

REPORT TO: Development Management Committee

DATE: 14 January 2026

REPORTING OFFICER: Executive Director – Environment & Regeneration

SUBJECT: Planning Applications to be Determined by the Committee – AB Update List

WARD(S): Boroughwide

PAGE NO.	LIST A*	LIST B**	Updated Information
5			
		25/00346/OUT	Procedure Note - Correction Members are advised that the Housing Mix section policies should be CSR(3) and CS(R)12 and not CS(R)13 as stated in the report. CS(R)13 relates to affordable housing which is considered separately within the main body of the report. Members are advised that the committee report contains a plans table which was included for completeness, however the proposed plans have since been updated in line with minor layout changes and a revised plans list will form part of the final decision notice Heritage and Conservation Although no Heritage Impact Assessment was submitted, Members are advised that the application was accompanied by a landscape and visual impact assessment which considered the impact on the conservation area. The Council's heritage advisor has assessed the application and is satisfied that the development results in a low level of less than substantial harm on the nearby conservation area. The proposed development lies approximately 150 metres from the boundary of the Hale Bank Conservation Area. At this distance, the scheme does not fall within the

			conservation area itself, but its design and layout must still consider potential effects on the setting, as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF Section 16. Members should give considerable importance and weight to any harm as per the case law. The impact is assessed as limited and indirect, given the physical separation, intervening vegetation, and existing built form that provide visual containment. The submitted layout incorporates mitigation measures such as lower-density housing, tailored elevations, and enhanced landscaping along the western edge to maintain a sympathetic transition. Consequently, the development is considered to have no significant harm to the character or appearance of the conservation area, and the effect on its setting is judged to be minor and acceptable, subject to compliance with design and landscaping conditions. Members are also reminded of the benefits of this scheme that are set out in the report. Sustainability The proposed development offers a number of benefits which align with national and local sustainability objectives: • Environmental: ◦ EV charging infrastructure for all homes. ◦ Climate resilience measures including Sustainable Drainage Systems (SuDS), attenuation basins, and extensive tree planting. ◦ Biodiversity Net Gain of 10.8%, achieved through on-site habitat creation and off-site
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			compensation. • Social: ○ 20% affordable housing integrated within the scheme. ○ 6.3 hectares of public open space, three LEAP play areas, and future provision for a primary school and local centre. ○ Inclusive design for all ages and abilities, promoting active travel and healthy lifestyles. • Economic: ○ Significant job creation during construction and opportunities for apprenticeships. The application is supported by an Energy and Sustainability Statement which includes measures relating to energy efficiency and low carbon design including a fabric first approach and the potential for use of photovoltaic panels and alternative heating technologies in order to demonstrate compliance with policy CS(R)19. The scheme offers sustainable development as defined by the NPPF, balancing economic growth, social inclusion, and environmental protection. Design The applicant states that the proposed development has been arranged within a clear and permeable layout, structured around a hierarchy of streets, lanes, and shared surfaces. The design incorporates pedestrian and cycle routes through green corridors, connecting to the existing Public Right of Way and wider networks such as the Trans Pennine Trail, ensuring strong connectivity and
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			active frontages for natural surveillance. Four distinct character areas shape the scheme: the Halebank Fringe with higher-density contemporary forms, the Rural Edge with lower-density housing along sensitive boundaries, the Historic Edge responding to the Hale Bank Conservation Area, and the Halebank Core. Homes include a mix of detached, semi-detached, townhouses, mews-style properties, and one-bedroom cottage flats, with building heights limited to 2.5 storeys. 20% of homes will be affordable and integrated throughout the site. They state that the landscape strategy retains and enhances existing features such as mature trees and hedgerows, introduces tree-lined streets, and provides a central village green alongside three Locally Equipped Areas for Play. Sustainability is embedded through energy-efficient design, EV charging infrastructure, renewable energy provision, and biodiversity net gain measures, while homes are oriented to maximise privacy, daylight, and amenity. Overall, the design delivers a high-quality, place-making-led development that respects local character, enhances green infrastructure, and promotes sustainable living. The scheme is relatively high density but makes efficient use of land, accords with the level of development approved through the grant of outline planning permission and is considered a good quality of development suited to the character of the area. While the development includes some house types from the applicant's standard portfolio, the applicant states that these have been carefully adapted and arranged to respect the site's context and the proximity to the Hale Bank Conservation Area. The design strategy incorporates four distinct character areas, including the
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			<i>Historic Edge and Rural Edge</i>, where elevations, materials, and detailing have been specifically tailored to reflect local vernacular and respond sensitively to heritage assets. These areas feature lower-density layouts, varied rooflines, and enhanced landscaping to maintain the setting of the conservation area. The overall scheme avoids a uniform suburban appearance by introducing a mix of house types, frontage treatments, and street patterns, ensuring visual interest and a strong sense of place. This approach is set out the submitted Design Justification Statement and is considered to comply with local and national policy requirements to preserve and enhance the character and appearance of the conservation area. One additional objection has been received which relates to land ownership and covenants on the land. Reserved Matters application do not require the submission of a certificate of ownership and any covenants on the land would be civil matters and not material planning considerations.
65		25/00384/FUL	

*** LIST A items** are those items that are not considered to raise significant issues that require further explanation. Members have a full report and these items are not anticipated to initiate further discussion. List A items are considered at the start of the meeting unless a Member specifically requests that an item be moved to List B.

**** LIST B items** are those items which are considered to raise more potentially significant issues, that may warrant further update, explanation, discussion or other announcement. List B items may also have speakers registered who wish to address the committee.

Note:- Background Papers

With respect to all applications to be determined by the Committee, the submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection by contacting Dev.control@halton.gov.uk in accordance with Section 100D of the Local Government Act 1972.