

## PLANNING STATEMENT

Little Cedars Montessori Nursery, 42 Cedar Road, Whiston, Knowsley, L35 2XA

Little Cedars Montessori Nursery

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## 1. INTRODUCTION

1.1. Broadgrove Planning and Development Ltd have been instructed by Little Cedars Montessori Nursery ('the Applicant') to prepare a Planning Statement for a proposed development at Little Cedars Montessori Nursery, 42 Cedar Road, Whiston, Knowsley, L35 2XA ('the site').

1.2. The site is edged in red in accompanying location plan, with the application for planning permission made to Knowsley Council ('the Council') as the requisite Local Planning Authority ('the LPA') for where the site is located.

1.3. The description of development sought by this planning submission is as follows:

*'Proposed rear single-storey extension to existing children's day nursery.'*

1.4. This Planning Statement should be read in conjunction with the submitted plans and documents which accompany the application:

- Planning application forms, certificates and notices, dated and signed;
- Suite of planning drawings prepared by Ascot Design:
  - Existing location plan - dwg 04
  - Existing and Proposed Site Plans dwg 03A
  - Existing and Proposed Floor Plans dwg 01A
  - Existing and Proposed Elevations dwg 02A
- Planning Statement prepared by Broadgrove Planning & Development Ltd;
  - 250507 203.04 Little Cedars Planning Statement

1.5. The purpose of this Statement is to provide details about the site and the proposed development, before outlining the relevant planning policy framework at local and national levels.

1.6. The proposals are then assessed against the policy context, whilst summarising the contents of the above documents, proving that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of granting planning permission at the site.

1.7. Overall, the compliance of the proposals with policy and the technical suitability of the site for housing the proposed development will be demonstrated throughout.

### **Structure of this Planning Statement**

1.8. This Planning Statement is structured as follows:

1.9. Chapter 2, Site and Surrounding Area: explains the site composition and the local context

where it is situated;

- 1.10. Chapter 3, Planning History: outlines the relevant planning applications on the application site and surrounding area;
- 1.11. Chapter 4, Proposed development: sets out details of the proposed full application being made;
- 1.12. Chapter 5, Planning Policy Framework: indicates the adopted and emerging local policies relevant to the proposed development;
- 1.13. Chapter 6, Material Considerations: sets out any material considerations to be balanced when assessing the proposed development;
- 1.14. Chapter 7, Planning Assessment: demonstrates how the proposals represent sustainable development when judged against planning policy and material considerations;
- 1.15. Chapter 8, Conclusions: summarises the contents of this Statement.

## 2. SITE AND SURROUNDING AREA

### Site

- 2.1. The site is located at Cedar Road, Whiston. It is a roughly rectangular-shaped plot, measuring approximately 0.06 hectares.
- 2.2. The site currently comprises a single-storey building, with entrance point and car parking to the south of the building, and secure play area to the north of the building.
- 2.3. Formerly Cedar Cross Medical Centre, the site acquired planning permission to be converted to a children's day nursery in April 2016. The existing building comprises classrooms, kitchen, office, staff toilets and children's toilets.
- 2.4. The site is bordered by residential development to its east, south, west and north, with a public walkway also to the site's north.
- 2.5. The site itself does not feature any listed buildings.
- 2.6. The site does not form part of a Scheduled Ancient Monument, and is not located within a Conservation Area.
- 2.7. A search of the Environment Agency's online flood mapping service indicates the site is wholly in Flood Zone 1. Furthermore, a low risk of surface water flooding is expected for the majority of the site.

### Surrounding Area

- 2.8. The site is located within Whiston, a town and civil parish within the Metropolitan Borough of Knowsley.
- 2.9. Given the site's location, the surrounding area consists of predominantly Use Class C3, residential development. Additional facilities and amenities including pharmacies, independent hot food takeaways, public houses, churches, a Town Hall, Whiston Hospital, and various supermarkets including Tesco and M&S Simply Food.
- 2.10. There is also ample recreational space in the surrounding area, including Stadt Moers Park to the west of the site, Carr Lane Woods to the north west of the site and Whiston Woods to the south east of the site.
- 2.11. In terms of public transport links, Old Colliery bus stop is located approximately 90m south of the site. This stop provides services to Prescot, on the 99 and 239 routes, and to Palace Fields on

the 61 route.

