

GWP Architecture Ltd
 03.01 Tower Works
 2 Globe Road
 Leeds
 LS11 5QG

Tel: 1132 666 044

Gaywood Green, Kirkby

PLANNING STATEMENT

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1. Introduction & Purpose of the Statement

This Planning Statement has been prepared by GWPA on behalf of LIVV Housing Group and accompanies a full planning application for a residential development at Gaywood Green, Kirkby (Easting 341828, Northing 397667).

The site is bounded by Broad Lane to the northwest, existing housing to the east and south, and Gaywood Avenue to the south. The application seeks permission for 79 new dwellings together with associated vehicular and pedestrian access, a sub-station, car parking, and hard and soft landscaping works on land off Gaywood Close, Gaywood Green.

The Statement explains how the proposal accords with national planning policy, the Knowsley Local Plan Core Strategy and Knowsley Council's validation requirements and sets out why planning permission should be granted in line with the presumption in favour of sustainable development and local housing delivery objectives.

In accordance with Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, it assesses the scheme's conformity with the Development Plan, relevant national guidance and other material considerations.

The Applicant

LIVV is a housing business and more. They provide 13,000 homes across the Liverpool City Region and the North-West, along with apprenticeships, training, health initiatives and local projects that help build flourishing communities.

They are positive, respectful partners who take the lead, do what they say and help others unlock their potential. Their prime objective is to work alongside their customers and local, regional and national partners to be the provider of choice for great homes and wider community support. This includes being willing and able to help people tackle tough issues such as unemployment, poverty, domestic violence, poor mental health and anti-social behaviour.

In the current economic, social and political climate, these challenges are not easy, but they remain determined to approach them well and keep things simple. They believe that focusing on what matters most to customers and making their business basics as straightforward as possible are the keys to success.

Pre - Application Advice

A formal pre-application service has been undertaken with the LPA prior to submission. Following the submission of a pre-application, initial feedback was provided by Mr. Alan Kilrow at Knowsley Council on the 8th of February 2024.

The scheme was developed further and a second Pre-Application formal submission made in early 2025 – with detailed feedback on the layout provided.

These matters have been thoroughly addressed throughout the design process, and the scheme has been amended for this planning application in direct response to the pre-application feedback.

The pre-application discussions also helped define the scope of the submission, ensuring that all necessary supporting information is included within the current application.

2. The site and Surroundings

The proposed site is located in Kirkby, North Knowsley, East of Liverpool. A brownfield site, the land is recently cleared of previous development with minor structures (garages) remaining on site.

The site sits between Broad Lane (to the north) and Gaywood Avenue to the south and Medbourne Crescent to the east. Southwest of the site is the community centre, club and nursery.

Surrounding buildings are dwellings in terraced, semi-detached and detached settings. Along Medbourne Crescent houses back onto the proposed site. The site red line boundary measures approximately 1.44 hectares.

Consulting Engineers AJP have produced a Flood Risk Assessment alongside Drainage Strategy Report to support the development proposals.

Points of specific interest taken from the report as follows:

The site is located within Flood Zone 1 and has a low risk of flooding from rivers & sea, surface water, reservoirs and all other sources. Therefore, due to the low risk of flooding from all sources, no flood risk mitigation measures are required for the proposed development.

The historic public sewer map indicates that there are no public sewers located within the site boundary but there are a number of existing surface water and foul water public sewers located within the highways surrounding the proposed site.

The underlying strata consists of made ground underlain by sandstone bedrock, comprising of sands/weathered sandstone.

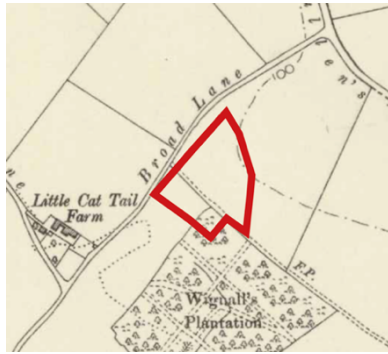
Section 18.5 of the CCG Phase II Ground Investigation Report, CCG-C-24-14643 states that soakaway drainage is not viable for the proposed site due to the potential for contamination leaching and also the low permeability of the underlying strata.

