



LAND AT GREENES ROAD AND PARADISE LANE,
WHISTON, L35

PLANNING STATEMENT

**(including a Statement of Community Involvement
and draft heads of terms)**

on behalf of
THE BUILT GROUP LTD.

SEPTEMBER 2021

Contents

1. Introduction
2. The Site and its Surroundings
3. The Proposal
4. Planning History
5. Pre-application community consultation
6. Relevant Planning Policy
7. Policy Assessment
8. Conclusion

Figures

- 2.1: Application site looking southeast from rear of 35 Greenes Road
- 2.2: Mix of fencing and sandstone/brick walls to Paradise Lane and Greenes Road
- 2.3: Boundary to no. 37 Greenes Road
- 2.4: Gable end of 2 Montgomery Close adjacent the application site's northern boundary
- 2.5: Whiston local shopping parade (northside)
- 2.6: Tesco Express in Whiston local centre
- 2.7: Whiston local shopping parade (southside)
- 2.8: Rear of properties on Hostock Close adjacent the application site's eastern boundary
- 2.9: Whiston Social Club southeast of the application site
- 2.10: Southern boundary of application adjacent to Stadt Moers Park car park
- 2.11: South west corner of application site adjacent 17 Sandiway
- 3.1: Proposed site layout (from drawing no. SK001E Proposed Site Plan by Level 2 Architects)
- 3.2: Proposed Paradise Lane/Greenes Road corner view CGI by Level 2 Architects

Appendices

- A Pre-application community consultation letter
- B Draft Heads of Terms

1. Introduction

- 1.1 This Planning Statement is submitted in connection with an application for full planning permission for development of 22 no. affordable apartments and associated access, landscaping and amenity space on land at the corner of Greenes Road and Paradise Lane in Whiston, L35. The apartments will be owned and managed by Onward Homes.
- 1.2 The Planning Statement considers the key national and local planning policies relevant to the site and the proposed development. It provides an assessment of the proposed development against the policy requirements and puts forward any material considerations that are also relevant to the application.
- 1.3 The application site is currently vacant and derelict. It was previously used by a haulage and contractors' business (see Planning History). The previous buildings were cleared around 2009.
- 1.4 The application site is located on land designated as Primarily Residential Area on the Knowsley Local Plan Policies Map.
- 1.5 The planning application package includes the following material:
 - Completed planning application form and Certificate of Ownership,
 - Drawing package by Level 2 Architects,
 - Affordable Housing Statement by Onward Homes,
 - Design & Access Statement by Level 2 Architects,
 - Transport Statement by Vectos,
 - Ecological Survey and Assessment by ERAP (Consultant Ecologists) Ltd.,
 - Arboricultural Impact Assessment by Dealga's Tree Consultancy Ltd.,
 - Combined Phase I & II Geo-Environmental Report by CC Geotechnical Ltd.,
 - Drainage Strategy & Flood Risk Assessment by Sutcliffe,
 - Planning Statement including a Statement of Community Involvement (SCI) and draft Heads of Terms by pHpc, and
 - Statutory fee for full planning application.

