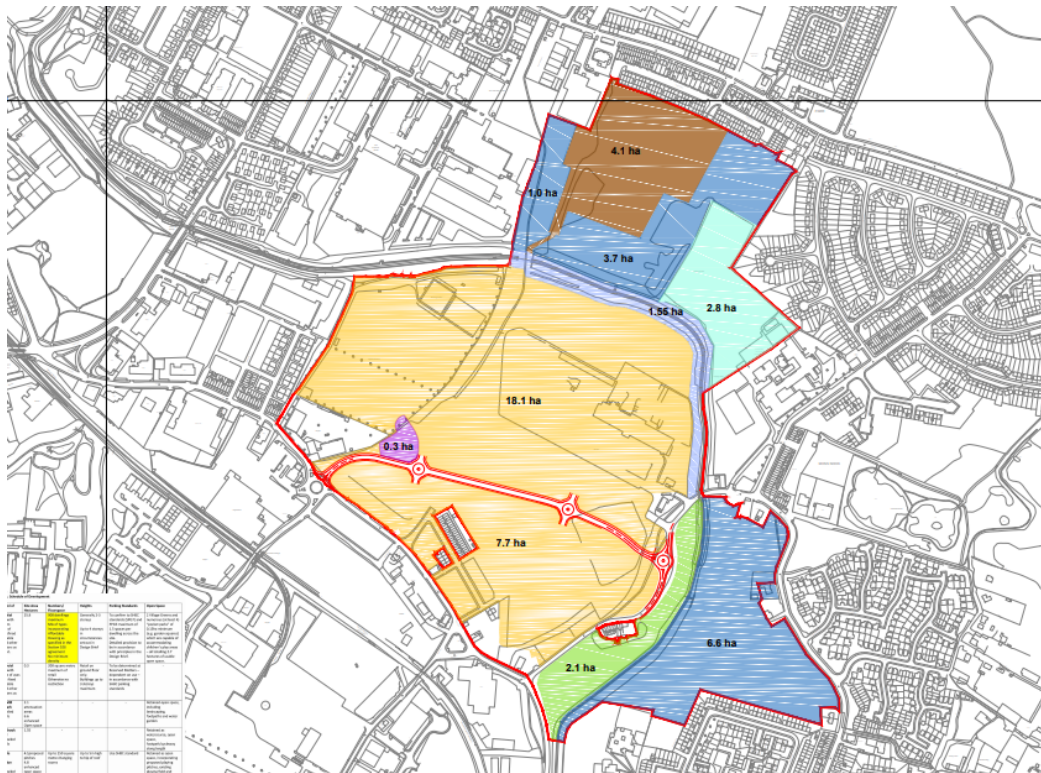
- 7.53 In landscape terms, the Countryside Development and Woodlands Officer has concerns in respect of the car parking provision, specifically the proposed parking arrangement to the north of the layout within the landscape buffer; however, as explained earlier there are technical site constraints that have reasonably dictated this element of the proposals and are considered in the planning balance.
- 7.54 Generally, for each zone set out above, the applicant is proposing a range of tree, hedge, and shrub planting, with a wide variety of species, and no objections are raised to the proposals in this regard. Whilst there are some concerns, specifically in relation to the parking configuration to the north of the site, the proposals have been improved through revised layout submissions and on balance this is acceptable in this instance. Overall, the landscaping scheme would significantly soften the appearance of the built development.
- 7.55 Subject to planning conditions that will require the submission of specifications and details of the footpaths that would connect Phase 3 with Phase 5 (open space) to the north, and the submission of a Landscape Management Plan, it is considered that on balance the landscape proposals are acceptable and subject to condition would comply with Local Plan Policy LPD02.

vi) Other Matters

Parameters

- 7.56 In terms of the development's overall parameters, the Parameters Plan (reference HJB/PA511/226a) shown in Figure 2 below was approved as part of the hybrid planning permission designates up to 26.1 hectares of land on the site for residential development and specifies that a maximum of 900 dwellings can be delivered. As set out above, this reserved matters application covers Phase 3 of the overall development only. Phase 1 has already come forward for residential development for 258 dwellings and is under construction. Phase 4 of the development is yet to come forward. Combined together, Phases 1 & 3 would deliver a combined total of 553 dwellings, which sits comfortably within the 900-dwelling limitation; therefore, it is considered that the development proposed for Phase 3 sits comfortably within the scale of residential development envisaged for the overall site.

