

Planning Statement



Land Adjacent Greenhill,
The Orchard,
Huyton,
Knowsley
L36 5UZ

Contents

Introduction	2
Background	2
Site Description & Location	2
Development Proposal	3
Housing Need	4
National Planning Policy Framework (revised 2019)	5
Knowsley Local Plan Core Strategy (2016)	8
SD1 - Sustainable development	8
CS1 – Spatial Strategy for Knowsley	8
CS2 - Development Principles	8
CS3 - Housing Supply, Delivery and Distribution	9
CS7 - Transport networks	9
CS8 - Green Infrastructure	9
CS15 - Delivering Affordable Housing	10
CS16 – Specialist and Supported Accommodation	10
CS17 - Housing Sizes and Design Standards	10
CS19 - Design quality and accessibility in new development	11
CS20 - Managing the Borough's Historic Environment	11
CS21 - Greenspaces and Trees	12
CS22 - Sustainable and Low Carbon Development	12
CS24 - Managing Flood Risk	13
CS26 - Waste Management	13
CS27 – Planning for and Paying for New Infrastructure	13
Knowsley Replacement Unitary Development Plan (Saved Policies, 2009)	14
H5 - Development within Primarily Residential Areas	14
DQ4 - Trees and Development	14
DQ5 – Development in Conservation Areas	15
ENV2 - Noise and Vibration	16
ENV5 - Contaminated Land	16
Merseyside and Halton Waste Local Plan (2013)	16
WM9 - Sustainable Waste Management Design and Layout for New Development	16
Energy and Sustainability	17
Conclusion	19

Introduction

This report has been prepared by Cheshire Planning Solutions Ltd on behalf of the applicant. It accompanies a full planning application for the erection of a purpose built block of 40 retirement apartments.

This statement assesses the proposed development against the relevant national and local development planning policy. It should be read in conjunction with the design and access statement and any other documentation provided with the application.

The application will be considered having regard to the Knowsley Local Plan Core Strategy (2016), the saved policies of the Knowsley Unitary Development Plan (2009) and the National Planning Policy Framework (NPPF).

Background

In July 2021 outline application reference 20/00187/OUT was recommended for approval at committee, subject to conditions and the applicant entering into a S106 agreement to secure a contribution towards affordable housing.

The outline application title description noted the number and size of units, along with the details restricting tenure to individuals over 55 years of age. As the applicant wishes to alter the title description to amend the number of two bedroom units and provide the scheme as 100% affordable, a new full application is required to be submitted.

As the outline application has been approved, the principle of this form of residential development on this site has already been accepted. Only minor changes to that previously acceptable application have been made to this current scheme and as such, it is hoped that this application will be favourably received.

Site Description & Location

This is a vacant site of 0.54 hectares that is overgrown and includes areas of hardstanding, associated with the site's former use as a sports hall and recreational facility. The land forms an edge to The Orchard Conservation area's south east corner boundary which abuts modern cul-de-sac development, Greenhill Place. The application site is also adjacent to a Grade II listed building and as such, a heritage impact statement has been submitted as part of this application.

The site is located immediately to the south of Huyton Town Centre, within a primarily residential area, as indicated on the Local Plan Policies map. This is a previously developed

site within a sustainable location, with community services and facilities located within easy reach. Huyton town centre provides a wide range of facilities including a bus station, library, NHS health centre, petrol station, police station, shops, Civic Centre and Council offices. Huyton train station is less than a 5 minute walk and offers connections to Liverpool, Wigan and Manchester. There are several bus stops within a 10 minute walk, including at Blacklow Brow, Marina Crescent, The Rooley and The Park.

Within just a few minutes' walk, to the east of the site is McGoldrick Park, which has a children's play area. There are many other local recreational and social facilities, including a gym, pubs and eateries. The application site is well placed for the local main road network with the M62 to the south and M57 to the east.

