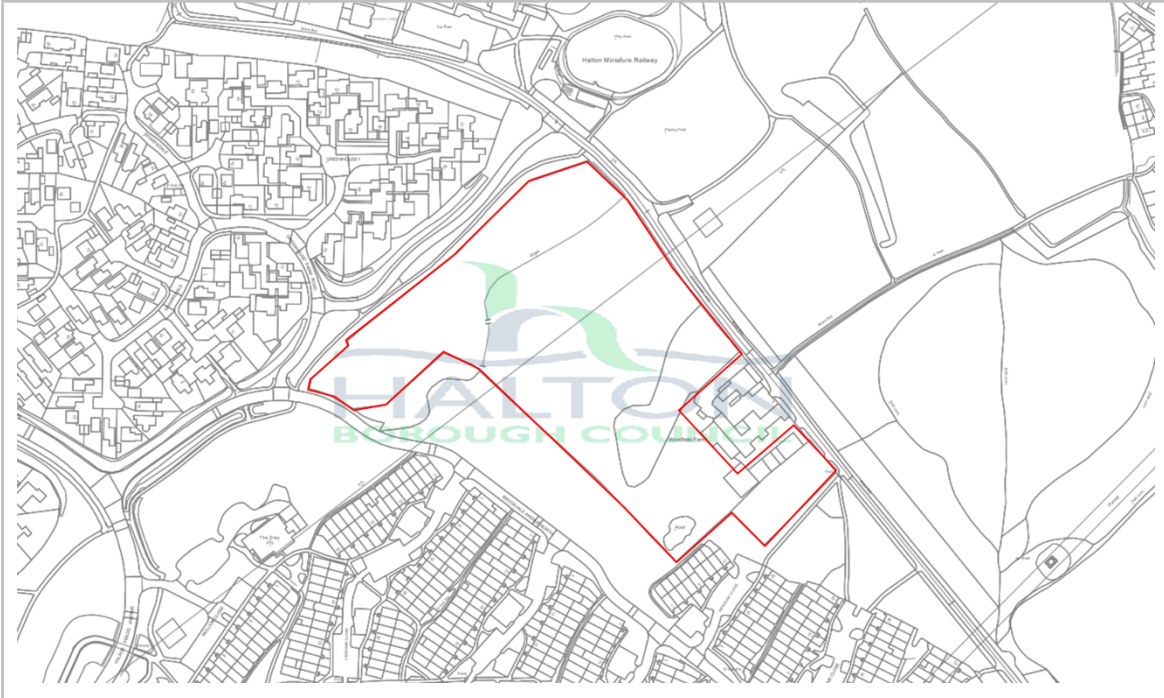


<b>APPLICATION NO:</b>	22/00462/FUL
<b>LOCATION:</b>	Land at Woodfalls farm, Stockham Lane, Runcorn
<b>PROPOSAL/ DESCRIPTION OF DEVELOPMENT FOR BOTH APPLICATIONS:</b>	Proposed erection of 59no. affordable residential dwellings with access, landscaping and associated works
<b>WARD:</b>	Halton Lea
<b>PARISH:</b>	N/A
<b>APPLICANT:</b>	Gormac, Developments Limited & Sovini Group
<b>AGENT:</b>	Enable
<b>DEVELOPMENT PLAN ALLOCATION:</b>	<p>Delivery and Allocations Local Plan ('DALP') (March 2022).</p> <p>Allocated Residential Site Ref:R78 R47and R48.</p> <p>Joint Merseyside and Halton Waste Local Plan (2013)</p>
<b>DEPARTURE</b>	No
<b>REPRESENTATIONS:</b>	Public objections received: 6 details summarised and addressed later through the report.
<b>KEY ISSUES:</b>	Principle of development, affordable housing, layout, residential privacy and overlooking, ecology, access and drainage
<b>RECOMMENDATION:</b>	Delegation to the Operational Director in consultation with Chair and Vice Chair subject to the receipt of satisfactory Flood risk information.



## **APPLICATION SITE**

### **The Sites**

The application site is identified as site R78, R47, R48 and green space to the north in the Halton DALP and measures approximately 2.60ha. of undeveloped predominantly farmland.

The site is bounded by Stockham Lane to the North and East with Brookvale Avenue North to the South. When complete, access to the proposed development will be taken from Brookvale Avenue N.