Figure 2: Parameters Plan



Affordable Housing

7.57 Development Plan Policy LPC01 states that ‘new market and affordable housing should be well designed to address local housing need and include a range of types, tenures and sizes of homes as informed by up-to-date, relevant evidence including the Borough’s latest Strategic Housing Market Assessment (SHMA)’. The estimated size of homes needed for the period 2014-2037 is as follows (Table 6.1: of St Helens Local Plan 2037):

	1-bed	2-bed	3-bed	4+ bed
Market	0-5%	25-30%	50-55%	15-20%
Low-cost home ownership	10-15%	35-40%	40-45%	5-10%
Affordable housing (rented)	30-35%	30-35%	25-30%	5-10%

7.58 In terms of affordable housing for Phase 3, 185 of the 295 dwellings proposed are for affordable housing, which would be delivered and managed by Torus who are an experienced provider of affordable housing across the Borough.

7.59 Condition 42 of the hybrid planning permission relates to affordable housing and sets out a requirement that if a Reserved Matters application is approved later than 3 years after the hybrid permission was issued or would include the construction of the 300th or 600th dwelling, then if it is viable 10% affordable housing provision should be delivered. The Condition also states that if it is found that more than 10% provision is viable then the proportion of affordable housing should be increased (within that phase) by up to a

maximum of 30%. This scheme is making provision for over 60% affordable housing, which is substantially more than the Condition requirement.

7.60 The affordable housing would be split between affordable rent, social rent, and shared ownership as set out above. These would be delivered via 2, 3 and 4 bed properties. As reported above, the Council's Strategic Housing Team do not object to the scheme in principle, but did suggest some changes to the affordable housing mix, which included the following:

- The scheme should look to introduce one-bedroom apartments, given that there is a high need for this tenure type in the Borough.
- All the two bed affordable properties are proposed for affordable rent; however, it is considered that some of these should be offered for social rent and shared ownership as well.
- Four-bedroom houses for rent are also required in the Borough and the provision of a number of these in a social rent format would be welcomed.
- Bungalows are also required in the Borough and some provision for these house types would be beneficial.

7.61 However, there is no adopted policy in the Development Plan that sets out a specific housing mix requirement for applicants to follow and nor is there a requirement for bungalow provision; therefore, from a planning perspective the LPA would not be in a position to enforce the changes that have been requested above. Furthermore, whilst the comments from the Strategic Housing Team are acknowledged as being based on the most up to date evidence available to the Council, the LPA notes that Torus who are a reputable and experienced provider of affordable housing are going to deliver and manage the affordable housing proposed in this phase of development. Given the experience Torus has in delivering affordable housing across the Borough, they will also have an in depth understanding of what the housing mix needs are for specific areas of the Borough; therefore the involvement of Torus as a partner within the scheme does give the LPA sufficient comfort that the housing mix and type of properties proposed will help to address the affordable housing needs that Torus themselves will be aware of.

7.62 Given that the Council's Strategic Housing Team do not object to the scheme, coupled with a credible Registered Provider in Torus being attached to the scheme and they are satisfied with the housing mix, and there is no policy in the Development Plan that specifies a housing mix, the LPA have not requested amendments to the scheme in this regard.

7.63 Overall, the scheme will deliver a substantial level of affordable housing on Phase 3, delivering more than the 30% requirement set out in Condition 42 of the hybrid planning permission. Therefore, the level of affordable housing provision proposed in this phase of development is a benefit in the planning balance, and the development more than complies with the requirements of Local Plan Policy LPC01.

Open Space

7.64 Development Plan Policy LPD03 requires new residential development of 40 dwellings

or more to provide new open space, or the expansion or enhancement of existing open space where there are deficiencies in the quantity, accessibility, or quality of open spaces in the area. The policy also states that it is appropriate to provide certain typologies of open space as part of the design to provide accessible children's play areas and create a visually attractive development.

7.65 Development Plan Policy LPC05, aims to ensure that the Borough's network of open spaces is protected, managed, enhanced and where appropriate expanded.

7.66 Condition 6 of the hybrid planning permission sets out the level of Public Open Space ("POS") provision expected for the overall development at Moss Nook and states:

6. The residential development shall incorporate not less than 2.7 hectares of public open space laid out in areas of not less than 0.15 hectares.

7.67 Condition 12 of the hybrid planning permission also relates to the provision of POS and sets out the following requirement:

12. Applications for reserved matters for each phase of housing development shall include details of proposed provision of public open space in accordance with Condition 6.

7.68 There are existing areas of POS, including a Locally Equipped Area of Play ("LEAP"), which have already been created within Phase 1 of the development, which amounts to approximately 1 hectare, and this is available now for public use. The reserved matters for Phase 1 also included a 740m² Local Area of Play ("LAP"), which is positioned centrally within that Phase and needs to be constructed in full prior to the full occupation of Phase 1. There is also a large usable area of open space situated on the eastern boundary with Watery Lane, which is adjacent to the Phase 1 development.