The site is bound to the east by residential development (The Park), comprising more modern two storey detached dwellings and dormer bungalows; to the south by housing (Greenhill Place), comprised of primarily large, detached dwellings; to the west by the large, detached Grade II listed property, Greenhill; further residential development to the north west, including a new build dwelling and to the north by a day nursery and pre-school. Hence there is a range of residential development surrounding the site

The access to the site is via a track leading from The Orchard. Properties along this stretch of road are generally large, three storey Victorian buildings of red brick, with slate roofs. The road is lined with trees and hedging, providing an attractive outlook.

Development Proposal

This application is a full application for the erection of a three storey retirement block comprising 40 apartments with communal areas, together with vehicular access, car parking and associated works. This accommodation is for 100% affordable housing for individuals over 55 years of age.

The proposed development will comprise 30 one bed and 10 two bed apartments. There will be 13 units on the ground floor with a communal residents' lounge, 15 units on the first floor and 12 units on the second floor.

There will be 22 car parking spaces, to include 3 disabled parking bays.

As with the outline application, the apartment block will be positioned centrally within the site, surrounded by landscaped grounds.

Housing Need

The Knowsley MBC Housing Need Assessment 2021 states that over the period 2020 to 2036, the number of people aged 65 and over is expected to increase by 34.4% and by 2036 there will be an additional 6,100 households headed by someone aged 65 or over. The majority of older people (74.6%) want to remain in their current home with help and support when needed (Table 4.1), however that is not always possible due to costs of upkeep of larger properties.. There is also interest in a range of options including sheltered, Extra Care, co-housing and open market accommodation.

Table 4.2 notes that 38.8% of households with people aged 65 and older aspire to downsize. Paragraph 4.12 states that given the ageing of the population, the need for specialist older person accommodation is expected to increase. Based on population projections to 2036, there is an additional need for 1,022 additional units of specialist older persons' accommodation (Table 4.4).

Paragraph 4.14 states that data shows a growing demand for extra care and standard residential accommodation which is likely to accelerate given the aging profile of the borough. Regarding extra care, the MPS notes that the council intends to work with developers and care providers to provide a range of models including: core and cluster models for extra care in mixed developments including independent living options with additional units for respite and step up/step down support or end of life care, and; a range of tenure options ranging from affordable rent to full ownership. This is supported by evidence from the 2020 household survey.

Along with data from the Housing Needs Assessment, the case officer noted within the planning committee report for application 20/00187/OUT that the Housing Strategy confirmed there is a need for over 55s accommodation in the Borough, and a general need for 1 bed and 2 bed properties. The officer stated the following:

"The proposed development would make a meaningful contribution to meeting these needs and the delivery of housing in Knowsley in general. In accordance with the Government's objective of significantly boosting the supply of homes as set out in Paragraph 59 of the NPPF, this should weigh in favour of the proposed development."

Paragraph 6.7 of the Housing Needs Assessment states regarding affordable need, there is an annual imbalance of 243. An appropriate affordable tenure split for Knowsley would be around 67% rented and 33% affordable home ownership tenures. Data from the

housing register would indicate a higher proportion of one and two bedroom dwellings are needed (paragraph 6.9).

From the data it is clear that there is a need for affordable housing and housing for an increasing older population in Knowsley.

National Planning Policy Framework (revised 2019)

With regard to this application, relevant national policy refers to the National Planning Policy Framework. The National Policy Framework states that planning is about creating sustainable development to enhance positive growth; making economic, environmental and social progress for this and future generations and that a presumption in favour of sustainable development should form the basis for every plan, and every decision (Section 2). The National Planning Policy Framework is a material consideration in planning decisions. It is stated within the policy that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including widening the choice of high quality homes; actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling, and focusing significant development in locations which are or can be made sustainable; and delivering a wide choice of high quality homes.