Table 6.1 of the Knowsley MBC's Strategic Flood Risk Assessment (SFRA) Level 2, indicates that as the existing site is brownfield, the proposed surface water discharge rates should be restricted to a 50% betterment on the existing brownfield runoff rates. This is further highlighted within Section 4.2 of the Knowsley Council Sustainable Drainage & Surface Water Management Technical Guidance For Developers.

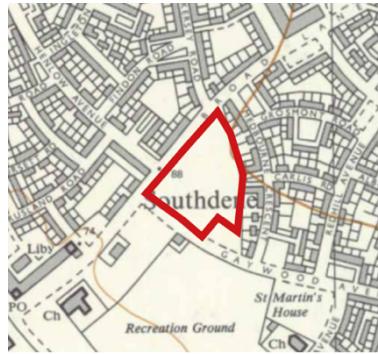
The overall surface water discharge rate of 44.5 L/s is to be split between the two networks, with the network to the north having a discharge rate of 22.7 L/s and the network to the south a discharge rate of 21.8 L/s. Vortex flow control devices will be used to restrict the surface water discharge rates to the required rates of 22.7 L/s and 21.8 L/s.



History of the Site



1888-1913



1937-1961



1961-2024

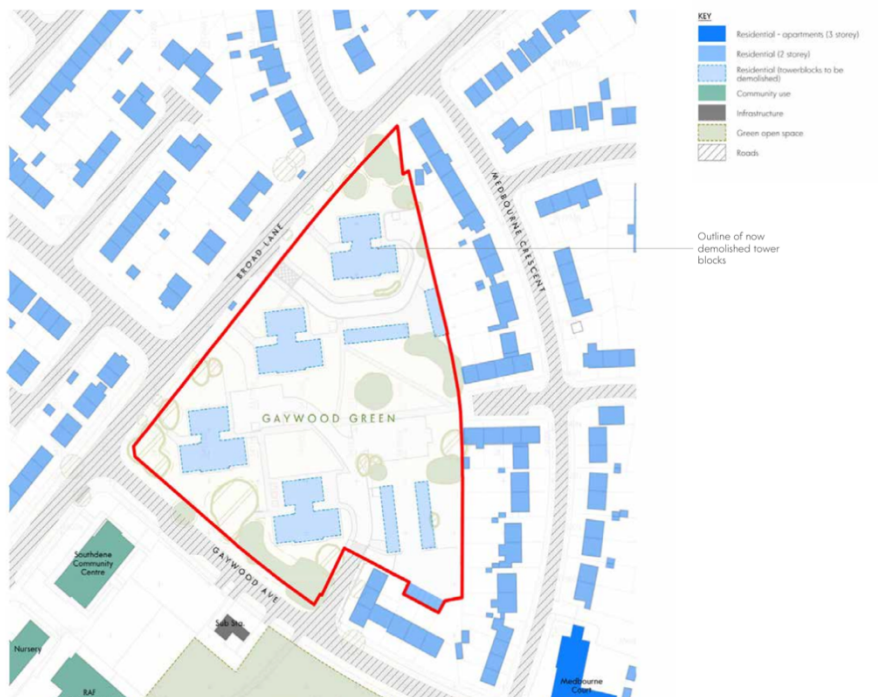
Like much of the greater Kirkby area the site remained largely farmland until the mid-20th century, transport links to the region began in 1848 with the building of the Liverpool and Bury Railway through Kirkby. The East Lancashire Road (the A580) added a road connection in 1935.

Large-scale development began in February 1950. The Kirkby population of 3,000 in 1951 grew to over 52,000 by 1961. The Kirkby Urban District was created in 1958. Development was considered over-spill housing for Liverpool.

The four tower blocks comprising 64 dwellings each (at 11 storeys) for a total of 256 dwellings were approved for construction in 1961, shortly after the last historic map (to the left) was produced. The tower blocks were demolished in 2024.