7.69 It should also be noted that Phase 2 of the development will deliver new sports pitches within 1.28 hectares of existing public open space. A full application for this was submitted in 2023 (reference: P/2023/0218/FUL) and the application has been given a resolution to grant planning permission subject to a signed Section 106 Agreement. The applicant is aiming to commence this in early 2026, as discussed in more detail below.

7.70 There has been extensive discussion between the LPA and the applicant in relation to POS and its trigger for delivery across the scheme. Discussions have been undertaken in relation to Phase 5 to the north, specifically on when this will be delivered, as this will introduce a significant level of POS (3.1 hectares) to the overall development. The LPA need to be satisfied that appropriate levels of the agreed POS come forward in a manner that serves the residential phases of the development as they come forward.

7.71 The approved Phasing Plan (drawing ref.19019-02 Rev) for the development is determined by the site wide remediation and earthworks strategy. Due to the way in which the remediation and earthworks are being phased across the site means that the delivery of Phase 5 is dependent on the material arisings from the earthworks within Phases 2, 3 and 4 (which have not commenced). These arisings are required to enable

the successful completion of the Phase 5 remediation and earthworks strategy.

7.72 In addition, the phasing is also influenced by the Section 106 Agreement for the overall site, which requires the delivery (in full) of the replacement sports pitches (Phase 2) prior to any development taking place on Phase 4, which again could further delay the delivery of Phase 5 because of the time it could take for work to commence on Phase 4, and for materials from that Phase to be moved on to Phase 5. The way the site is being remediated coupled with the requirements of the Section 106 Agreement do add a level of complexity in terms of being able to say with certainty when large areas of POS such as that agreed for Phase 5 will come forward.

7.73 Condition 8 of the Hybrid Planning Permission relates to development phasing and states the following:

8. Notwithstanding the agreed phasing plan, no development shall take place until further details of the phasing of the development have been submitted to and approved in writing by the Council as Local Planning Authority. Such details shall include: a plan indicating the division of the development of the site into phases; a schedule indicating when construction on each phase is expected to start and finish. The development shall not be carried out other than in accordance with the approved phasing plan, unless otherwise approved in writing by the Council as the Local Planning Authority.

7.74 Condition 8 has already been discharged in full; however, to address the LPA's concerns in relation to POS delivery, the applicant is proposing to 're-discharge' Condition 8 with a revised programme / phasing for the delivery of the development, which will include details of the delivery of the POS and sports facilities. The following is a summary of what the applicant is proposing in terms of phasing:

1. Delivery of the sports pitches to commence in January 2026, with construction of the pitches and changing facilities to be completed in full by September 2027.
2. (Subject to planning), the construction of Phase 3 (residential) to commence in April 2024, with first occupation expected by Spring 2025, and full occupation of the development expected by Spring 2028.
3. Detailed site remediation work across Phases 4 (residential) & 5 (open space) will commence in April 2028 and will be completed in October 2028. It is envisaged in the case of Phase 4 that this will be ready for disposal to a housebuilder in February 2029, who will then submit a reserved matters application.
4. A reserved matters application for Phase 5 (open space) is expected to be submitted in January 2028. The landscaping works required to formulate the POS in this area will be undertaken in parallel to the site remediation works, which is due to be completed by December 2028.

7.75 Whilst the LPA would have a preference to see the delivery of Phase 5 undertaken at an earlier stage in the development process, the applicant has submitted a clear

rationale and justification for the manner in which development delivery is being phased on site. In this case, the LPA must give due weight to the onsite commercial complexities of delivering such a large scheme. The POS delivered in Phase 1 does provide the earlier occupants of Phase 3 with usable POS facilities. In addition, according to the applicants revised phasing proposals, Phase 2 (sports pitches) will be delivered before the completion of Phase 3 and the commencement of Phase 4. Finally, it is proposed that Phase 5 will be completed 6 months after the completion of Phase 3 and before the completion of Phase 4.

- 7.76 In addition, as part of the overall development, there will be linkages between Phases 2 (sports pitches) and 3. Phase 3 proposes a 3m wide shared pedestrian / cycle link along the western boundary, which would extend northwards from Providence Avenue through the site and out northwards and would link through to Sutton Brook Bridge. This proposal would provide a direct connection between Phases 2 & 3, which is supported.
- 7.77 The LPA have agreed to the principle of the phasing now proposed and the applicant will be applying to re-discharge condition 8. As this application has not been received at the time of writing this report, the recommendation to Planning Committee is delegated authority to issue the decision once the phasing condition has been re-discharged. This would give the LPA sufficient comfort that this matter would be dealt with prior to the issue of the decision.
- 7.78 Once this condition is re-discharged, this will give the LPA sufficient comfort in relation to the POS. In terms of management, any POS and formal play areas will need be managed by the developer until a management company is established in accordance with Condition 41 of the hybrid planning permission.