2. The Site and its Surroundings

- 2.1 The application site, measuring 0.24ha, is located on the corner of Greenes Road and Paradise Lane in Whiston. The site is vacant and derelict (see Figure 2.1). It is currently bounded by a mix of fencing and brick/sandstone walling (see Figure 2.2).
- 2.2 To the northwest and adjoining the site is a short row of two storey terraced houses. These adjoin no. 35 Greenes Road which is within the application site. Nos. 37 and 39, which complete the terrace, have long rear gardens with no. 37 abutting the application site's western boundary (see Figure 2.3).
- 2.3 To the north of the application site is the estate of semi-detached two storey houses on Montgomery Close. The nearest property is no. 2 which has its gable end facing the application site (see Figure 2.4).
- 2.4 To the north and northeast is the Whiston local shopping parade which includes a range of services including a Tesco convenience store, newsagents, pet shops, cafes, hot food takeaways and others (see Figures 2.5 and 2.6). These are all within easy walking distance of the application site.
- 2.5 In addition to the local shopping parade there are a number of other amenities and services close to the application site. Halsnead Primary School and Noodles Day Nursery are 0.1 mile to the east of the application site. Whiston Health Centre is 0.2 miles to the north of the application site.
- 2.6 Whiston rail station is 0.3 miles to the north east of the site. There are regular rail services throughout the week and weekends to Liverpool Lime Street, Manchester Piccadilly, Warrington Bank Quay, St Helens and Ellesmere Port. There are bus stops on Greenes Road within the local shopping parade. Bus routes 239 and 248 provide regular services between Huyton, Broadgreen and Prescot.
- 2.7 To the east of the application site is the southern side of the local shopping parade (see Figure 2.7) and housing on Hostock Close. These are two storey blocks of flats centered around an open parking courtyard. The rear elevation of one of the blocks fronts onto Paradise Lane and faces the application site (see Figure 2.8). To the south of this block is the Whiston Social Club, which is a large two storey building, fronting the Stadt Moers Country Park car park (see Figure 2.9).
- 2.8 To the south of the application site is the visitor car park to Stadt Moers Country Park. The boundary between this and the site includes some mature trees. The car park includes a grass amenity area between it and the application site (see Figure 2.10). The south western edge of the site extends to the boundary of 17 Sandiway (see Figure 2.11).
- 2.9 The above illustrates that the application site is in a very accessible and sustainable location to a range of shops and services and to key public transport nodes and corridors.



Figure 2.1: Application site looking southeast from rear of 35 Greenes Road



Figure 2.2: Mix of fencing and sandstone/brick walls to Paradise Lane and Greenes Road



Figure 2.3: Boundary to no. 37 Greenes Road



Figure 2.4: Gable end of 2 Montgomery Close adjacent the application site's northern boundary



Figure 2.5: Whiston local shopping parade (northside)



Figure 2.6: Tesco Express in Whiston local centre



Figure 2.7: Whiston local shopping parade (southside)



Figure 2.8: Rear of properties on Hostock Close adjacent the application site's eastern boundary



Figure 2.9: Whiston Social Club southeast of the application site



Figure 2.10: Southern boundary of application adjacent to Stadt Moers Park car park



Figure 2.11: South west corner of application site adjacent 17 Sandiway

3. The Proposal

- 3.1 The proposal involves the erection of 22no. affordable apartments arranged within three two storey buildings on the site. There is a mix of one and two bed apartments as follows:

Block A:

- 4 x 2-bed apartments (57sqm each)
- 6 x 1-bed apartments (51sqm each)

Block B:

- 4 x 2-bed apartments (57sqm each)
- 4 x 1-bed apartments (51sqm each)

Block C:

- 4 x 2-bed apartments (57sqm each)

- 3.2 Block A of 10no. apartments fronts onto Greenes Road. There are 5no. apartments on the ground floor with individual entrances. At first floor there are 5no. apartments which are accessed via their own entrances created by a two storey front outrigger. This forms the lobby and stairwell to the first floor. Each pair of apartments have their own gated entrances onto Greenes Road with a paved patio and/or planting. To the rear of the Block is a small strip of soft landscaping and beyond this there are 12no. car parking spaces, one of which is a disabled space.
- 3.3 Block B of 8no. apartments is located to the rear of the site and adjacent to the Stadt Moers Park car park. The layout and configuration of the apartments is similar to Block A. There are 7no. car parking spaces to the front of the Block. Between the car park and the building is a paved patio area with soft landscaping. The paved patio wraps around the building to provide a rear patio for the ground floor apartments. Beyond the patio is an area of amenity space up to the southern boundary with Stadt Moers Park.
- 3.4 Block C of 4no. apartments is located on the south west corner of the site. It has a dual aspect with a frontage both to Paradise Lane and the proposed site access road. The ground floor apartment to the building fronting Paradise Lane has its entrance on this elevation. There is one car parking space to the north of the building and two to the south which are both disabled spaces.
- 3.5 The proposed vehicular access is off Paradise Lane adjacent to Holstock Close. The existing access off Greenes Lane is to be removed. There are 12 no. car parking spaces north of the access road and 8no. to the south. At the western end of the access road are two bike stores which can accommodate 12no. cycle each.
- 3.6 Figure 3.1 and 3.2 shows the site layout and a CGI perspective of the proposed development. Further details on the proposal are included within the Design & Access Statement.