The application site is bisected by a large United Utilities (UU) easement and Sabic Pipeline that passes through the open space element of the proposal.

### **Planning History**

19/00379/OUT - Outline application, with appearance, landscaping, layout and scale reserved, for demolition of existing outbuildings, conversion of barns to 4 no. dwellings and erection of new build residential development to a maximum of 10 units together with access

## **THE APPLICATION**

## The Proposal

Proposed erection of 59no. affordable residential dwellings with access, landscaping and associated works at Woodfall Farm, Stockham Lane

## Documentation

The application was submitted with the following supporting documentation:

- Application form
- Set of proposed plans
- Phase I and II GI
- Noise Impact Assessment
- Air Quality Assessment
- Preliminary Ecological Appraisal
- Arboricultural Impact Assessment
- Shadow Habitat Regulations Assessment
- Flood Risk Assessment
- Ecology Desk Study
- Great Crested New Survey
- Transport Assessment
- Utility Statement
- Landscape Assessment
- Drainage Strategy
- Design and Access Statement

## **Policy Context**

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

## Delivery and Allocations Local Plan ('DALP') (adopted March 2022)

- |         |  |
|---------|--|
| CS(R)3  | Housing Supply and Locational Priorities |
| 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
CS(R)22	Health and Well-Being
CS(R)23	Managing Pollution and Risk
CS(R)24	Waste
RD1	Residential Development Allocations
RD4	Greenspace Provision for Residential Development
C1	Transport Network and Accessibility
C2	Parking standards
HE1	Natural Environment and Nature Conservation
HE2	Heritage Assets and the Historic Environment
HE4	Green Infrastructure and Greenspace
HE5	Trees and Landscape
HE7	Pollution and Nuisance
HE8	Land Contamination
HE9	Water Management and Flood Risk
GR1	Design of Development
GR2	Amenity
GR3	Boundary Fences and Walls

Joint Merseyside and Halton Waste Local Plan (2013)

The following policies are of relevance:

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

Supplementary Planning Documents ('SPD')

- Design of Residential Development SPD

## **MATERIAL CONSIDERATIONS**

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

### National Planning Policy Framework ('NPPF')

The last iteration of the National Planning Policy Framework (NPPF) was published in July 2021 and sets out the Government's planning policies for England and how these should be applied.

Paragraph 47 states that planning law requires planning applications to 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 81 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

### National Planning Practice 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.

### 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.

### 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.

### **CONSULTATIONS**

The application was advertised via the following methods: Site notice posted near to the site, press notice, and Council website. Surrounding properties were notified by letter.

The following organisation's have been consulted and any comments received have been summarised below and in the assessment section of the report where appropriate:

#### Environment Agency

No objection in principle

#### United Utilities

Concerns given proximity to existing assets recommend conditions in respect of assets and drainage conditions

#### Natural England

No Objection

#### Cheshire Police

No objection – Issues had been raised in relation to the scheme originally submitted but the layout to the scheme has been amended to address these issues.

#### Health and Safety Executive

HSE advice is that there are sufficient reason on safety grounds, for advising against the grant of planning permission in this case. This relates to the outdoor use by the public for up to 100 people at anyone time.

HSE do not advise against in relation to the housing.

#### SABIC – Pipeline operator

Any work with in the notification area needs to be completed under supervision – this would be attached as an informative.

### **Council Services**

#### Archaeology

No archaeological observations required for the current development

#### Highways

No objection. Further details are set out in the Highways section of the report.

#### HBC Contaminated Land

No Objection subject to use of planning conditions.

#### Lead Local Flood Authority

Concerns over the submission discussions are on going

#### MEAS – Ecology and Waste Advisor

No objection. Further details are set out in the body of the report.

#### Open Spaces

Originally raised concerns over the layout around Stockham Lane but this has been amended. The officer has also raised concern around the trees to the east of the site overshadowing the properties. However, this relationship is similar to that of the already approved scheme.

#### Environmental Health

No objection – noise and air quality reports are accepted.

### **REPRESENTATIONS**

Six of representations have been received as a result of the publicity undertaken for application, the details of which are summarised below.