The application site is within approximately 200m of the town centre, hence, within walking and cycling distance of a host of services and facilities and considered to be within a sustainable location, reducing the need to travel by car.

Within Section 9 of the NPPF, Promoting sustainable transport, it is stated that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel and ensuring on larger scale developments that key facilities, such as schools and local shops are located within walking distance of most properties.

Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Therefore a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport should be supported.

The application proposes on-site parking provision, but due to the location, within close proximity to the town centre, bus stops and the train station, coupled with the type of accommodation proposed, being for individuals over 55 years of age, the use of

sustainable modes of transport will be encouraged. This is achieved within this proposal by its highly sustainable location, close to the town centre, providing good accessibility opportunities by sustainable modes such as walking, cycling and public transport.

Within Section 5, Delivering a sufficient supply of homes, it states that Local planning authorities should have a clear understanding of housing needs in their area. Utilising evidence from a Strategic Housing Market Assessment, they should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period and address the need for all types of housing, including affordable housing and housing for our aging population (paragraph 61).

Information from Knowsley MBC Housing Need Assessment 2021 indicates that there is a considerable need for affordable housing within the borough, housing for the aging population and specifically one and two bedroom homes. This proposal would provide a valuable addition to that deficit. An affordable housing statement has been submitted as part of the application, which confirms that the properties will be 100% affordable housing for the over 55 age group.

Section 8, Promoting healthy and safe communities, stresses the importance of facilitating social interaction, safe and accessible environments and enabling and supporting healthy lifestyles. The proposed scheme includes a communal residents lounge, offering the opportunity of social interaction. Being set within landscaped gardens and close to McGoldrick Park, the site offers immediate access to green, recreational space, with opportunities to meet other people outside. Walking to the shops and other community services and facilities is also easily achievable and there are regular public transport links within walking distance.

Within the site, the area around the building will be hardscaped to create a safe, level surface. There will be only one access point from The Orchard, which reduces the risk from unauthorized access. The boundaries will be protected by existing and proposed improved, brick walls and timber fencing.

Section 11 refers to making effective use of land, with paragraph 118 c) specifically noting that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs, and that appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land should be supported.

The application site is brownfield land within the settlement, that is redundant and degraded. The re use of this site to provide affordable housing therefore accords with national policy, subject to other material considerations.

Section 12 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The design concept of the scheme has followed the design of the outline application, recommended for approval. Information and feedback received through previous planning applications which included pre application advice allowed fundamental policy and design issues to be identified.

Section 16 of the NPPF refers to the conservation and enhancement of the historic environment. Paragraph 186 states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest. Paragraphs 189 & 190 state applicants are required to identify, describe and assess the significance of any heritage assets affected by development.

This area retains some original mid-19th century buildings, however, the site is currently vacant and is identified as a negative feature of The Orchard Conservation Area.. Please refer to the Heritage Statement for details, but in summary, the statement concludes that the contemporary approach to the scheme complements and contrasts with the heritage significance of the adjacent listed building, Greenhill and the non-designated heritage assets, St Anne's and the Orchard whilst also serving to enhance the character and appearance of the conservation area. Any perceived potential harm as a result of this approach would be less than substantial and towards the very lower end of the scale. The works proposed will allow this vacant site to be used in a viable way that will help to enhance its character, appearance and significance, whilst sustaining its key views and characteristics.

With regard to sustainable forms of development, sustainable means of transport, delivering housing needed for different groups and impact on the conservation area and enhancement of the historic environment, it is believed that this proposal reflects the statements within the NPPF.

Knowsley Local Plan Core Strategy (2016)

SD1 - Sustainable development

Policy SD1 reflects the commitment to the NPPF requirement that a presumption in favour of sustainable development should be central to both plan-making and decision-taking.

The application site is within a sustainable location, within a primarily residential area and as noted within the Energy and Sustainability section of this document, and the separate Energy and Sustainability Statement submitted as part of this application, the proposal can provide an economic, social and environmental role.