Figure 3.1: Proposed site layout (from drawing no. SK001E Proposed Site Plan by Level 2 Architects)



Figure 3.2: Proposed Paradise Lane/Greenes Road corner view CGI by Level 2 Architects

4. Planning History

4.1 An examination of Knowsley Council's planning portal provides the following planning application history for the application site:

- 74/06478/HIST: Portable cabin for use as office and staff room – granted 01/09/1981.
- 74/05943/HIST: Demolish existing building and replace with new building for haulage contractors business – granted 03/02/1981.
- 74/04914/HIST: Demolish existing buildings and replace with 1 building for haulage contractors premises – granted 19/05/1980.

Adjacent land

4.2 Stadt Moers Park - 74/14385/HIST: Construction of car park for use of country park visitors and overflow for Whiston shopping centre – granted 02/10/1992.

Previous uses

4.3 The land was most recently used by Kings Construction as their compound when carrying out public realm improvements within the local area. Prior to that it was used in connection with a haulage company.

5. Pre-application community consultation

5.1 On the 31 August 2021, the applicant circulated a letter (see Appendix A), the proposed layout and the CGI view of the proposed development (similar to that shown at Figures 3.1 and 3.2) to properties within the vicinity of the application site as shown in the table below:

1	Montgomery Close	
2	Montgomery Close	
3	Montgomery Close	
4	Montgomery Close	
6	Montgomery Close	
8	Montgomery Close	
6	Greenes Road	Gold Star Fish & Chips
8	Greenes Road	Whiston Motor Factors
10	Greenes Road	Brunch
11	Greenes Road	Local Express
12	Greenes Road	Perfection Lounge
13	Greenes Road	Spice
14	Greenes Road	My Dentist
16	Greenes Road	Sewing Shop
18	Greenes Road	
37	Greenes Road	
39	Greenes Road	
41	Greenes Road	
43	Greenes Road	
1	Hostock Close	
1A	Hostock Close	
2	Hostock Close	
2A	Hostock Close	
13	Sandiway	
15	Sandiway	

WSC Paradise Lane Whiston Social Club

5.2 At the time of writing two responses had been received. One was from a local business within the Local Centre which stated 'I'm writing regarding the plans we received for the development which is directly opposite my shop on greens road, L35. I would like to say how happy we are with the plans, the land has been left dormant for years and it's a bit of an eye sore. I think we will really benefit from the development and hopefully bring us new custom'.

- 5.3 The second response was from a local resident. As a result of the consultation the applicant has had discussions with the resident and viewed the application site from their property. The applicant has made some amendments to the proposal to address concerns around potential loss of privacy.

6. Relevant Planning Policy

- 6.1 In making decisions on a planning application the local planning authority must have regard to the provisions of the development plan, where material to the application, unless there are material considerations that indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town & Country Planning Act 1990). The National Planning Policy Framework (NPPF) (2021) represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. This is supplemented by the Planning Practice Guidance (PPG).
- 6.2 The Knowsley Local Plan Core Strategy (January 2016) and the saved policies of the Knowsley Replacement Unitary Development Plan 2006 (KRUDP) make up the adopted development plan. The application site is located on land designated as 'Primarily Residential Area' on the Local Plan Policies Map. There are no neighbourhood plans relating to the site.

National Planning Policy Framework (2021)

- 6.3 Paragraph 11 states that decisions should apply a presumption in favour of sustainable development. In terms of decision-taking this means approving development that accords with an up-to-date development plan without delay. Where policies which are most important for determining the application are out of date permission should be granted unless policies within the NPPF which protect areas or assets of particular importance provide a clear reason for refusal or any adverse impacts of the proposal would outweigh the benefits.