- Loss of farmland and history
- Could lead to further development of town park
- Impact on habitat and wildlife
- Loss of land used for horses and stables.
- Highways safety issues.
- A map with measures should be included
- Ability of sewage to cope
- Build on east lane and other sites first.
- Concern of release of ethylene gas
- Loss of greenspace
- Noise pollution
- Light pollution
- Traffic effect on access to existing properties
- Not opposed to houses but access should be on to Brookvale Avenue

- Given the width of Stockham Lane.
- Bottle neck of traffic
  - Issues with construction traffic

## **ASSESSMENT**

### Principle of Development

This application concerns the residential development of allocated sites R78 R47 and R48. This is consistent with planning policy RD1 'Residential Development Allocations' of the Halton DALP.

Policy RD1 does not stipulate a delivery restriction regarding timing of delivery or site-specific infrastructure requirements. An indicative housing capacity figure is proposed for the site within the table of Policy RD1, this is 50 dwellings. The proposal is consistent with the indicative figure with a proposed layout plan providing 59 dwellings.

Paragraph 2 states that the identified residential allocations will assist in the delivery of the requirements set out in Policy CSR3 'Housing Supply and Locational Priorities'.

The proposed development densities are in line with DALP expectations, therefore it is considered that the development will contribute to the Boroughs housing needs in line with planning policy.

### Housing Mix

Both policies CS(R)3 and CS(R)12 requires on sites of 10 or more dwellings, the mix of new property types delivered are encouraged to contribute to addressing identified needs (size of homes and specialist housing) as quantified in the most up to date Strategic Housing Market Assessment, unless precluded by site specific constraints, economic viability or prevailing neighbourhood characteristics. The Mid-Mersey SHMA 2016 sets 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. The policy justification recognises 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. Evidence from the Mid-Mersey Strategic Housing Market Assessment (SHMA) demonstrates that there is a need for a greater diversity of housing types and sizes across market housing as well as in affordable accommodation. The housing type profile in Halton currently differs from the national pattern with higher proportions of medium/large terraced houses and bungalows than the average for England and Wales. Consequently, there is under provision of other dwelling types, namely detached homes and also to a certain extent, flatted homes. The SHELMA (LCR) shows an above average representation of detached and semi-detached sales however does not breakdown for bedroom requirements. In Halton this is due to



a particularly high proportion of new build sales that upwardly skew the figures for detached and semi-detached sales.

It is important to rebalance the type and size of housing across the Borough and to ensure that the most appropriate form of housing is provided by listening to the market to ensure the requirements are met for current and future residents.

The following table illustrates the proposed residential mix for planning application

	Affordable
1 bed units	0
2 bed units	32 (54%)
3 bed units	27 (46%)
4 bed units	0
Total	59 (100%)

The table below provides the objectively assessed housing need breakdown as presented in the 2016 SHMA.

	Market	Affordable
1 bed units	6.5%	44.8%
2 bed units	30.4%	28.4 %
3 bed units	52.7%	23.8%
4+ bed units	10.5%	3.0%

From the two tables, the Applicant is over providing in the 3 and 2 bed units. The Applicants position is that they are an expert in the Social Housing Market for affordable housing. The application provides for 100% affordable housing. This exceeds the requirement set out in policy CS(R)13.

Whilst the mix of property types is not aligned to the 2016 SHMA, the policy requirement encourages proposals to contribute to addressing identified needs and is more advisory than a prescriptive requirement. Given the contrast of the housing mix proposed when compared to the 2016 SHMA, there is considered to be a non-compliance with Policies CS(R)3 and CS(R)12, however based on the justification provided by the applicant there are not sufficient grounds to warrant the refusal of application.

### Affordable Housing

As per the terms of planning policy CSR13, residential development proposals on greenfield allocated residential sites are required to deliver 25% affordable housing as part of the proposed housing mix. Affordable housing would be secured by means of suitably worded S106. Based on development proposals, they would deliver the 25% affordable housing requirement which meets the broad requirements of planning policy CS(R)13. It is not considered that the percentage split in the type of affordable housing units would warrant the refusal of the application.

### Design and Appearance

The development proposal is a high quality housing scheme. Whilst this is undoubtedly a significant change from the undeveloped appearance on site at present, the proposed development is consistent with that envisaged by the DALP land allocation. The proposed development layouts adequately address the requirements of the Design of Residential Development SPD (the SPD) and follows good urban design principles

On this basis the proposal is considered acceptable in respect of its external appearance and is therefore in compliance with Policies CSR18 and GR1 of the Halton DALP.

### Residential Amenity

The development proposals have been assessed against the Councils relevant guidance for residential development as set out in the Council's New Residential Development Supplementary Planning Document (SPD).