Ecology

- 7.79 Development Plan Policy LPC06 states that the Council is committed to ensuring the protection and enhancement of St Helens biodiversity and geological assets and interests. In order to do this, the Council will have regard to the following hierarchy of nature conservation sites when making planning decisions.
- 7.80 NPPF paragraph 180 states 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 7.81 Merseyside Environmental Advisory Service ("MEAS") have been consulted on the application and do not object to the development. The application is supported by an Ecological Addendum Report undertaken by RSK (reference: 2482742 Revision O dated 20th April 2023), and this document recommends several mitigation measures including:
- Survey of the site for invasive plant species (this should be undertaken by a suitably qualified person), and production of an invasive species method statement should any be found to be present within the site.

- An inspection of the site for breeding birds within 48 hours of any vegetation clearance.
- A pre-construction badger survey immediately prior to any works on the site (this should be undertaken by a suitably qualified ecologist).
- Implementation of the habitat creation and enhancement measures described document; Moss Nook – Habitat Creation and Enhancement Management Plan - 2021 Update.

7.82 In terms of placing a planning condition(s) on a reserved matters application, this must relate to the matters being applied for in the application, which in this case is appearance, scale, layout, and landscaping. In relation to a survey for invasive species, this is covered by Condition 26 of the hybrid planning permission, which requires the submission of a scheme to eradicate Japanese Knotweed. The requirement to implement the Habitat Creation and Management Plan, is already a requirement of Condition 23 of the hybrid planning permission.

7.83 In terms of the need to undertake preconstruction badger survey, these are a protected species, and it would be reasonable to apply a planning condition to ensure that the layout can be implemented without any adverse impacts to a protected species.

7.84 Overall, subject to planning conditions, there are no fundamental concerns in relation to ecology. The site has been subject to extensive remediation works under the hybrid permission and so is of little ecological value currently.

Drainage

7.85 Development Plan Policy LPC12 states that ‘the impact of development proposals on flood risk and water management assets will be considered in accordance with case law, legislation, and the National Planning Policy Framework.’ The policy goes on to state that ‘Measures to manage or mitigate flood risk associated with or caused by new development must (as appropriate having regard to its scale and nature).

7.86 The site is within Flood Zone 1 and is not considered to be at a high risk of flooding. Condition 21 of the hybrid planning permission relates to drainage and states that following:

21. No development shall take place on any phase of the development, except for site preparation (including site clearance, remediation, spine roads and associated drainage infrastructure) until a scheme for the disposal of surface water and foul water drainage for each phase has been submitted to and approved in writing by the Council as the Local Planning Authority. Thereafter, the approved scheme shall be constructed in accordance with the approved scheme unless otherwise approved in writing by the Council as Local Planning Authority

7.87 The Applicant has submitted a drainage strategy with the reserved matters application,

which this has been reviewed by the Lead Local Flood Authority and has been confirmed as acceptable in relation to Phase 3. In summary, the drainage strategy proposes (for the northern section of the development) to discharge into Sutton Brook. The Environment Agency have been consulted and do not object to the principle of this proposal. The southern section of the development will discharge into the drainage infrastructure constructed within Phase I of the overall development.

- 7.88 It is not a requirement for the applicant to submit specific drainage matters as part of this reserved matters application. However, it should be noted that the applicant has applied to discharge condition 21 (above) of the hybrid planning permission (application reference: C/2023/0058/CON), and the acceptability of the drainage strategy will be confirmed through that application.
- 7.89 United Utilities (“UU”) have stated as part of their response that there is a water main that crosses the site. The water main also passes through Phase 1 of the development, which is now being built out. According to UU records, the water main which crosses through the site in a north south direction has now been abandoned and is no longer a live water main. New water mains have now been installed along the new spine road (Providence Avenue) to the south of Phase 3. Therefore, given that the water main that crosses the site is no longer a live UU asset, the requirement for UU maintenance is negligible. The applicant will need to discuss a potential ‘build over agreement’ with UU separately, and this should be achievable given that this has been agreed for Phase 1 of the development.

