

22nd September 2015
Our Reference: 47070949

Local Plan Team
Knowsley Council
1st Floor Annexe
Municipal Buildings
Archway Road
Huyton
Merseyside
L36 9YU

Dear Sir / Madam,

Letter to Inform Habitats Regulations Assessment of the Householder Developments Supplementary Planning Document, Consultation Version October 2015

The submitted Knowsley Local Plan Core Strategy¹ was subject to Habitats Regulations Assessment (HRA) in 2012², assessing a variety of impact pathways (including disturbance from recreational pressure and other activities causing disturbance, mechanical/abrasive damage and nutrient enrichment to habitats, loss of supporting habitat, atmospheric pollution, water resources, and water quality) linking the Plan to the following internationally designated sites:

- Mersey Estuary SPA/Ramsar Site
- Manchester Mosses SAC
- River Dee & Bala Lake SAC
- Sefton Coast SAC
- Dee Estuary SAC SPA & Ramsar site
- Mersey Narrows & North Wirral Foreshore Ramsar and SPA
- Ribble & Alt Estuaries SPA and Ramsar site
- Liverpool Bay SPA
- River Eden SAC
- Martin Mere SPA and Ramsar site

Subsequent HRAs were undertaken of modifications to the Plan, the most recent being August 2015. It is the Plan that sets out the spatial strategy for housing and development within the Knowsley Council area. Following the HRAs of the Plan, it was concluded that the Plan would not result in likely significant effects upon internationally designated sites alone or in combination with any other project or plan.

This document is the HRA for the Householder Developments Supplementary Planning Document (SPD), Consultation Version October 2015 only. Background on internationally designated sites and potential impact pathways is not repeated within this document, but can be found within the 2012 Plan HRA document³.

¹ For ease, the Knowsley Local Plan Core Strategy and modifications documents are referred to as the 'Plan' throughout this document.

² URS (October 2012). Knowsley Borough Council Core Strategy Habitats Regulations Assessment. http://www.knowsley.gov.uk/pdf/SD11_CoreStrategyHabitatsRegulationsAssessment.pdf [Accessed 17/09/15]

³ URS (October 2012). Knowsley Borough Council Core Strategy Habitats Regulations Assessment. http://www.knowsley.gov.uk/pdf/SD11_CoreStrategyHabitatsRegulationsAssessment.pdf [Accessed 17/09/15]

The SPD is a supporting document to the Core Strategy, which is to be read in conjunction with the Core Strategy. It provides guidance on how to interpret policies within the Plan relating to householder development proposals. It does not contain policies, but a narrative for how to approach householder developments within Knowsley. The purpose of this SPD is to *'ensure that Knowsley continues to have a high quality and well-designed housing stock that is appropriate to its location and maintains a high standard of amenity for existing and future occupants.'* In the absence of policies, the SPD will be subject to screening per chapter.

Chapter 1: Introduction

This chapter outlines the background and purpose of the SPD, including that the SPD is a supplementary document to support the Plan. There are no impact pathways linking to any internationally designated sites present within this chapter.

Chapter 2: Policy Context.

This chapter places the context of the SPD in relation to existing policy such as National Planning Policy, the Plan, Saved Unitary Development Plan Policies and other relevant plans and policies such as the Merseyside and Halton Joint Waste Local Plan Policy WM9. In addition to this it includes reference to protected species. Whilst not referring directly to internationally designated sites, this is a positive chapter. Paragraph 2.1 includes reference to the presumption in favour of sustainable development as detailed within the NPPF. By definition, sustainable development will not result in likely significant effects upon any internationally designated site. There are no impact pathways linking to any internationally designated sites present within this chapter.

Chapter 3: Do I Need Planning Permission?

This chapter outlines when planning permission is required and when a development can be undertaken under permitted development, how to approach undertaking householder developments of listed buildings, prior notification of a proposed larger home extension, and lawful development certificates/ householder exemptions. There are no impact pathways linking to any internationally designated sites present within this chapter.

Chapter 4: Planning Application Process

This chapter outlines the planning application process relating to householder developments. This includes summarising a seven stage process, from submission through to the decision stage. In addition, this chapter includes information relating to pre-application advice and the Building Regulations. There are no impact pathways linking to any internationally designated sites present within this chapter.

Chapter 5: General Advice

This chapter includes reference to issues not covered within the planning application process relating to design, such as boundary disputes, covenants, and right to light etc. The chapter includes summary details of the Party Wall Act 1996, how householder development should be dealt with regarding highways, and habitable rooms. There are no impact pathways linking to any internationally designated sites present within this chapter.

Chapter 6: General Design Guidance

This chapter sets out general design principles which all householder development proposals should seek to follow. This includes reference to design, rooflines, form and massing, windows, materials, existing features, character and street scene, car parking and highway safety, impact on neighbours, the 45 Degree Rule, sustainability and energy efficiency, and the retention of important existing features. There are no impact pathways linking to any internationally designated sites present within this chapter.

Chapter 7: Specific Guidelines

This chapter sets out specific guidance for the design of a range of householder development types. This includes reference to two storey side extensions, single storey side extensions (including conservatories), rear extensions (including conservatories), front extensions and porches, extension on corner plots, roof alterations and dormer extensions, detached buildings and structures, parking and domestic garages, parking dimensions, and gates, walls and fences. There are no impact pathways linking to any internationally designated sites present within this chapter.

Chapter 8: Development Affecting Heritage Assets and Listed Buildings

This chapter sets out specific guidance on heritage issues as part of householder development proposals. There are no impact pathways linking to any internationally designated sites present within this chapter.

Chapter 9: House Extensions in the Green Belt

This chapter outlines which policies are applicable to house extensions within the green belt. This includes reference to other chapters within this SPD, Policy G7 of the Unitary Development Plan, the adopted Local Plan policies map and additional recommendations relating to design. There are no impact pathways linking to any internationally designated sites present within this chapter.

Chapter 10: Extensions Close to Trees

This chapter outlines how householder developments should proceed in relation to extensions in close proximity to trees. This chapter makes reference to Tree Preservation Orders, and when to include a tree on plans. This chapter refers to Saved Unitary Development Plan policies DQ1 and DQ4 detailing that important natural features such as trees be preserved and the inclusion of protective measures. There are no impact pathways linking to any internationally designated sites present within this chapter.

Chapter 11: Extra Accommodation for Relatives

This chapter relates to the design of extra accommodation for relatives to ensure that a fully self-contained unit of accommodation is not created. There are no impact pathways linking to any internationally designated sites present within this chapter.

In conclusion, the Householder Developments SPD for Knowsley is essentially a guide offering advice on how to proceed with householder development in relation to policies of the Knowsley Local Plan and how these should be interpreted for householder development proposals, aiding design. There are no impact pathways present within this SPD that could result in likely significant effects upon any internationally designated sites.

Yours faithfully
for **AECOM Infrastructure & Environment UK Limited**



Dr James Riley
Associate Director