The site is in flood zone 1, an area with a low probability of flooding and by the use of high quality materials, providing thermal efficiency, the development can assist in the battle against climate change.

CS1 – Spatial Strategy for Knowsley

This policy states that development should be focused within existing urban areas, with emphasis upon areas that are within or easily accessible from areas in need of regeneration, as well as making efficient and sustainable use of land and infrastructure, encouraging where possible the reclamation and reuse of previously developed land.

The application site is abandoned, previously developed land, within a primarily residential area, in close proximity to the town centre. The redevelopment of this site would therefore accord with policy CS1.

CS2 - Development Principles

Development will be expected to support the principles of the Core Strategy, which include tackling the causes of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods by (amongst other things) meeting the needs for new housing, reducing carbon emissions, reducing the need to travel, especially by car, protect and enhance environmental assets, enhance local character and promote quality of place and Make the most efficient use of available resources and infrastructure by prioritising locations consistent with the spatial strategy.

This application seeks to provide much needed affordable housing, for a specific age group. The development is a previously developed, abandoned site within a sustainable location, enabling residents to walk to access a wide range of services and facilities.

CS3 - Housing Supply, Delivery and Distribution

This policy identifies that provision will be made for 8,100 new dwellings to be delivered in Knowsley between 2010 and 2028 with 36% of the housing delivered in Huyton and Stockbridge Village.

CS7 - Transport networks

In accordance with policy CS7, the development will be located to be accessible to local services and facilities by sustainable modes of travel through a choice of walking, cycling and public transport. The scheme incorporates access for private vehicles with onsite parking provision available.

CS8 - Green Infrastructure

Policy dictates that green infrastructure is protected, managed and/or enhanced, to sustain and promote biodiversity, preserve the character and function of historic environments and valued landscapes and mitigate the effects of climate change and flood risk.

The application site is a derelict site of a former sports hall and tennis courts. The site is not within an area of flood risk and the ecological survey found that the trees were negligible' in terms of bat roost potential and there were no implications for barn owls or badgers. There are no ponds on site and GCN are highly unlikely to be present. The survey identified no notable flora or habitats of national conservation importance within the survey boundary.

It was found that trees and scrub on site offer favourable foraging and commuting habitat to species/groups such as bats, birds and invertebrates. The loss of trees and scrub habitat to facilitate the proposed development scheme should be accompanied by a suitable re-landscaping strategy only using native species suitable for the area. Illustrative landscaping has been shown on the proposed site plan and is assumed that a detailed landscape scheme will form part of conditions of any approval.

Due to the site containing many trees, some of which are protected by TPOs and being neglected and overgrown, an arboricultural survey was carried out. Some of the young trees on site require felling to accommodate the development, however, they are poor

specimens. No high quality specimens are required to be felled and will be retained. The majority of existing mature trees are to be retained. Where trees are required to be felled, new tree planting is proposed in order to retain a screen of trees around the southern and western boundaries.

It is therefore believed that through management of the land, landscaping and additional tree planting, the site will be enhanced. Wildlife habitats will be retained and improved, the trees to the western boundary will retain a natural buffer between the site and the adjacent listed building and the retention of the wooded area to the north east, will enable the retention of the leafy appearance of the area when viewed from The Orchard, The Park and Greenhill Place.

CS15 - Delivering Affordable Housing

Policy states that Within all proposed market sector housing developments which have a capacity of 15 dwellings or more, a minimum provision of affordable housing will be sought as follows: 10% on sites within the current urban area; and 25% on sites identified as Sustainable Urban Extensions. This scheme exceeds requirements as it is for 100% affordable housing.

CS16 – Specialist and Supported Accommodation

The Knowsley Strategic Housing Market Assessment identifies that Knowsley's housing market requires re-balancing to better meet the needs and demands of those living in Knowsley. It indicates that the significant anticipated growth in the population aged over 65 in Knowsley will have major impacts on demands for appropriate housing and support services for this age group. As a consequence, there is a need to provide appropriate housing, including bungalows, and specialist housing like sheltered housing and supported or extra care housing.