Planning Conditions

- 7.90 In addition to the planning conditions that are discussed above, there are several planning conditions which are attached to the hybrid planning permission. These relate to both pre commencement and preoccupation conditions. Many of these conditions relate to the technical matters connected to the overall site (including Phase 3) and will (if not already need to be addressed by the Applicant through separate discharge of condition applications). The vast majority of the planning conditions attached to the hybrid planning permission do in not any way prevent this reserved matters from being determined.
- 7.91 However, there are two conditions, which are attached to the hybrid planning permission that require information to be submitted on submission of each reserved matters application, which are as follows:

Condition 27 - Diversion or closure of any existing public highways – details of visibility splays

- 7.92 Condition 27 relates primarily to the existing streets to the south of the site, which relate mostly to Phase 1 of the development i.e., Helsby Street, Oak Street, and Moss Street. The development at Phase 3 would not involve the closure of any public highway. In terms of the access arrangements, as set out above, direct access into the site would be taken from Providence Avenue (the new spine road). The access specifications and stub locations have been agreed as part of agreeing the spine road details as part of

discharging conditions 37 & 38 of the hybrid planning permission under application C/2020/0084/CON.

Condition 36 – Details of pedestrian and cycle routes

- 7.93 Phase 3 proposes a 3m wide shared footway/cycleway along the western side of the main north-south access road. This would provide connections northwards from Providence Avenue to Phase 5 (Public Open Space). This proposal would also provide a connection to the Sutton Brook Bridge, which in turn will provide a connection to Phase 2 of the development (sports pitches). This route is consistent with the indicative cycle route identified on the approved parameters plan (reference: HJB/PA119).
- 7.94 The shared footway/cycleway proposed in the scheme will also connect directly into the existing 3m wide shared footway/cycleway, which runs along the northern edge of Providence Avenue. The existing shared footway/cycleway then connects to the east into the shared footway/cycleway provided by Harworth along Watery Lane. It is considered that cycle and pedestrian route proposed within Phase 3 will provide adequate connections both to the north and south of the development, which is acceptable.
- 7.95 Based on the above, it is considered that the applicant has satisfied the requirements of Conditions 27 and 36 of the hybrid planning permission.

8. CONCLUSION

- 8.1 The principle of residential development on the site and the access arrangements for the development were agreed as part of the hybrid planning permission. These matters are not to be considered as part of determining this reserved matters application.
- 8.2 The details submitted for the reserved matters application in relation to scale, appearance, layout, and landscaping are acceptable and will ensure the development is delivered in an appropriate way in line with the hybrid planning permission.
- 8.3 The development will deliver a significant level of affordable housing (185 dwellings), which represents over 60% of the overall layout. This should be considered as a benefit in the planning balance.
- 8.4 The housing mix, layout and appearance of the house types proposed are acceptable. There is not considered to be any unacceptable impacts to residential amenity in the layout.
- 8.5 Most of the technical issues are covered by planning conditions attached to the hybrid planning permission and there is nothing within those planning conditions to prevent the determination of this reserved matters application.
- 8.6 The applicant has worked proactively with the LPA and the relevant consultees to produce a well-designed scheme that will contribute positively to housing delivery in the Borough. This positive activity continues at the time of writing this report in order to

address and final detailed matters.

- 8.7 In conclusion, there are no sustained and founding objections to the details submitted as part of this reserved matters application, subject to the consideration of revised design submissions that are being assessed at the time of writing this report. Overall, it is considered that the development complies with Development Plan Policies LPD01, LPD02, LPD03, LPC01 LPC05, LPC06 and LPC12 and NPPF sections 2, 9, 11, 12, 14 and 15

9. RECOMMENDATION

- 9.1 That the decision to GRANT reserved matters subject to the planning conditions listed below. With authority delegated to the Head of Planning to re-discharge condition 8 of planning permission P/2011/0058 and amend / change plans and conditions as deemed necessary.

1. The development shall be carried out in accordance with the following application drawings:
 - Proposed Site Layout (Reference: WJ.MN.SL.01 Revision P11 dated 30.11.2022)
 - Proposed Storey Heights Plan (Reference: WJ.MN.SHP.01 Revision P6 dated 30.11.2022)
 - Proposed Materials Plan (Reference: WJ.MN.MP.01 Revision P7 dated 30.11.2022)
 - Proposed Hardstanding Plan (Reference: WJ.MN.HSP.01 Revision P8 dated 30.11.2022)
 - Proposed Waste Management Plan (Reference: WJ.MN.WMP.01 Revision P6 dated 30.11.2022)
 - Proposed EV Charging Point Layout (Reference: WJ.MN.EV.01 Revision P6 dated 30.11.2022)
 - Adoptable Highways Plan (Reference: WJ.MN.AHP.01 Revision P7 dated 30.11.2022)
 - Vehicle Tracking 7.7 Fire Tender (Reference 5691-04)
 - Vehicle Tracking 11m Refuse Vehicle (Reference 5691-03)
 - Landscape Details (Reference: 302 Revision A)
2. Prior to the commencement of the construction of any buildings hereby approved, details of a finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. The proposed level(s) shall be defined relative to a datum or datum points, the location of which has previously been agreed in writing by the Local Planning Authority. The development shall be implemented fully in accordance with the approved details.
3. Prior to the commencement of development (aside from site clearance and preparation) the following details shall be submitted to and approved in writing by the Local Planning Authority:
 - Materials to be used in the construction of the external surfaces of the buildings,

including roof details;