Delivering a sufficient supply of new homes (paras. 60-80)

- 6.4 To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance.
- 6.5 In order to significantly boost the supply of homes, the NPPF states, 'it is important that a sufficient amount and variety of land can come forward where it is needed, that the groups with specific housing requirements are addressed and land with permission is developed without unnecessary delay'.
- 6.6 Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and LPA should support the development of windfall sites through their decisions giving great weight to the benefits of using suitable sites within existing settlements for homes (para 69(c)).

Making effective use of land (paras. 119-125)

- 6.7 Planning policies and decisions should give substantial weight to the value of using suitable brownfield land for homes and (para 120 c) and promote and support the development of under-utilised land (para. 120 d).

- 6.8 Planning decisions should support development that makes efficient use of land taking account of the identified need and the land available to meet that need, local market conditions and viability, capacity of infrastructure and services, desirability of promoting regeneration and change and securing well-designed, attractive and healthy places (para 124).

Promoting sustainable transport (paras. 104-113)

- 6.9 Paragraph 104 states, 'development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes'. Paragraph 112 states, 'applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations'.

Achieving well-designed places (paras. 126-136)

- 6.10 Paragraph 130 states, 'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 6.11 Paragraph 134 states, 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.'

Knowsley Local Plan Core Strategy (KLPCS) and saved policies of the Knowsley Replacement Unitary Development Plan (KRUDP)

- 6.12 The KLPCS (2016) and the saved policies of the KRUDP (2006) are part of the statutory development plan for Whiston. The site is located on land designated as Primarily Residential Area (PRA) on the Local Plan Policies Map. Saved **KRUDP policy H5** 'Development within Primarily Residential Areas' is applicable to the site. This policy supports new housing development on PRA subject to issues of impact on local amenity and local character. Other policies that are relevant to the site and proposal are:

KLPCS Policies

- CS1 Spatial Strategy for Knowsley
- CS2 Development Principles
- CS3 Housing Supply, Delivery and Distribution
- CS7 Transport Networks
- CS8 Green Infrastructure
- CS15 Delivering Affordable Housing
- CS17 Housing Sizes and Design Standards
- CS19 Design Quality and Accessibility in New Development
- CS21 Greenspaces and Trees
- CS22 Sustainable and Low Carbon Development
- CS24 Managing Flood Risk
- CS27 Planning and Paying for New Infrastructure

KRUDP Policies

- T7 New Development and Walking & Cycling Routes
- DQ2 Security in the Built Environment
- DQ4 Trees and Development
- ENV5 Contaminated Land

- 6.13 There are a number of adopted Supplementary Planning Documents which are relevant to the application including:

- Ensuring a Choice of Travel SPD (September 2010)
- Design Quality in New Development SPD (January 2016)
- Developer Contributions SPD (June 2016)

- Trees and Development SPD (June 2016)
- New Residential Development SPD (September 2018)

7. Policy Assessment

- 7.1 This section will assess the proposal against the relevant policies within the NPPF and the statutory development plan for Knowsley.

Principle of residential development

- 7.2 KRUDP saved **policy H5** supports residential development on land designated as Primarily Residential Area providing it does not cause harm to the amenity of neighbouring residents or to the character of the local area. KLPCS **policy CS1** supports development within existing urban areas with a focus on regeneration and the reclamation and reuse of previously developed land and the maintenance of Whiston as a large suburban centre. The proposal will help to re-balance the housing stock by providing a wider choice of affordable housing within Whiston and regenerate and enhance the existing residential neighbourhood and Whiston local centre. Furthermore, the proposal regenerates a vacant and derelict site adjacent to the local centre and to Stadt Moers Park which is identified as strategically important Green Infrastructure in the borough.
- 7.3 The redevelopment of this previously developed infill site fulfills the government's objectives of making most effective use of appropriate land for housing development and utilising small sites to contribute towards the housing land supply.