Local Development Context

In terms of local development context, the local area is predominantly residential in nature consisting of two storey dwellings in semi-detached and terraced configurations. Aside from the recently demolished tower blocks, Medbourne Court to the south-west provides context for three storey apartment buildings. Directly to the south there are a number of community use buildings. Local open green space is provided for by Wignall Park located directly to the South of the site across Gaywood Ave. Local shops are available directly to the North and South of the site directly off Broad Lane.



Site Connectivity

The site is located southeast of Kirkby town centre, approximately a 20-minute walk away. Several public open spaces are in close proximity, including a large park directly to the south. Regarding transportation, Kirkby train station is about a 30-minute walk to the northwest, with bus stops conveniently located adjacent to the site. For car access, the site is well-positioned, offering excellent connections to the A580 and M57, providing direct routes to both Manchester and Liverpool.



Vehicular Access and Movement

The site is broadly surrounded to the West by Broad Lane and Gaywood Ave, the latter is a primary access route from the A5207, the former if followed South provides a route to the Motorway and Liverpool.

In terms of public transport there are two bus stops located directly adjacent to the site on Broad Lane to the West. A bus to Liverpool is available within 5 minutes' walk to the South of Broad Lane.

Currently the site is accessed only from the South off Gaywood Ave, previously when the site was occupied access was via this entrance and from the North off Broad Lane. There was a secondary access directly to the South of this that had been depreciated for some time.

In terms of access to local amenities (by car), Kirby Town centre is located within 4 minutes' drive, the train station in 7 minutes, Liverpool in circa 30 and the Industrial Park in less than 5.

3. Development Proposals

Project Overview

The scheme, developed by RSL Liw Housing group aims to provide a wide variety of accessible affordable homes. As such and as supported by the affordable housing statement provided in support of this application, a diverse mix of procurement types will be offered. This development mix is described in the below diagram.



Social Housing

Social housing is proposed to be provided in a mix of rent to buy, shared ownership and affordable rent types. These are mixed across the overall site and cover a variety of dwelling types.

Proposed Site Layout

Following the masterplan and tender design, the site planning strategy follows the principle to develop a regular ordered series of detached, semi-detached and terraced dwellings with three blocks of apartments.

These are aligned to provide private outside space to each dwelling house.

Along Broad Lane and Gaywood Avenue, the development is stepped back from the street to continue the current open streetscape reflecting the existing arrangement of the street scene opposite.

The site concept is structured around three distinct space types that organise the overall masterplan.

Single family homes are arranged as principally two storey dwellings set along shared-surface highways, creating a domestic scale and character.

A central village green provides a wider landscaped space with natural overlooking from surrounding buildings, offering a communal focal point for the development.

Shared living buildings, generally three to four storeys in height and designed with a differentiated architectural language, are positioned at key nodes across the site to mark important corners and arrival points.

The proposed mix provides for circa 79 new dwellings in six different typologies, approximately as follows:

- o 2b/3p homes (semi-detached / terraced) ~ 15 no.
- o 3b/4p homes (semi-detached / terraced) ~ 12 no.
- o 4b/6p homes (detached) ~ 3 no.
- o 1b cottage apartments ~ 6 no.
- o 2b cottage apartments ~ 6 no.
- o 1b and 2b apartments ~37 no.

Key inspiration for the sites architectural language is St Joseph and St Laurence church, located to the south-east of the site. The church has a distinctive dia-grid glazed façade which sits in projecting gables. This precedent stands alone in the local area as a civic building with a distinctive design ethos.

The scheme design has been developed with this local architectural precedent as inspiration, with subtle references used across the proposed development.

The house designs follow simple, traditional housing forms that maintain a straightforward and familiar architectural language. Asymmetric projections are introduced around the windows, adding a layer of interest and variation without straying from the overall simplicity.

The external rainwater pipes and gutters have been articulated. These rainwater pipes are strategically placed to break up the street elevation, helping to establish a sense of rhythm along the street elevation.