- 2.12. Whiston train station is also located 1.2 miles to the south of the site, which provides regular services to Liverpool Lime Street and Manchester Airport.
- 2.13. Given the location of the site and access to public transport links, the site represents a sustainable opportunity for the proposed development.

### 3. PLANNING HISTORY

#### Site Planning History

- 3.1. A search of Knowsley's online planning applications register has yielded the following results relevant to the application site:
- 3.2. 94/00074/APP – Erection of single storey building providing doctors surgery together with associated car parking comprising 9 no. parking spaces. Decision: Approve. Decision Issued Date: 27.05.1994.
- 3.3. 94/00810/APP – Erection of security fencing to height of 2.4m measured. Decision: Approve. Decision Issued Date: 07.03.1995.
- 3.4. 95/00349/APP – Erection of extension of security fencing and relocation of. Decision: Approve. Decision Issued Date: 14.09.1995.
- 3.5. 16/00027/CLD – Proposed change of use from former doctors surgery (Class D1) to children's day nursery (class D1). Decision: Approve. Decision Issued Date: 04.04.2016.
- 3.6. Overall, the planning history of the site demonstrates that the principle of development is acceptable.

#### Surrounding Planning History

- 3.7. 16/00426/FUL – Erection of two storey side extension. Decision: Approve. Decision Issued Date: 04.08.2016. Address: 143 Cross Lane, Prescott, L35 5DT.
- 3.8. 16/00319/FUL – Demolition of church building and erection of 4 no. 3 bed semi-detached dwellings and 1 no.3 bed detached bungalow, together with associated landscaping, access and parking. Decision: Approve. Decision Issued Date: 26.10.2016. Address: Whiston Methodist Church, Dragon Drive, Whiston, L35 3QW.
- 3.9. 17/00087/FUL – Erection of residential block containing 10 no. apartments and associated development. Decision: Approve. Decision Issued Date: 21.07.2017. Address: Site Of Former Whiston Library, 20 Dragon Drive, Whiston, Knowsley, L35 3QW.
- 3.10. 22/00407/FUL – Erection of a single storey side extension and porch. Decision: Approve. Decision Issued Date: 12.09.2022. Address: 9 Lunt Avenue, Whiston, Knowsley, L35 2UT.
- 3.11. 24/00582/FUL – Erection of three storey apartment block consisting of 18 apartments together with car park and associated works. Decision: Pending. Address: Carrs Terrace, Cross Lane, Prescott, Knowsley, L35 3QP.

- 3.12. Overall, the surrounding planning history demonstrates that the principle of an extension is acceptable within the vicinity of the site.

## 4. PROPOSED DEVELOPMENT

- 4.1. This section should be read in conjunction with the accompanying drawing pack.

### **Use**

- 4.2. The proposed development relates to an extension to an existing building.
- 4.3. The proposed description of development is as follows:

*‘Proposed rear single-storey extension to existing children’s day nursery.’*

### **Amount**

- 4.4. The proposed development comprises 1 no. single storey extension to the existing building.
- 4.5. The extension will be sited to the north of the building, extending into the existing large play area to the rear of the building.

### **Scale**

- 4.6. The proposed extension will single storey, with dimensions of 8.56m in length and 6m in width.
- 4.7. There are currently 6no. staff members, with the proposed development entailing the provision of 9no. staff members.
- 4.8. There are currently 2no. car parking spaces, with the proposed development entailing the provision of 4no. car parking spaces.

### **Design and Appearance**

- 4.9. Please see the accompanying drawing pack for details of the design and appearance of the proposed development.
- 4.10. The elevations of the existing building are to remain same as a result of the proposed development, with the materials of the proposed development seeking to replicate that of the existing building.
- 4.11. The floor plans of the building observe the proposed extension for use as an indoor play area, with additional WC/changing area.

### **Access**

- 4.12. The proposed development will utilise the existing pedestrian access points to the south of the existing building, with an entrance point to the east elevation of the extension also proposed.