Housing need

- 7.4 According to the KLPCS the minimum net housing requirement for the borough is 450 homes per annum. According to the Local Plan Monitoring Report 2019-20 (June 2021) the net completions during 2019-20 was 647 houses. The Report states that due to slower delivery in previous years the cumulative housing delivery since the beginning of the current Local Plan period (2010/11-2019/20) has resulted in the balance being positive for the first time this year, i.e., the cumulative number of completions being higher than the cumulative requirement. However, the Report also expects net completions to decrease in 2020-21 due to COVID-19 pandemic.
- 7.5 Recent housing supply has been reliant on provision within the principal regeneration areas. According to the Monitoring Report the increase in completions has largely been due to development at:
- Huyton - North Huyton Regeneration Area Phase 2c, Site at Former Bowring Community Sports College, Land at Waterpark Drive, Former Knowsley Roby Community College and Edenhurst Avenue Sustainable Urban Extension.
 - Kirkby - Kirkby Unemployed Resource Centre and land between Shevingtons Lane and Headbolt Lane (Phase 3).
 - Prescot - the Former Prysmian Site.
- 7.6 Development on many of the Sustainable Urban Extensions has yet to start. In addition, there have been relatively lower levels of provision within the existing urban area of centres such as Whiston. The proposed development will contribute towards meeting the additional housing requirement on a sustainable previously developed site adjacent to

amenities and services. This fulfills the government's objectives of significantly boosting the supply of housing on a variety of sites and for differing housing needs. It will also provide an additional type of housing to the existing housing stock in the area which is mainly semi-detached and terraced houses. As such the proposal is considered to comply with KLPCS policy CS3.

Housing type and mix

- 7.7 According to policy CS17 'Housing Sizes and Design Standards' developments, particularly those of 15 units or more, should have regard to table 8.1: Mix of dwelling sizes for new housing in Knowsley'. The table advises that the split should be:

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				

- 7.8 The table below indicates that the majority of the need for social rented housing within the borough is for one and two bedroom houses (70%) with the remainder for 3+ bedroom houses. According to NOMIS the Whiston North Ward, in which the application site is located, has the following property types as compared with the borough (based on 2011 Census):

House type	Whiston North ¹	Knowsley ²
Detached	15.9	12.9
Semi detached	46.7	41.1
Terraced	27.1	35.2
Flats	10.2	10.9

- 7.9 The table above shows that Whiston North has a higher proportion of detached and semi-detached houses which would predominantly comprise 3+ bedroom houses. The ward has lower levels of terraced houses and flatted properties than the borough. This is corroborated further by the Prescott & Whiston Profile 2018³ which shows the following property types:

House type	Prescot & Whiston	Knowsley
Detached	17.0	14.0
Semi detached	40.6	42.2
Terraced	28.7	33.9
Flats	9.5	13.7

¹ <https://www.nomisweb.co.uk/reports/localarea?compare=F05000883>

² <https://www.nomisweb.co.uk/reports/localarea?compare=F08000011>

³ <https://knowsleyknowledge.org.uk/area-profiles-2/>

7.10 The above table provides further evidence that the existing housing stock within the local area is largely detached and semi-detached and assumed to be predominantly 3+ bedroom houses. Whereas there is a smaller proportion of terraced and flats particularly when compared to the borough average.

7.11 The provision of 1 and 2 bedroom flats within the proposed development will therefore help re-balance the borough's housing market and is an appropriate mix within the context of the site and its local housing stock. The proposal is considered to comply with KLPCS policy CS17(1-3).

Housing tenure

7.12 There is a high level of private ownership within Whiston North Ward as compared with the borough according to the 2011 Census (taken from NOMIS Area Profiles):

	Whiston North	Knowsley
Owned outright or with a mortgage	71.1%	61.8%
Shared ownership (part owned and part rented)	0.3%	0.5%
Social rented	19.5%	26.6%
Private rented	8.9%	9.8%
Living rent free	1.2%	1.3%

7.13 The above is supported by the analysis set out in the Council's Prescott & Whiston Profile 2018 (although differences at this spatial level are not as great as at the ward level) which shows the following tenures as compared with the borough:

Tenure	Prescot & Whiston	Knowsley
Owned	65.5%	64.2%
Shared ownership	0.4%	0.5%
Social rented	21.8%	24.5%
Private rented	10.7%	9.5%
Living rent free	1.6%	1.3%

7.14 The proposal provides 22no. apartments (10no. one bedroom and 12no. two bedroom) for affordable rent. The provision of additional housing for affordable rent will help re-balance the housing tenure within the ward where there is a relative shortage of this type of housing compared with the borough. The proposal for 22no. units on a sustainable and accessible site measuring 0.24ha allows Onward Homes to make most efficient use of their land holding and supports the renewal of this long-time derelict and vacant site whilst not harming residential amenity or local character (see below). The proposed development complies with the relevant elements of KLPCS policies CS15 and 17. It also complies with the relevant aspects of the New Residential Development SPD.

Design

- 7.15 The Design & Access Statement provides the detailed analysis of the design principles for the site and development.
- 7.16 The application site is located at the corner of Greenes Road and Paradise Lane adjacent to Whiston local centre. The proposed layout incorporating two rows of buildings is an appropriate solution to the site. This provides a strong and active frontage to both Greenes Road and the development's internal access road. With habitable rooms windows to the rear of Block B and C at the southern end of the site there is good natural surveillance of the development's amenity space and the adjacent Stadt Moers Park entrance.
- 7.17 The corner property on Greenes Road and Paradise Lane and at the southern side of the development's access includes an entrance to the ground floor apartments. This provides an active frontage to Paradise Lane. These elevations also include design features which help provide articulation and interest to the buildings on Paradise Lane.
- 7.18 The scale of the proposal at two storeys is appropriate to the neighbouring houses and to the properties within the local centre which are all two storey. The layout of short terraces and a semi-detached block of flats is compatible with the prevailing housing type of terraces and semi-detached houses. The local centre also consists of a terraced parade on both sides of Greenes Road.
- 7.19 The scale, mass and layout of the proposed development subject of this application is consistent with the general character of the immediate area. The layout of the proposed development provides flats which meet the 'nationally described space standards', have appropriate levels of amenities and ensure efficient and effective circulation space.
- 7.20 The appearance of the proposed buildings and the use of the materials, a mix of red and grey facing brick and grey roof tiles, reflects the character of the local area. The proposal is considered to comply with the relevant aspects of KLPCS **policy CS19** and KRUDP saved **policy DQ2**. It also complies with the relevant aspects of the New Residential Development SPD and Design Quality in New Development SPD.

Residential amenity

- 7.21 The interface distances between the proposed buildings and those adjacent to it help protect local amenity. Block B is 22.5m from the two storey rear elevation of no. 35 Greenes Road. Block A is approx. 20m from the gable end of no. 2 Montgomery Close.
- 7.22 Block A's gable end sits adjacent to no. 35. This property includes a number of changes to its existing side elevation such as bricking up the garage door and the secondary windows to the living room, bedroom and rear room. The gable end of Block A adjacent to no. 35 is blank. As such there will not be any harm caused to the amenity of occupiers of no. 35 or Block A from the proposed development.
- 7.23 Block B's gable is approx. 13m from the side elevation of 17 Sandiway which meets the minimum interface requirements. The separation distance between Block A and Block B is 20.5m and between Block A and Block C is between 15.5m and 16.0m. This is considered to be an acceptable interface distance for terraced housing within the existing urban area.

- 7.24 Block C is approx. 16.5m from the rear elevation of no. 2 Hostock Close. At first floor level the windows on the elevation fronting Block C are obscurely glazed. This will reduce any potential issues of overlooking and loss of privacy. At two storeys in height and at this separation distance it is not considered there will be any severe impact from overshadowing or over-dominance from Block C on this adjacent property.
- 7.25 As such, it is considered that there will be no severe harm caused to local amenity and that the proposed development complies with relevant aspects of KLPCS **policy CS19**. The proposal also, in the main, complies with the minimum interface distances as set out at Appendix 4 of the New Residential Development SPD. Where the distance is slightly short mitigation measures have been put in place to ensure there is no severe impact on amenity.