This application seeks approval to provide one and two bedroom accommodation entirely for affordable housing, for the over 55 age group. Monitoring data suggests this type of accommodation is required.

CS17 - Housing Sizes and Design Standards

Policy seeks to provide balanced and mixed residential communities, with an appropriate mix of housing sizes and types, to better meet a range of housing needs and demands, across different tenures. Policy CS17 also emphasizes the need for new residential development to be of a high quality in terms of design standards and sustainability.

The Knowsley MBC Housing Need Assessment 2021 states that over the period 2020 to 2036, the number of people aged 65 and over is expected to increase by 34.4%, and the majority of older people (74.6%) want to remain in their current home with help and support when needed (Table 4.1). Table 4.2 notes that 38.8% of households with people aged 65 and older aspire to downsize.

Along with data from the Housing Needs Assessment, the case officer noted within the planning committee report of the recent outline application, that the Housing Strategy confirmed that there is a need for over 55s accommodation in the Borough, and a general need for 1 bed and 2 bed properties.

The development will be built to a high standard to accommodate the needs of the older generation, to include lifts to access upper floors, a meeting area, communal lounge and communal gardens with level access around the building.

CS19 - Design quality and accessibility in new development

The general principles within the policy seek to ensure that new development enhances the 'quality of place' in Knowsley. Identifying specific priority areas will allow the Council to encourage the most innovative and creative designs in areas that have the greatest impact in raising the image of Knowsley and attracting new residents and investment. Raising the design quality of key gateways, town centres and transport corridors will improve the area for residents, visitors and potential investors by providing a more positive and welcoming impression.

The design, massing, scale and appearance of the proposed apartment has been previously assessed as acceptable in the determination of previous applications, 06/00167/OUT (37 apartments), 11/00021/OUT (34 apartments), 14/00719/OUT and 20/00187/OUT (40 apartments). The proposed scheme has characteristics that are either identical or very similar to the previously approved schemes and therefore the architectural style, scale, siting, layout, height, access and parking provision must be regarded as acceptable.

The design concept is set out in the Design and Access Statement.

CS20 - Managing the Borough's Historic Environment

New development is expected to integrate appropriately with the special character of the area, even if previous unsympathetic developments exist. The general presumption is always in favour of the preservation of buildings or structures that make a positive contribution to the character and appearance of a Conservation Area. This approach is not

intended to prevent change or development, but to ensure that where change does take place, it helps to preserve or enhance the special character of the area.

As noted above, this scheme is almost identical in scale, design and layout to the previously approved scheme. The proposal will not negatively impact on the local listed building or Conservation Area and will indeed enhance the site by a scheme of landscaping and provision of a beneficial use, prohibiting further neglect of the site.

CS21 - Greenspaces and Trees

The application site is not designated as a Greenspace. Nonetheless, the site contains a considerable number of trees, some of which will require to be felled as part of the development proposals. However, in mitigation, new trees will be planted and root protection systems will be put in place to protect existing mature trees during the development works.

The general outlook will remain with a tree lined boundary to the site with wooded area to the north east. New native species trees will also be planted as part of the landscaping works.

Please refer to the Tree Survey, Arboricultural Impact Assessment & Method Statement for further details of trees required to be felled and provision of tree root protection zones required during construction works.

CS22 - Sustainable and Low Carbon Development

This policy aims to achieve sustainable development by encouraging provision of appropriate renewable and low carbon energy infrastructure, and increasing energy efficiency through sustainable construction techniques. It is noted that there are many ways this can be achieved, including by designing new buildings for flexible uses throughout their lifetime, Ensuring developments are comfortable and safe for user, Limiting energy use by incorporating high standards of insulation, heat retention, natural ventilation and passive solar techniques, Landscaping (including measures such as green walls or roofs) to create shelter and reduce any heat island effect; Using sustainable materials from local suppliers where possible.