- Road and property footpath surfacing details;
- Details of the footpath linkages into Phase 5; and
- Boundary treatments

The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

4. Prior to commencement of development, a survey for badgers should be undertaken to ensure that no setts are present, and the findings of the survey and any mitigation measures proposed shall be submitted to and approved in writing by the Local Planning Authority.
5. Prior to the commencement of development, a build phase remedial strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall restate and respecify the cover layer construction and verification requirements as detailed within the Remedial Action Plan (325237-R26 (00), December 2021). The strategy shall include a detailed design report and an associated C735 compliant verification plan for the necessary gas protection measures. The build phase remedial strategy shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).
6. Prior to the first occupation the agreed build phase remedial strategy shall have been implemented, and a site validation/ completion report relating to the buildings within that phase shall be submitted to and approved in writing by the Local Planning Authority. The site validation/ completion report(s) shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).
7. Prior to the first occupation of the development hereby approved, a Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out fully in accordance with the approved details.
8. The development shall be carried out in accordance with the mitigation measures set out in the submitted Ecological Addendum Letter (reference RSK Biocensus dated 20th April 2023 – 2482742 Revision 0) unless otherwise agreed in writing with the local planning authority.
9. The development shall be carried out in accordance with the measures set out in the Construction & Environment Management Plan (reference Watkin Jones Homes, Moss Nook, Sutton Road reference: P/2003/1574 Revision 1 October 2023) unless otherwise agreed in writing with the local planning authority.
10. The proposed development shall be carried out in accordance with the Electric Vehicle

Charging Plan drawing reference: Proposed EV Charging Point Layout (Reference: WJ.MN.EV.01 Revision P6 dated 30.11.2022). The charging points shall be installed prior to occupation of the dwelling to be served by this point and the electrical car charging points shall retain in situ for the life of the development until an alternative upgrade is provided.

11. All landscaping and tree planting detailed must be in accordance with plans submitted with this application (landscaping within plots must be completed prior to occupation of any plot). Any trees or plants, or grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size, species and quality unless the Local Planning Authority gives written consent to the variation.
12. The areas indicated on the submitted plans to be set aside for parking and servicing shall be surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown in drawing number Proposed Site Layout (Reference: WJ.MN.SL.01 Revision P11 dated 30.11.2022; prior to the first use of the dwellings; The parking and servicing areas shall be retained as such thereafter and shall not be used in a manner that prevents the parking of vehicles.
13. Prior to any above groundworks, cycle stores and bin storages associated with the apartments shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be carried out in full prior to first occupation.