Access and accessibility

- 7.26 The application site is located adjacent to Whiston local centre which has a range of services and amenities including a small convenience store. In addition, the site is located within walking distance to a primary school, day nursery, health centre, rail station and bus stops and Stadt Moers Park. As such, it is in a highly accessible and sustainable location.
- 7.27 There is safe pedestrian access to the application site linking it to the wider footway network within the area on Paradise Lane and Greenes Road. There are no significant barriers between the application site and local facilities within the Whiston local centre. There are formal pedestrian crossing points on the junction of Greenes Road, Windy Arbor Road and Dragon Lane approx. 100m from the application site. The application site is considered to have convenient and safe pedestrian access.
- 7.28 Greenes Road is a suggested on-road signed cycle route and there is cycle parking within Whiston local centre. Stadt Moers Park has a traffic-free cycle lane which connects to close to Whiston Hospital to the northeast of the site. The proposed development includes secure cycle storage for 24no. cycles at the end of the access road and 3no. visitor cycle stands to the front of Block A and B. The property is considered to have safe and convenient access by cycle and facilities to store cycles.
- 7.29 The application site is within 10-20m safe and convenient walking distance to two bus stops, within Whiston local centre, providing high frequency bus services to Huyton, Broadgreen and Prescott. The application site is also close to Whiston Rail Station (approx. 0.3 miles away) with frequent services throughout the week and weekend to Liverpool Lime Street, Manchester Piccadilly, Warrington Bank Quay, St Helens and Ellesmere Port. The application is therefore accessible by public transport, cycling and walking.
- 7.30 22no. car parking spaces are provided of which 3no. are designated for disabled users. The proposed development provides one space per apartment which is considered acceptable for one and two bedroom apartments in this accessible location. There is on-street and off-street parking available for visitors as well as alternative modes of transport for residents and visitors to access the site. As such it is considered to comply with the relevant aspects of KLPCS **policy CS7** and KRUDP saved **policy T7**. It also complies with the relevant aspects of the New Residential Development SPD.

- 7.31 The proposed vehicular access is off Paradise Lane. The Transport Statement provides a technical assessment of the proposed junction and the wider highway impacts from the proposed development. It also includes a MASA and a Travel Plan Framework.

Flood risk

- 7.32 The site is in flood zone 1 and is less than 1ha in size. Nevertheless, a drainage strategy and flood risk assessment report has been submitted by the applicant. Appendix E of this Report includes a completed Council's Pro-Forma 1: Sustainable Drainage System. The site benefits from utilities and services and the proposed development will connect with the existing network in relation to surface water and foul water drainage. The proposed drainage design controls on-site and off-site flood risk as surface water runoff generated, by the proposed development, is managed to discharge a maximum 5.0 l/s for all rainfall events up to and including the 100 year + 40% climate change. The proposal is considered to comply with KLPCS **policy CS23**.

Previous land use

- 7.33 Due to the previous use of the land, a Phase I and II gec-environmental investigation has been carried out. This provides a detailed assessment for any contamination and puts forward mitigation measures to address these. The proposal is considered to comply with the relevant aspects of KRUDP saved **policy ENV5**.

Green Infrastructure and Open Space

- 7.34 The application site is adjacent to Stadt Moers Park which is a strategically important recreational open space and component of the borough's Green Infrastructure. The proposal provides some amenity space around the buildings for residents to use and provides some visual amenity value. The applicant is prepared to enter into discussions with the Council regarding the provision of off-site improvements to a nearby greenspace in lieu of on-site provision (see draft Heads of Terms at Appendix B).
- 7.35 An Ecological Survey and Assessment has been undertaken for the site. This has assessed the site's current biodiversity value and has put forward recommendations to enable the proposed development to provide a net gain in biodiversity. No protected species were detected on the site.
- 7.36 The proposal is considered to comply with KLPCS **policies CS8 and 21**. It also complies with the relevant aspects of the Developer Contributions SPD.