The scheme provides retirement homes and has been designed specifically for the older age group. The building will be constructed using high quality materials and fully comply with the latest building regulations in terms of thermal and water efficiency. It is envisaged that local contractors will be used for the construction works which will reduce carbon

emissions associated with transport and all timber used will be sustainably sourced (FSC accredited).

CS24 - Managing Flood Risk

The application site is within flood zone 1, having a low risk of flooding. A sustainable drainage scheme has been submitted as part of the application. In summary the report states that although there will be an increase in the impermeable area and as such the development will be discharging less into the existing network the scheme will be adopting a fully attenuated surface water system that allows for a restricted discharge to the existing combined drain of a maximum of 5 l/s.

Surface water attenuation on the development will be carried out with an attenuated system of 140m³ capacity.

Soak-away drainage would not be possible due to the presence of cohesive, impermeable clay sub-soils in the area thus preventing the uses of infiltration drainage with the road and structure drainage passing through an attenuation system.

All foul drainage will be dealt with via a discharge to the existing, private combined drain that passes through the site

Please refer to the drainage report for further details.

CS26 - Waste Management

The Merseyside and Halton Joint Waste Local Plan has been prepared by Merseyside Environmental Advisory Service (MEAS), and promotes sustainable waste management for all waste streams across the six constituent districts. Decisions regarding planning for new waste management facilities should comply with policies in the Waste Local Plan and Policy CS26.

There will be the facility at the site to store household waste, including separating recyclable waste.

CS27 – Planning for and Paying for New Infrastructure

Knowsley's communities will be supported by an appropriate range of infrastructure, including any additional infrastructure which is required as a result of new development. New development will be required to support, as appropriate:

- a) Safeguarding of existing infrastructure;
- b) Maintenance and improvement of existing infrastructure;

- c) Replacement of inadequate infrastructure; and
- d) Provision of new infrastructure.

It is acknowledged that the current outline application was expected to contribute towards affordable housing, off-site open space improvements and a contribution to monitor and implement a social value strategy.

Following a Viability Appraisal report it was agreed that a contribution of £32,300 should be provided towards affordable housing. As this scheme is for 100% affordable housing, it is proposed that the fee of £32,300 is paid towards off-site open space improvements within the local area and a draft Heads of Terms has been submitted as part of this application, to that effect.

Knowsley Replacement Unitary Development Plan (Saved Policies, 2009)

H5 - Development within Primarily Residential Areas

The Council values the character and environmental qualities of the established residential areas and will protect and improve their physical environment. A major consideration in determining proposals in these areas will also be the need to protect the residential amenity of the occupiers of existing and proposed properties.

The scheme aims to protect the existing, mature trees that are not damaged and further tree planting is proposed to replace any trees required to be felled. The boundaries to the site will retain a landscape buffer and landscaping around the site will enhance what is currently a neglected, overgrown plot of land.

All overlooking distances have been adhered to and due to the positioning of the building, central within the site and existing, mature trees around the site boundaries, there should be no issues of overlooking, overshadowing or overbearing impact. The proposal is for a suitable use within this urban, residential area and as such, the development will not create a significant impact on the amenity of neighbouring residents.

DQ4 - Trees and Development

Trees and woodlands are vital in maintaining and improving the quality of life for the inhabitants of Knowsley and can provide a natural measure with which to combat environmental problems such as air pollution, noise pollution and the risk of flooding. Within urban areas tree cover enhances urban amenity by providing a pleasant natural contrast to the built environment and within the countryside they make an important

contribution towards the rural landscape. Trees should be retained where possible or replaced.