Windows and doors, at ground level, are grouped together with recessed panels, creating a unified appearance. This arrangement also adds depth to the building's surface, subtly distinguishing the openings from the rest of the facade while maintaining the clean, traditional lines of the design.

The buildings design incorporates a diamond brick pattern that will run throughout the facade, either using contrasting white bricks or projecting textured bricks. This pattern will provide a cohesive and consistent visual element across the exterior.

Projecting masses are used to ground the building and break up the elevation. This approach helps to visually divide the building mass while grouping windows in a way that adds depth and definition to the facade.

A variety of roof forms are included to create visual interest and replicate the feel of a varied street elevation. This helps integrate the building into its surrounding urban context.

Distinctive brick finishes are used at key points within and around the site to assist with wayfinding. These finishes will help visitors navigate the space while adding a subtle variation in the overall appearance of the building.

A traditional and durable material pallet has been developed for the scheme where the primary material, brick is used throughout. The main brick proposed to be a red-multi type not untypical of recent local development. To provide variety a buff and brown brick are proposed but used more sparingly. Detail and movement are provided through the use of patterning, with the local architectural context referenced.

To aid the architectural language and provide depth and relieve the façades, a soft green fibre cement panel is proposed. This is used primarily on the apartment buildings partly as a means to provide differentiation to these building types.

Materials

1. RED BRICK (MAIN MASONRY MATERIAL)
2. WET CAST STONE (CONCRETE) WINDOW HEADS & SILLS
3. BUFF BRICK
4. LIGHTWEIGHT CLADDING - FIBRE CEMENT 'SCALES' (APARTMENTS)
5. LIGHTWEIGHT CLADDING - FIBRE CEMENT PANELS (HOUSES)

4. Planning Policy Context

National Design Guide (2021)

The proposal supports the NPPF's overarching objective to boost significantly the supply of housing, make effective use of land, and deliver well-designed places. The presumption in favour of sustainable development applies, and the scheme responds positively to placemaking, local character, and accessibility, consistent with NPPF sections on decision taking and design.

Refer to GWPA document (529)2316-GWP-01-XX-PP-A-GaywoodGreenDFL_HH-P01 for National Design Guide & Building for a Healthy Life Response.

Relevant Local Planning Policies

Knowsley's Core Strategy sets out ambitions to deliver a wide range of new high-quality housing, support economic growth, and ensure development is well-designed and sustainable, with infrastructure to serve communities. The Plan's vision aligns with this proposal's scale, mix and quality, contributing to borough-wide housing delivery and regeneration priorities.

The information below provides several pertinent extracts from the Knowsley Local Plan as they likely pertain to the Gaywood Green site re-development.

Housing Density

Policy CS3 adopts a flexible approach to housing density, recognising that there is scope for densities to vary within the borough. This variance could be based on factors like site location (e.g. high densities adjacent to town centres and transport interchanges) or desirability of housing mix (e.g. lower density housing is needed to re-balance the mix of housing in some areas). However, given housing land availability constraints which currently exist in Knowsley and the character of the borough, densities of at least 30 dwellings per hectare are considered to be appropriate and lower densities acceptable only in accordance with the criteria in Policy CS3. There are some locations in Knowsley where densities of up to 40 dwellings per hectare or higher may be acceptable.

The Council's evidence base indicates that the tenures of affordable housing should be mixed in order to meet local housing needs. In general terms the evidence currently shows a need across Knowsley for a tenure split of 75% affordable rent and 25% intermediate housing.

Policy CS22

The tenure, type and size of new housing delivered in Knowsley will support the re-balancing of the housing market to better meet housing needs and demands arising in Knowsley. Applications for new residential development must demonstrate how they contribute to this re-balancing.

Densities of a minimum of 30 dwellings per hectare will be required for residential development in Knowsley. Lower densities will only be acceptable in circumstances where:

- a) The nature of the location in question allows for this; and
- b) It can be demonstrated that an identified local housing need will be met.

Design Standards

Knowsley has a wide range of existing housing, but this may not always meet the needs of existing or newly forming households, due to the unsuitability of the type or size of housing. In order to better provide for those living in, or seeking to live in Knowsley, there is a need to address existing imbalances.