The proposals deliver a mix of semidetached and terraced properties including single bedroom flats. Suitable off road parking spaces have been provided in the form of designated parking and driveways.

The interface distances comply with the guidance set by the SPD. Paragraph 6.14 of the SPD provides guidance in the calculation of required sizes for usable minimum private garden spaces for houses, paragraph 6.16 clarifies garden space as follows:

- Houses having 1-2 bedrooms shall have a minimum private outdoor space of 50sqm per unit
- Houses having 3 bedrooms shall have a minimum private outdoor space of 70sqm per unit
- Houses having 4 or more bedrooms shall have a minimum private outdoor space of 90sqm per unit

Consideration has been given toward garden sizes within the proposed residential site. The suggested minimum garden size set by the SPD for residential properties is met on the majority of the plots. The scheme is however considered deficient with respect to a number of the smaller plots. Just because

the gardens would be modest, it does not follow that unacceptable harm would necessarily be caused to future occupiers. The gardens would provide sufficient space for sitting out, hanging laundry and for children to play. The proposed ratio of garden to space per plot would appear proportionate.

The scheme does make provision for not insignificant areas of public open space within the proposed development and is close to Town Park

With regard to the amenity of the Proposed Developments, it is considered that the proposals would provide for an appropriate form of development that do not impact unduly on existing residents and that sufficient regard has been had for the amenity of future occupiers.

On this basis the proposals are considered acceptable having regard to Policies GR1 and GR2 of the Halton DALP.

#### Open space, Greenspace and Green Infrastructure

Policies RD4, HE4 and HE5 of the Halton DALP set out the Council's expectations for the provision of open space and green infrastructure in new developments. Policy RD4 underlines the importance at para 9.18 of the DALP where it states:

*The provision of greenspace underpins people's quality of life. The Council views such provision as being important to individual health and wellbeing, and to the promotion of sustainable communities.*

Paragraph 9.23 of the DALP goes on to say:

*The provision of attractive and functional open space has an important role to play in ensuring a satisfactory housing estate design. It is vital that it should be considered as an integral element of the overall residential layout. The type, location and amount of areas of open space must be one of the starting points in drawing up the design of a new development. However, it should be noted that not all residential development will create a need for all types of open space and the type and amount will be guided by site specific circumstances.*

The proposal includes a large area of open space to the North with the access road running through to side to access Brookvale Ave N. This area includes an area of natural play. The site is located directly adjacent to Town Park.

Policy RD4 'Greenspace provision for residential development', states; all residential development of 10 or more dwellings that create or exacerbate a projected quantitative shortfall of greenspace or are not served by existing accessible greenspace will be expected to make appropriate provision for the needs arising from the development, having regard to the standards detailed in table RD4.1 The Halton Open Space Study 2020 (OSS) forms the evidence base for this policy.

Policy RD4 seeks to ensure that new housing development does not create or exacerbate shortages of five different types of open space. Demand arising from new development is assessed by calculating potential population on site and

applying a quantitative standard per person (m<sup>2</sup>/person) and considering the quantity and proximity of existing supply within the area. Given on one site proposals and improvements and proximity to Town Park. Offsite payments could not be justified as the site is served by existing accessible greenspace.

On this basis the proposals are considered acceptable in this regard and in compliance with Policies RD4, HE4 and HE5 of the Halton DALP.

### Ecology

As noted above, the Council's retained ecology advisor has issued a response of no objection. This opinion is dependent upon the use of a schedule of recommended planning conditions. A Habitats Regulations Assessment has been undertaken and looked at the source and pathway receptor model. The Conclusion is there is no pathway that could result in likely significant effects.

In relation to Bats the evidence has found that the Council does not need to consider the proposals against the three tests as no bat use or presence was found. Tress T1 and G1 were identified as having low bat roost potential. Should these trees require removal then a soft fell would be required as set out in section 4 of the report this can be controlled by condition. In addition it is considered appropriate to condition the provision of bat boxes as part of the scheme, this can be secured by condition.

A survey report for Great Crested Newts (GCN) has been submitted. This has concluded that it is likely that GCN are absent and therefore no further surveys are required.

MEAS have also advised that no tree felling should take place during bird nesting season without an appropriately experienced ecologist present. They have also recommended a scheme for the provision of bird boxes be provided. These can be secured condition.