In accordance with Policy DQ4, a tree survey was carried out and the report has been submitted as part of this application. Unfortunately, some trees will be required to be felled to make way for the development and some trees require felling due to poor quality. However, a scheme of tree planting is proposed to replace those lost and tree root protection measures will be put in place during construction works in order to protect existing, mature trees from damage.

A detailed landscape scheme will be submitted as part of conditions of an approval which will indicate numbers and species of trees to be planted. However, as can be seen from the illustrative, proposed site plan, the site will retain many trees, including a wooded area to the north east and tree lined boundaries.

DQ5 – Development in Conservation Areas

New development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area.

Although the site is currently undeveloped, providing a 'green, leafy' backdrop to surrounding houses, the site is brownfield, having been previously developed. In addition, the site is not designated as a Greenspace and has previously received approval for residential development. As noted during previous applications, the proposal would not have a negative impact on the setting of the listed building, 'Greenhill', due to the separation between the buildings and the screening offered by the mature trees which run between the sites. This can also be said for other built form around the site. Although some trees are to be felled, these will be replaced by new native species planting and the site will be landscaped, which will enhance the appearance of what is currently a neglected piece of land.

The proposed development will be set well back from The Orchard and will essentially sit within the same footprint as the recently approved scheme and be of the same height and materials. The contemporary nature of the scheme creates a distinctive building that would add to the timeline of the evolution of architecture within the area.

The application site is within a sustainable, urban area and this scheme will provide much needed affordable housing for the older generation, which is vital, given the projected figures of an aging population. As such it is believed that the benefits of the scheme outweigh any perceived impact on the Conservation Area or adjacent listed building.

ENV2 - Noise and Vibration

Noise problems can be created when proposals for noise generating development would be located near to existing noise sensitive uses such as housing.

The application proposes residential dwellings in a residential area and therefore, such a use would not cause unacceptable harm to amenity by way of undue noise and disturbance.

A construction management plan will be submitted as part of conditions of an approval, which would aim to ensure as little disturbance as possible for neighbouring residents during the construction phase.

ENV5 - Contaminated Land

Previously developed sites may have been affected by past land use in such a way that may cause harm to human health or the environment. Such sites need to be brought back into beneficial use in line with the Government's policy on regeneration of brownfield sites.

The submission and implementation of a Contaminated Land Assessment and remediation strategy would form part of a discharge of conditions application of an approval. As such, with relevant regulations in place, the development would be achievable without harm to human health or the environment.

Merseyside and Halton Waste Local Plan (2013)

WM9 - Sustainable Waste Management Design and Layout for New Development

The design and layout of new built developments and uses must, where relevant, provide measures as part of their design strategy to address the following:

1. Facilitation of collection and storage of waste, including separated recyclable materials;
2. Provide sufficient access to enable waste and recyclable materials to be easily collected and transported for treatment;
3. Accommodation of home composting in dwellings with individual gardens;
4. Facilitate small scale, low carbon combined heat and power in major new employment and residential schemes, where appropriate.

The scheme includes a dedicated waste storage area to the front of the building, enabling ease of access for residents and waste management services for collection. The facility will allow for the storage of both household waste and recyclable material.

The development will be built from high quality materials and in accordance with the latest building regulations, to incorporate high thermal efficiency and efficient use of water.

Energy and Sustainability

This proposal is for the re-use of a previously developed site, located a short distance from the main town centre of Huyton. Within this area there are shops, recreational facilities, medical facilities and public transport links. There are bus stops within a few metres of the site on The Rooley and Marina Crescent and there is a train station within a few minutes' walk. Hence, there are opportunities for future residents to access all local services and facilities by means other than the private car, by using the local public transport links, walking and cycling.

Sustainable development does not just refer to the ability to travel by means other than the car; it also includes economic and social roles.

NPPF paragraph 7:

'There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles: '

An economic role

Contributing to building strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

This development enhances the economic viability of the site, whilst also offering the potential to increase the revenue of local businesses. This development will offer employment to local people during the construction process and afterwards, in the form of maintenance contracts, onsite manager and support teams.