## 5. PLANNING POLICY FRAMEWORK

- 5.1. Paragraph 48 of the National Planning Policy Framework requires (in accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act 1990, that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

### **Adopted Development Plan**

- 5.2. The adopted Local Plan for Knowsley consists of the following documentation:
- Local Plan Core Strategy, adopted in January 2016.
  - UDP Saved Policies, adopted June 2009.
- 5.3. As the Local Plan Policies predate the most recent National Planning Policy Framework (NPPF) of December 2024, the policies will be afforded in due weight in accordance with their consistency with those contained in the NPPF.
- 5.4. On the Local Plan Policies Map, the site has the following designations:
- Local Plan Policy CS3: Housing Supply, Delivery and Distribution.
  - UDP Saved Policy H5: Development within Primarily Residential Areas.
- 5.5. The following Local Plan Policies are relevant to the consideration of the proposals:
- Policy SD1: Sustainable Development;
  - Policy CS1: Spatial Strategy for Knowsley;
  - Policy CS2: Development Principles;
  - Policy CS7: Transport Networks;
  - Policy CS19: Design Quality and Accessibility in New Development;
  - Policy CS22: Sustainable and Low Carbon Development.
- 5.6. The following UDP Saved Policies are relevant to the consideration of the proposals:
- Policy T10: Access for the Less Mobile;
  - Policy OS7: Educational Uses and Sites;
  - Policy DQ2: Security in the Built Environment.

## 6. MATERIAL CONSIDERATIONS

6.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act 1990, planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2. The following represent material considerations to be balanced in consideration of the proposed development.

### **National Planning Policy Framework (December 2024)**

6.3. At a national level, planning policy and guidance is contained in the National Planning Policy Framework (NPPF). The updated NPPF (December 2024), sets out the Government's vision for future growth. The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

6.4. The NPPF acknowledges that planning policies and decisions should play an active role in guiding development towards sustainable development solutions, but in doing so, should take local circumstances into account, to reflect the character needs and opportunities of each area.

6.5. Paragraph 7 of the NPPF confirms that the *'purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.'*

6.6. Paragraph 11 emphasises the 'Presumption in favour of sustainable development.' This means that local planning authorities should *'approve development proposals that accord with the development plan without delay and where the development plan is absent, silent, or relevant policies are out-of-date, grant permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.'*

6.7. Paragraph 39 advises that local planning authorities should approach decisions on proposed development in a positive and creative way and seek to approve applications for sustainable development where possible.

6.8. Paragraph 48 states, *'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.'*

6.9. Section 8 'Promoting healthy and safe communities' states in paragraph 96, *'Planning policies*

*and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.'*

- 6.10. Paragraph 98 states, *'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments, and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.'*
- 6.11. Paragraph 100 of the NPPF states that *'It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.'*
- 6.12. Section 9 refers to 'Promoting sustainable transport', where paragraph 109 states that *'Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places.'*
- 6.13. Paragraph 110 states that *'The planning system should actively manage patterns of growth, focusing significant development in locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.'*
- 6.14. Paragraph 116 states, *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.'*
- 6.15. Section 11 refers to 'Making effective use of land' where paragraph 124 states *'planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'*
- 6.16. Building on this, paragraph 125 states that *'Planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and promote and support the development of under-utilised land and buildings.'*
- 6.17. Paragraph 131 states that *'The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'*
- 6.18. Paragraph 135 seeks developments that *'will function well and add to the overall quality of the*

*area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and create places that are safe, inclusive and accessible.'*

**Other Material Considerations**

6.19. Supplementary Planning Documents (SPD) provide detailed guidance on specific sites and topic areas to supplement the formal policies of the statutory development plan. The following Supplementary Planning Documents are considered relevant to the proposed development:

- Ensuring a Choice of Travel SPD (adopted September 2010);
- Design Quality in New Development SPD (adopted January 2016).

## 7. PLANNING ASSESSMENT

- 7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

### **Principle of Development**

- 7.2. This planning application proposes the following description of development:

*'Proposed rear single-storey extension to existing children's day nursery.'*

- 7.3. NPPF Paragraph 110 states that *'The planning system should actively manage patterns of growth, focusing significant development in locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.'*

- 7.4. Paragraph 100 of the NPPF states that *'It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.'*

- 7.5. UDP Saved Policy OS7: Educational Uses and Sites states, *'Proposals for the development of new schools, colleges or other training facilities, or for alterations or extensions to existing educational or training facilities will be granted planning permission provided that they are located and designed in a way which is convenient and accessible to pupils, students and other members of the community which they are intended to serve.'*

- 7.6. The proposed development seeks to erect a single-storey extension to the rear of the existing building.