Policy CS17

2) For individual residential developments of 15 dwellings or more, developers must demonstrate how their scheme contributes to the re-balancing of Knowsley’s housing market in terms of the size of dwellings provided

4) All new residential development in Knowsley will be encouraged to comply with the following design standards (or equivalent replacement standard):

- a) Building for Life standards.
- b) Lifetime Homes design criteria

Housing Type/Size	1-bedroom	2-bedroom	3-bedroom	4-bedroom plus
Market Housing	10%	30%	40%	20%
Affordable Housing – Social Rented	20%	50%	20%	10%
Affordable Housing – Intermediate	20%	70%	10%	0%

Provision of new bungalows is also required across all housing types and sizes



Sustainability

Policy CS22

Government targets for carbon reduction in new development are expected to be implemented through updates to the Building Regulations. Where it is not technically feasible or economically viable to meet the requirements on site, contributions to the Council’s Community Energy Fund may be accepted as one of a range of options under the Government’s proposed ‘Allowable Solutions’ mechanism. The Fund will be used to support carbon reduction initiatives in Knowsley and potentially the wider Liverpool City Region.

The Government launched a ‘Housing Standards Review’ consultation in August 2013 which sought views on ways to reduce the degree of variation in housing design guidance, codes and standards at the local level. Many of these design aspects are expected to be covered by future updates to Building Regulations. Depending on the detail of these changes the Council will either completely rely on Building Regulations to deliver sustainable design or (where compatible with the Government’s approach) consider the need for some aspects to be defined by local policies in the Local Plan: Site Allocations and Development Policies.

To support the planning application an Energy and Sustainability Statement has been produced by Energy consultants WECE.

The scheme intends to be fossil fuel free, with electricity being the primary energy source for heating and hot water. This is combined with a highly insulated sustainable fabric (see construction methodology) to deliver a scheme that exceeds the in-use carbon emission (DER) requirements of Part L 2021. The report notes:

Policy CS22

Sustainable and Low Carbon Development

Sustainable Construction Principles

- 1) New development will be required to meet high standards of sustainable design and construction and minimise carbon emissions. This should be achieved by:
 - b) Avoiding the creation of adverse local climate conditions by using natural systems to avoid internal overheating and excessive heat generation.
 - e) Limiting energy use by incorporating high standards of insulation, heat retention, natural ventilation and passive solar techniques.

Policy CS23

Renewable and Low Carbon Infrastructure

- 1) The Council will support proposals that will produce and distribute decentralised, low carbon and renewable energy, provided that they do not cause significant harm (in terms of their number, scale, siting or cumulative impacts) to:
 - a) Natural resources, biodiversity, geodiversity, water and air quality and, landscape character.

Supplementary Planning Documents (SPDs)

A high-level review of likely parking standards has been undertaken by Curtins looking at local policy, census data and data collected by Livv Housing on their own (comparable) sites.

The emerging options that some houses will have dedicated, on-plot parking, while others will have communal parking. Parking can be lower where provided communally and unallocated as it can cater for the average, not maximum, and each house doesn't need a whole number of spaces. As such, the National Model Design Code recommends using unallocated parking, although the Council may be concerned that residents prefer to park as close to their house as possible, so may park on-street instead.

The Ensuring a Choice of Travel SPD (2010) provides Knowsley Council's parking and accessibility standards as follows:

- o 2 spaces for 2 and 3-beds,
- o 3 spaces for 4-beds.

There is no parking standard provided for flats.

The Accessibility Assessment Form provides additional points for developments providing less than 75% of the car parking standard (although these points are not needed to achieve the minimum score). As such, if allocating spaces, this would be achieved by providing:

- o 1 space for 2 and 3-beds,
- o 2 spaces for 4-beds

5. Planning Policy assessment

Compliance with Policy & Design Rationale

Sustainable Location & Efficient Land Use:

The site is previously developed/under-utilised urban land (if applicable) and close to services and transport, aligning with the NPPF's efficient land use and reducing need to travel.