Landscaping and trees

- 7.37 An arboricultural impact assessment (AIA) has been undertaken for the site. The four no. trees along the southern boundary, of which only one is located within the application site, are retained. There is hard and soft landscaping proposed to the front and immediate rear of the buildings. This will help soften the development on the street scene as well as provide a distinction between public and private space. 4 no. trees are proposed adjacent to all three blocks and the car parks (see section 3.11 of the AIA). The proposal is considered to comply with KLPCS **policies CS8 and CS21** and KRUDP saved **policy DQ4**. It also complies with the relevant aspects of the Trees and Development SPD.

8. Conclusion

- 8.1 The Statement has demonstrated that the proposal complies with the relevant policies of the NPPF and the Knowsley Local Plan Core Strategy and the saved policies within the Knowsley Replacement Unitary Development Plan. It has been demonstrated that the proposed development is appropriate to the character of the area and does not have an adversely harmful impact on the amenities of the occupiers of adjacent properties.
- 8.2 The proposal provides 22 no. one and two bedroom affordable rent apartments in an area that has a relatively low level of this type and tenure of housing stock. The application site is in a highly sustainable and accessible location to services, amenities and alternative forms of transport. Issues of contamination, biodiversity, drainage and arboricultural impacts have all been addressed by the technical reports submitted with the application.
- 8.3 In line with paragraph 11 of NPPF, as the proposal accords with the relevant policies of the Development Plan and those within the NPPF, the presumption in favour of sustainable development should be applied and planning permission should be granted without delay.

Appendices

A Pre-application community consultation letter



Tuesday 31st August 2021

Dear Resident,

Planning application for new homes at the corner of Greene's Road / Paradise Lane, Whiston

Built Group Ltd are submitting a planning application to build 10 new 1-bedroom & 12 new 2-bedroom cottage style apartments on the empty site at the corner of Greene's Road / Paradise Lane. Please find enclosed the proposed site plan & visual of the apartments.

What will happen next?

A planning application is being submitted to Knowsley Council in September 2021. Knowsley Planning Department will review the application and carry out their statutory consultations, which includes writing to local residents about the scheme.

How will I be kept up to date about the scheme?

Once the planning application is submitted Knowsley Council will make the documents available on the website <https://www.knowsley.gov.uk/view-planning-applications> where all the supporting information will be available.

It's likely Knowsley Council will also write to people living close to the proposed new scheme to let them know the application has been submitted and give details of how to find out more information and raise any queries.

Will I be kept up to date?

Once planning has been submitted there's normally a three/four-month period when the application is being considered and during this time there won't be much to update.

When we've been through the planning process we will write to you again to confirm what will happen next.

When will the apartment's be built?

We hope the works will start early 2022 but this depends on a successful planning application

Built Group Ltd
278, St Mary's Road, Liverpool, L19 1QD



How long will the works take?

It's estimated the construction works will take around 12 months to build the new homes.

We wanted to write to let you know about this proposed scheme which we hope you'll agree makes good use of the unused land and provide much needed homes.

If you have any queries please email info@builtgrouppltd.com.

Yours faithfully,

David Belcher

Company Director

Built Group Ltd
278, St Mary's Road, Liverpool, L19 1QD

B Draft Heads of Terms

Proposal:

The erection of 22 no. affordable apartments and provision of associated access, landscaping and amenity space on land at the corner of Greenes Road and Paradise Lane in Whiston, L35.

Obligations:

In accordance with the provisions of the Knowsley Local Plan Core Strategy (January 2019) and Knowsley Council's Developer Contributions Supplementary Planning Document (June 2016), the applicant will enter into discussions with the local planning authority regarding infrastructure requirements associated with the proposed development. It is anticipated that the proposed development may require a financial contribution towards the enhancement of off-site greenspace.

Other contributions may be identified through the planning consultation process. Consideration will be given to their inclusion subject to meeting the appropriate tests of necessity and reasonableness.

Land Registry Title Numbers:

MS504316
MS164120
MS517681

Interested Parties:

Onward Homes
Renaissance Court
Christie Way
Manchester
M21 7QY

The Built Group Ltd
278 St Mary's Road
Liverpool
L19 1QD

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