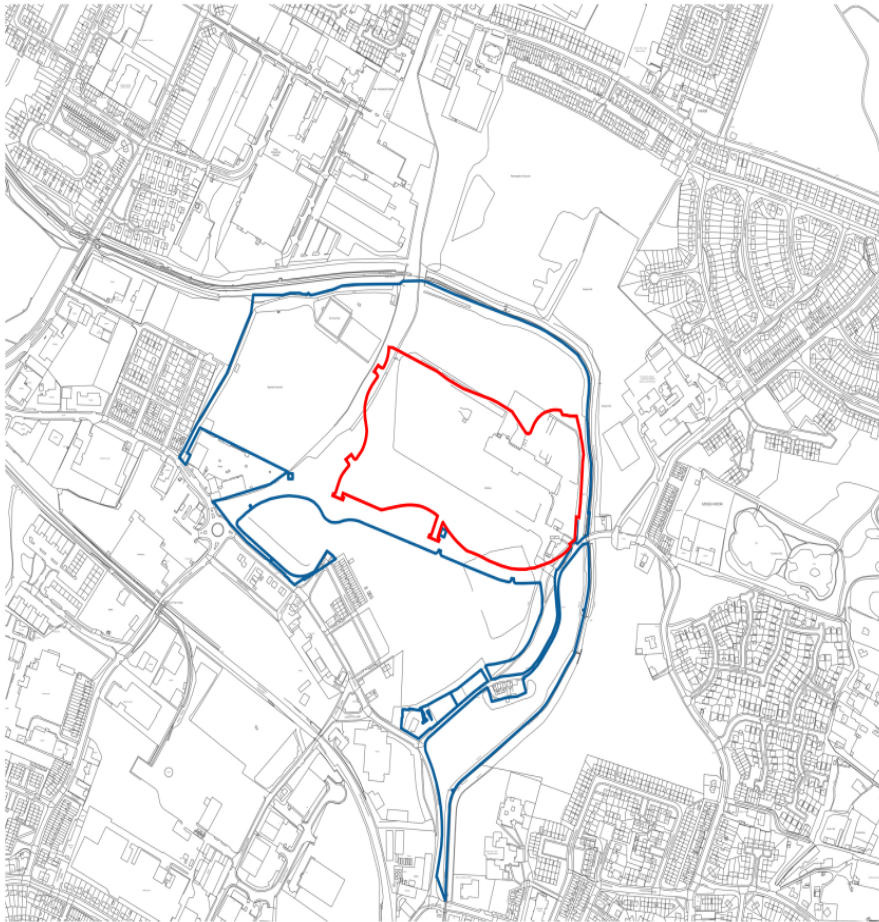
10. IMAGES

Aerial Site Image



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Location Plan - Phase 3 (in red)