The habitats on site are suitable for hedgehog , which is a priority species, and badger which is a protected species therefore it is appropriate that reasonable avoidance measures are conditioned during construction and a hedgehog highway to maintain habitat connectivity.

### Recreational Pressure

As part of the consideration of this application, Natural England have been consulted. They have confirmed that the development falls outside of the 'zone of influence' and they therefore have no objections.

### Biodiveristy No Net Loss/ Net Gain

The Applicant's ecological consultant has submitted a DEFRA Biodiversity Metric The Council's retained ecology advisor has reviewed this documentation, the Biodiversity Metric 3.1 assessment is accepted. In this case the proposal includes the provision of over 20% gain in respect of habitat units and over 20% of hedgerow units. As part of this the landscape plans will need to be conditioned as will a full and detailed landscape and ecological management plan.

On this basis, it is considered that the scheme complies with DALP policy CSR20.

### Highways

The application is accompanied by a Transport Statement. The highways officer has worked closely with the applicant in seeking amendments to make the proposal acceptable. The site provides a safe access on to Brookvale Ave N. The proposed junction has suitable visibility splays. The site has good pedestrian linkages to bus stops on the busway, as such the 86 car parking spaces provided (which allows for one space per 2 bed properties and 2 spaces for each 3 bed property) would be deemed acceptable. In addition there are improved linkages toward the active travel routes as well as the accessible walking routes to local shops, schools and facilities. The Layout incorporates space for bin and cycle storage to the rear. The highways officer has recommended a condition in relation to the development being carried out in accordance with the plans, the emergency access/ modal filter to be constructed prior to occupation and details of the lighting plan to be submitted for approval.

The development proposal is considered to comply with DALP Policies, with particular regard to CS(R) 15,C1,and C2.

### Drainage And Flood Risk

The applications are supported by a Flood Risk Assessment for each site. This has been reviewed by the Lead Local Flood Authority (LLFA). The LLFA have confirmed as follows:

After reviewing 22/00462/FUL planning application the LLFA has found the following:

- The site is considered to be a Greenfield site of 2.6ha.
- The proposed development is for the erection of 59No. two storey semi-detached and detached properties along with associated car parking in front of the properties, landscaping and an access road to the south of the site and landscaping including footpaths, areas of recreation and a brook to the north of the site. This would classify as 'More Vulnerable' development to flood risk as defined within Planning Practice Guidance.
- A Flood Risk Assessment, Drainage Strategy and Utilities survey have been prepared in support of the application ref. OTH\_Flood Risk Assessment.pdf & OTH\_Drainage Strategy and SuDS Assessment.pdf respectively.

In general the LLFA would comment the drainage strategy seems to be very high level. There are comments throughout about potential for the use of different products or SuDS features and that this is a 'theoretical design based on the information provided to date'. This is a FUL application, therefore there should be a detailed drainage design and strategy to support it. Without this the LLFA has low confidence that the site can be adequately drained, the properties proposed or the ones surrounding the site would not be at risk of flooding created by the development. In summary, the LLFA believes flood risk from fluvial and surface

water sources has not been assessed in sufficient detail to demonstrate that flood risk would not cause issues to or from the site, the drainage strategy does not follow the drainage hierarchy or HE9 of the DALP. Discussions are ongoing with the LLFA with the applicant providing further detail. Members will be update prior to the committee.

### Contaminated Land

As part of the consultation process the contaminated land officer has reviewed the application and the supporting documents and considered the land contamination implications.

The site has been the subject of very little previous development with the land being agricultural and/or general open space. No significant potential sources outside of the neighbouring former farm buildings were identified, and the sampling and assessment of soil quality did not identify any significant risks to the proposed development. The reporting concludes that the identified conditions are suitable for the residential end use with no specific remedial actions required. However, the investigation states that the development plot sits outside of the area occupied by farm buildings, but that is not the case. The plans appear to show that two storage buildings/barns are to be demolished, and historical mapping shows an older long barn in the south western corner of the site. An earlier preliminary risk assessment submitted in support of a planning application made in 2019 references the two existing barns as having been used for vehicle repair and maintenance and that the long barn burnt down. There is also a pond noted on a number of maps and on aerial photographs, it is not clear whether this has been infilled or was dry at the time of the investigation. All three elements have the potential to impact on the overall assessment of the site, and require further investigation. Therefore, whilst the submitted report does not identify any significant contamination issues for the majority of the site, and therefore no contaminated land objections to the scheme, this is on the basis that any approval be conditioned to require the further investigation and assessment of the issues mentioned above. If significant contamination is identified, a remediation strategy and supporting verification report must also be submitted.