Sources: NPPF sustainable development; local plan urban focus.

Housing Mix & Choice:

The 2-3 bed mix offers choice for families and first-time buyers, reflecting borough demand patterns and affordability considerations set out in Knowsley's housing context.

Sources: Knowsley housing mix and affordability context.

Design Quality & Local Character:

Scale (2 storeys), massing, and materials respond to the prevailing residential character while incorporating high-quality detailing, good amenity, and defensible space - consistent with NPPF design guidance and local expectations for well-designed neighbourhoods.

Sources: NPPF Section 12; general best practice as seen in Design & Access Statement conventions.

Transport, Parking & Access:

Access design and on-plot parking meet functional needs while supporting safe movement and legible layouts. Cycle storage and pedestrian connectivity promote sustainable travel choices. Technical details are set out in the submitted Transport Note.

Sources: Validation guidance and supporting statement expectations.

Green Infrastructure, Ecology & Biodiversity:

The landscaping strategy provides street trees and native planting, with biodiversity net gain steps proportionate to scale. Any required ecological surveys (phase 1 habitat, bat/nesting birds, etc.) are submitted per the validation checklist.

Sources: Knowsley Local Validation Requirements and guidance.

Flood Risk & Drainage:

A site-specific Drainage Strategy proposes SuDS and attenuation to manage runoff at greenfield-equivalent rates (or better), meeting local validation standards and broader NPPF aims to reduce flood risk.

Sources: Local validation requirements (technical document expectations).

Infrastructure & Planning Obligations:

The scheme will address relevant infrastructure through proportionate. Section 106/conditions (e.g., open space contributions, education/health where triggered), consistent with borough practice of securing local investment through developer contributions.

Sources: Knowsley Offer (S106 contributions and local investment).

6. Supporting surveys

In line with Knowsley Council's, Local Validation Requirements (adopted July 2025) and draft guidance, the application includes proportionate supporting information to enable determination:

- Planning Drawings
- Design and Access Statement
- Planning Statement
- Site Location Plan
- Flood risk Assessment & Drainage Strategy Report
- Health Impact Assessment
- Transport Statement
- Baseline Habitat Condition Assessment
- Biodiversity Net Gain Assessment
- Construction Environmental Management Plan
- Preliminary Ecological Appraisal and Preliminary Roost assessment

These reports should be referred to in full for the determination of the application.

7. Health Impact Statement

Knowsley requires HIAs for certain scales of development. While a 10-unit scheme may be below some thresholds, the application includes a proportionate HIA using Knowsley's template to demonstrate positive health outcomes: walkable layout, access to green space, safe streets, and energy-efficient homes.

Sources: Knowsley HIA template and explanation; local validation page.

8. Planning Balance

Benefits:

Housing Delivery: Contributes to local supply and choice in a sustainable location.

Design Quality: Well-designed homes that respect local character and provide good amenity.

Economic & Social: Construction jobs, local spend, and potential S106 contributions to community infrastructure.

Environmental: SuDS, biodiversity planting, and efficient land use.

Impacts and Mitigation:

Any minor impacts (construction disturbance, traffic) mitigated via conditions (Construction Management Plan, hours, traffic management).

Landscaping and boundary treatments manage privacy and amenity.

Drainage strategy addresses runoff and flood considerations.

On balance, the proposal delivers sustainable development consistent with national and local policy and should be approved accordingly.

Sources: NPPF presumption in favour of sustainable development; Knowsley strategic objectives for housing and design.

9. Conclusion

The proposed 10-dwelling scheme accords with the NPPF and Knowsley Local Plan Core Strategy, meets local validation requirements, and provides high-quality, sustainable homes in an accessible location. The application is supported by proportionate technical information, demonstrates positive health and design outcomes, and secures benefits that outweigh any limited adverse impacts. Planning permission should therefore be granted.

Sources: Policy alignment summary (NPPF, Knowsley Local Plan), validation checklist, housing context.



gwparchitecture 2026

www.gwp-arch.com | architecture@gwp-arch.com | T: +44(0)161 962 4882