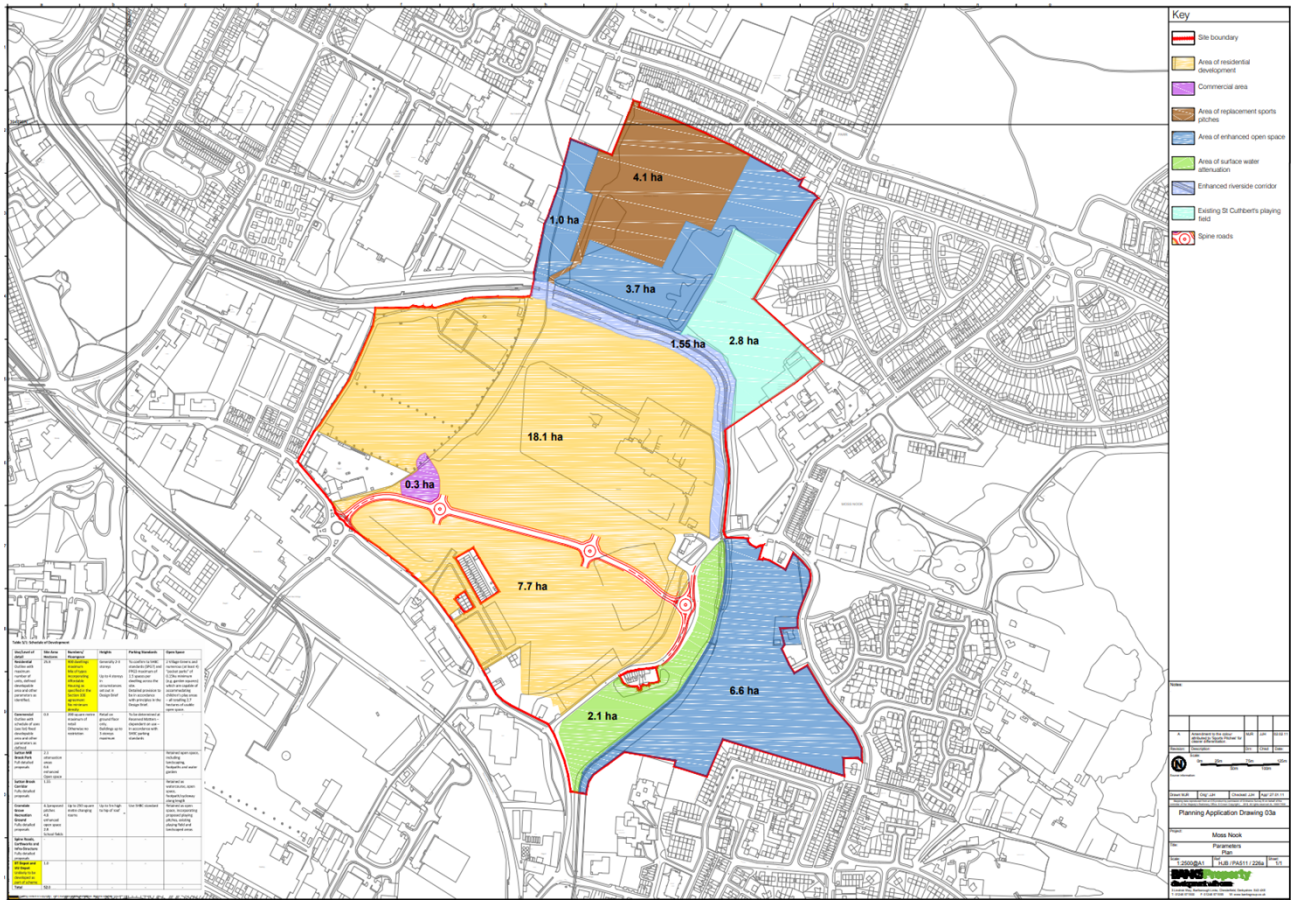


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Project Title: Residential Development
Address: Village Road, St Helens
Drawing Title: Location Plan
Client: WATKIN JONES GROUP
Scale: 1:5000
Page Size: A1
Date: 20/02/2023

Approved Parameters Plan for Moss Nook Development



Proposed Site Plan



Proposed Hardstanding Plan



A 2.5 Storey 3 Bed House Type Proposed

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Front Elevation Traditional Side Elevation Rear Elevation Front Elevation Modern

Ground Floor Plan First Floor Plan Second Floor Plan

HouseType#	3B/1078	Variation	Option
Bedrooms	3	Porches	5
Sq. Ft.	1078	Sq. Ft.	100

IMPORTANT NOTE:
ALL FURNITURE AND FITTINGS/LAYOUTS ON THIS DRAWING ARE APPROXIMATIONS ONLY. PLEASE REFER TO ARCHITECT MANUFACTURERS DRAWINGS FOR ACTUAL LAYOUT & SIZE.

scale 1:100

Client: **WATKIN JONES HOMES**
Project Title: Residential Development
Address: Moss Nook, St Helens
Drawing Title: House Type 3B/1078 Floor Plans & Elevations
Drawing No: WJMN/HT/1078/01
Date: 07/11/2023
Scale: 1:100 Paper Size: A3

A 2 storey 4 Bed House Type Proposed

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Front Elevation Traditional Side Elevation Traditional

Side Elevation Rear Elevation

Front Elevation Modern Side Elevation Modern

Ground Floor Plan

First Floor Plan

HouseType#	4B/1202	Variation	Option
Bedrooms	4	Porches	6
Sq. Ft.	1202	Sq. Ft.	111.7

IMPORTANT NOTE:
ALL FURNITURE AND FITTINGS/LAYOUTS ON THIS DRAWING ARE APPROXIMATIONS ONLY. PLEASE REFER TO ARCHITECT MANUFACTURERS DRAWINGS FOR ACTUAL LAYOUT & SIZE.

scale 1:100

Client: **WATKIN JONES HOMES**
Project Title: Residential Development
Address: Moss Nook, St Helens
Drawing Title: House Type 4B/1202 Floor Plans & Elevations
Drawing No: WJMN/HT/1202/01
Date: 07/11/2023
Scale: 1:100 Paper Size: A3

A 2 storey 2 Bed House Type Proposed

IMPORTANT NOTE:
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Product type	2B/755	Variation	Option
Bedrooms	2	Permitted	4
Plot sq. ft.	755	Plot sq. m.	70.23

IMPORTANT NOTE:	
ALL FURNITURE AND FITTINGS LAYOUTS ON THIS DRAWING ARE GENERAL INDICATIVE ONLY. PLEASE REFER TO OTHER MANUFACTURERS SPECIFICATIONS FOR ACTUAL LAYOUT SIZES.	

scale 1:100

Revision		By	Date
Client: WATKIN JONES HOMES			
Project Title: Residential Development			
Address: Moose Nook, St Helens			
Drawing Title: House Type 2B/755 Floor Plans & Elevations			
Drawing No: WJMNHT/755/01			
Scale:	MB	GB	Date: 07/11/2023
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2 bed Apartments Proposed

IMPORTANT NOTE:
 COPYRIGHT OF THIS DRAWING BELONGS SOLELY TO BALDWIN DESIGN CONSULTANCY LTD

Ground Floor		First Floor	
Apartments	sq. ft.	Apartments	sq. ft.
Apt 1	57.41	Apt 3	61.7
Apt 2	57.41	Apt 4	61.7
	618		664

IMPORTANT NOTE:	
ALL FURNITURE AND FITTINGS LAYOUTS ON THIS DRAWING ARE GENERAL INDICATIVE ONLY. PLEASE REFER TO OTHER MANUFACTURERS SPECIFICATIONS FOR ACTUAL LAYOUT SIZES.	

scale 1:100

Revision		By	Date
Client: WATKIN JONES HOMES			
Project Title: Residential Development			
Address: Moose Nook, St Helens			
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Scale:	MB	GB	Date: 07/11/2023
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