The above can be secured by a suitably worded planning condition. On this basis the Contaminated Land Officer raises no objections.

It is considered that the Proposed Development complies with DALP Policy HE8. A further condition requiring verification that any recommended remediation has been implemented has also been recommended.

### Noise

The applicant has submitted an acoustic report reference 29307/NIA1, dated 24/08/2022 in support of the application. The impact of existing and future noise sources that may affect the development site are assessed in order to ensure that the internal 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 acceptable assessment methodology. The development site is

affected by both local traffic noise, and noise from the M56. Day & night time sound levels at the development site are calculated and based on this the acoustic report specifies a minimum sound insulation performance that all windows and ventilators that should be installed throughout all new properties on the development site, in order to ensure that the internal sound levels specified in BS 8233:2014 are met. These recommendations are acceptable.

The findings have been reviewed and accepted by the Council's Environmental Health Officer. Conditions are recommended in relation to working hours and the recommendations in the report. It is considered that the proposal has complied with planning policy H7 of the Halton DALP.

#### Air Quality

The applicant has submitted an Air Quality Assessment reference 5031r3, dated 01/08/2022 in support of the application. The potential for off-site impacts from dust emissions during the construction phase of the development has been assessed, in accordance with The Institute of Air Quality Management Guidance on the Assessment of Dust from Demolition and Construction. The Air Quality Assessment goes on to consider the increase in Annual Average Daily Traffic from the site once operational, and whether this increase is significant in terms of air quality, based on criteria taken from Land-Use Planning & Development Control: Planning for Air Quality produced by Environmental Protection UK and The Institute of Air Quality. The report concludes that the impact from both construction and operational phases is not significant. The methodologies used in this report and its conclusions are accepted.

The scope of the document and the recommendations have been reviewed and accepted by the Council's Environmental Health Officer. The development is considered to comply with DALP policy HE7.

#### Health and Safety Executive

The Health and Safety Executive has stated that there are sufficient reasons, on safety grounds, for advising against the granting of planning permission. This is because the site falls within the inner/middle hazardous zone of the Sabic Trans Pennine Ethylene Pipeline as identified on the Health and Safety Executive maps.

This relates to the outdoor use by the public for up to 100 people at anyone time. HSE do not advise against in relation to the housing.

Members were reminded to give significant weight to the advice of the HSE and their public safety concerns, giving it the most careful consideration. HSE considered its role to be discharged when it is satisfied that the Local Planning Authority had given its advice the most careful consideration and it is acting in full understanding of that advice and the consequences that could follow.

In October 2009, Halton Borough Council adopted The Planning for Risk Supplementary Planning Document. This proposal would comply with this document and Policy CS23 of the DALP.

If the Council is minded to grant permission, the Local Planning Authority is required to give the HSE 21 days' notice to consider whether to request that the Secretary of State for Communities and Local Government call-in the application for their own determination.

### Sustainable development and climate change

In accordance with Policy CS(R)19 Sustainable Development and Climate Change, it is recognised that there are no nationally described standards for residential development. Notwithstanding this position Social landlord as the end user and operator of the proposed residential dwellings seek to reduce CO<sub>2</sub> emissions across their development portfolio and have sought to incorporate measures across this development. To achieve these reductions, they undertake modern methods of construction for the site itself utilising sustainable energy provision such as air source heat pumps (ASHP) and Photovoltaics where appropriate.

**Modern Methods of Construction** – Sovini utilise modern methods of construction where timber frame construction uses a range of structural frames that are made off-site in a factory, such as the external and internal walls, floors, roofs and to help form a combined structure which can be clad in another material such as brick on-site. The ability to rely upon timber frame construction as a sustainable method of construction, using renewable materials and also offering benefits in the construction programme with reduced on-site disruption within the locality. The timber used is FSC and PEFC certified where applicable.

Sovini are continually reviewing their modern methods of construction and have an active Standard House Type Steering Group monthly meeting to discuss construction, building regulation and methodology, this collaborative approach enables SCL to work throughout the supply chain to ensure we maximise the partnership and value when designing new schemes. Additionally, through this collaborative approach, innovation and new carbon material options are discussed which are reviewed such as alternative ASHP, PV and Solar Panels to support the affordable housing market from inception to handover.