A social role

Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

The monitoring data indicates a need for housing for the older generation, affordable housing and specifically one and two bedroom accommodation. This scheme aims to meet

the needs of the community by providing dwellings available for social rent for individuals over 55 year old.

The scheme has been designed to be attractive and functional, to enable ease of access and movement in and around the site, as well as being within close proximity to all community services and facilities, including shops, public transport, recreational and entertainment facilities, and medical facilities.

The redevelopment of this site will provide investment to the area, enhance what is redundant, overgrown site and reduce opportunities for criminal activities on or around the site.

An environmental role

Continuing to protect and enhance our natural built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to low carbon economy.

The proposed development will provide a high quality, thermally efficient building, constructed to modern standards to provide much needed housing for the local community. The grounds will be landscaped and as such the proposal will enhance an abandoned site; thereby improving the setting of the adjacent listed building and Conservation Area.

The materials for the construction work, where feasible, will be sourced locally to reduce embodied energy levels associated with construction materials. All timber used will be sustainably sourced (FSC accredited). The work will be undertaken by local contractors which will further contribute to reducing carbon emissions associated with transport.

The development of the site will be undertaken to a high standard of specification, incorporating environmental and energy efficient design features along with some of the latest modern facilities and technology. The dwellings will fully comply with the latest building regulations.

Given the nature of the development, it is not possible for every apartment to make best use of the sun for heating purposes. Nonetheless, the aim is to create good heat retention, airtightness, natural ventilation and heat recovery systems by utilising modern materials with good thermal properties.

Environmental enhancements of the scheme also include the addition of soft landscaping and dedicated nesting boxes, thereby providing a biodiversity gain.

Conclusion

General planning policy requires that new development should be designed to respect its surroundings and contribute positively to the character of the area, having particular regard to the prevailing layout, landscape, density and mix of uses, scale and height, massing, appearance and materials. The design of this scheme provides the opportunity for sustainable development, whilst retaining the overall character of the site due to existing, mature tree cover around the site boundaries.

As indicated in detailed plans submitted with the application, with sufficient distance between neighbouring residences, the previous use of the site as a redundant sports facility and the proposed use for housing, this development should not have a significantly detrimental effect on the amenities of properties within the local area.

Sufficient parking provision will be provided on site and suitable vehicular access to the site is achievable from The Orchard.

By improving boundary treatments with additional planting, positioning the building centrally within the site and utilising contemporary materials and design, the development will enhance the existing site and provide much needed affordable, retirement housing.

This application is for sustainable development, supporting a local housing need that will contribute to the local economy.

Summary key aspects of the proposal

This site is within a sustainable location, where there are significant opportunities for sustainable transport modes, including walking, cycling and public transport links.

- This location within the borough is noted as being suitable for housing development within local planning policy.
- Safe and suitable access to the proposed development site can be achieved.
- Previous use and development of the site constitutes previously developed, Brownfield land.
- The built form of the proposed apartment building will replace previous buildings and hardstanding areas.
- Due to the proposed layout and use of the site, the development should have no greater impact on the adjacent residential dwellings than the former use.

- Redevelopment of the site will enhance the visual appearance and use of the site.
- The design of the scheme has been developed following previous application discussions and approvals and aims to create a well designed, contemporary building that provides an architectural focal point within a Conservation area and within close proximity to a listed building.
- This scheme is almost identical to approved application reference 20/00187/OUT.
- The dwellings will be for affordable, retirement housing provision and discussions regarding the development have already taken place with registered provider Housing 21.
- Redevelopment of the site could offer economic, social and environmental value to the local community.
- The type of housing proposed is required within the borough, as stated within the Knowsley MBC Housing Need Assessment 2021. This development could provide a significant addition to that need, thereby reducing the annual deficit of affordable housing provision, specifically for the aging population.