**Operational Carbon Reduction** – In addition to the approach to construction, Sovini seek to procure sustainable materials through our in house trade supplier, Sovini Trade Supplies (STS), who guarantee ethical chain of custody. Returning to HHT, as part of the pre-construction period we undertook an analysis of the specification and were able to present HHT with an alternative sustainable tile. At our suggestion, the Santof Eco tile, which draws CO<sub>2</sub> from the air for the communities was ethically sourced by STS achieving environmental targets. The additional benefits are:

- STS contribute to reducing our environmental impact as all packaging of materials is recycling at source, preventing on-site waste.
- The materials used or installed provide are carbon neutral or support reduction of carbon such are;
  - LED Lighting throughout the property



- Intergas Boiler which is 20% hydrogen to support net carbon.
- PEFC/ FSC certified timber
- Look to implement bio-net gain on our schemes
- Also, carbon reduction is a key part of SCL's supply chain, i.e. Utilise local supply chain to support reducing CO2 and increase local employment. This reduces CO2 of travel and CO2 emissions.
- Additionally, SCL programming considers NET Carbon reduction through planned and reviewed programmes to ensure we maximise value of what is happening on site and reduce waste. This encourage the supply chain to act in a manner to reduce CO2 and example of this is use of machinery and fleet on site.
- Our vehicle fleet incorporates innovative technologies to reduce emissions from business travel including intelligent route planning ultimately reducing time on the road. Currently, we achieve EU emissions targets and are piloting electronic vehicles to achieve 2020 targets of 147g of CO2 per kilometre.
- Additionally, on-site deliveries via our Sovini Trade Supplies reduces the total number of journeys on contract. As part of our wider group we have resultantly, reduced our carbon footprint by 72% this year to date in comparison with base year data and actively seek to improve this figure.

This approach to the carbon reduction at Woodfalls is part of the wider development strategy.

#### Waste.

The proposal involves construction activities and policy WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan (WLP) applies. This policy requires the minimisation of waste production and implementation of measures to achieve efficient use of resources, including designing out waste. In accordance with policy WM8, evidence through a waste audit or a similar mechanism (e.g. site waste management plan) demonstrating how this will be achieved must be submitted and can be secured by a suitably worded planning condition.

The Council's retained adviser has confirmed that the applicant has provided sufficient information on the Proposed site layout and in the Transport Statement to comply with policy WM9 (Sustainable Waste Management Design and Layout for New Development) of the Merseyside and Halton Joint Waste Local Plan (WLP) and the National Planning Policy for Waste.

#### Conclusion

The proposal delivers housing on an allocated site with a significant amount of open space and Biodiversity Net Gain. At this stage flood risk is still being discussed and therefore delegated authority is requested to determine once this has been resolved.

As such, the proposal is considered to accord with the Development Plan and

national policy in the NPPF. Members need to give careful consideration to the objection of the HSE as a material consideration.

### **RECOMMENDATION**

That authority be delegated to the Operational Director – Planning, Policy and Transportation, to determine the application in consultation with the Chair or Vice Chair of the Committee, following the satisfactory resolution of the outstanding issues relating to Flood Risk

Upon satisfactory resolution the applications are to be approved subject to the following:

- a) S106 agreement that secures 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.

Recommended conditions as follows with any additional conditions recommended through the resolution of the Flood and drainage to be added to the list below:

1. Standard 3 year permission
2. Condition specifying plans
3. Bird nesting boxes scheme
4. Ecological conditions (such as RAMS and hedgehog highway)
5. CEMP
6. Lighting scheme
7. Vehicle access and parking to be constructed prior to commencement of use
8. External Materials
9. Drainage condition(s) to include culvert survey, ownership details, drainage calculations, verification of SuDS implementation, Maintenance and Management
10. Hard and soft landscaping
11. POS implementation and management
12. Waste Audit
13. Site investigation, remediation and mitigation
14. Landscape and ecological/ habitat management plan
15. Removal of permitted development rights for extensions

16. Hard and soft landscaping
17. Construction of emergency access
18. Submission and agreement of boundary treatments
19. Securing ecological and habitat protection through a Construction and Environmental Management Plan
20. Restriction construction and delivery hours
21. Requiring implementation of scheme of noise mitigation

### **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.

### **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.