- 7.7. The additional space created by the extension would provide an additional WC/changing area and indoor play space.

- 7.8. Whilst the rear of the nursery provides substantial opportunity for outdoor play, indoor play is currently confined to the classroom space available. The proposed extension provides opportunity for indoor play in a dedicated area.

- 7.9. The proposed development supports the regeneration and updating of an existing nursery, which benefits the local community within which the site is located.

- 7.10. The planning history of the site demonstrates that development, including the erection of new buildings, has previously been considered acceptable by the Council.

- 7.11. With the local vicinity consisting of predominantly residential development, the planning history of the surrounding area confirms the Council's acceptance of householder applications for residential extensions.
- 7.12. Whilst the use of the site is not residential, rather Use Class E, extensions to existing buildings is commensurate with the surrounding area, and should be accepted in principle by the Council.
- 7.13. Overall, it is considered that the proposals accord with national and local policy, supporting the principle of development of an extension to an existing nursery building.

#### **Design and Appearance**

- 7.14. Paragraph 131 of the NPPF confirms that *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'*
- 7.15. Paragraph 135 of the NPPF seeks developments that *'are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.'*
- 7.16. Local Plan Policy CS19: Design Quality and Accessibility in New Development states, *'To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.'*
- 7.17. The proposed development observes the creation of a single-storey extension to the north of an existing single storey building.
- 7.18. As demonstrated in the accompanying plans, the materials proposed consist of brickwork and roof tiles to match that of the existing building.
- 7.19. As the extension is proposed to the rear of the building, the visual impact of the proposed development on the street scene will be negligible.
- 7.20. As a result, the proposed development is considered to comply with both the NPPF and Local Plan Policy CS19.
- 7.21. **Highways and Access**
- 7.22. Paragraph 116 of the NPPF states that *'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.'*

- 7.23. Core Strategy Policy CS7: Transport Networks states that *'New development will be required to be located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles.'*
- 7.24. Continuing, *'New development will be required to be in compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of development.'*
- 7.25. Access to the existing building will be retained at the south entrance, with the addition of a proposed pedestrian access at the east elevation of the proposed extension.
- 7.26. Appendix A of the Ensuring a Choice of Travel SPD details the provision of 1no. space per member of staff.
- 7.27. There are currently 6no. members of staff, with the proposed development allowing for the employment of an additional 3no. members of staff.
- 7.28. The site currently provides provision for 2no. parking spaces, with the proposed development providing a further 2no. spaces, equating to 4no. parking spaces as demonstrated in the accompanying site plan.
- 7.29. Whilst the site's provision for staff parking does not meet thresholds detailed in Appendix A, it is important to note that some staff members will be employed on a full-time basis all year, and some will be full-time, term-time only.
- 7.30. In addition, 2no. staff members do not currently drive, 1no. staff member utilises public transport, and 1no. staff member lives within walking distance. This equates to 5 staff members requiring parking provision.
- 7.31. Lift-shares are also likely to occur when staff members live near one another and are on the same shift. As a result, the provision of 4no. parking spaces provides adequate provision for the proposed number of staff members at the site.
- 7.32. It is important to highlight that on-street parking is also available along Cedar Road, owing to the residential area within which the site is located.
- 7.33. Nevertheless, opportunities to use public transport are readily available and encouraged, allowing for the deviation from the parking standards in Appendix A in this instance, in the interest of sustainability.
- 7.34. The extension will not result in a significant increase in traffic in the surrounding area, and it is considered that there is sufficient parking space to accommodate parking demand levels.
- 7.35. Overall, the proposed development is considered to comply with the NPPF and Policy CS7.

## 8. CONCLUSIONS

- 8.1. This Planning Statement has been prepared by Broadgrove Planning and Development Ltd ('Broadgrove') on behalf of our client, Little Cedars Montessori Nursery ('the Applicant') to support a full planning application made at Little Cedars Montessori Nursery, 42 Cedar Road, Whiston, Knowsley, L35 2XA ('the site').
- 8.2. This application seeks full planning permission for the following description of development:
- 8.3. *'Proposed rear single-storey extension to existing children's day nursery.'*
- 8.4. This Planning Statement has demonstrated that the proposed development will support the vital regeneration of an existing community facility.
- 8.5. In addition, this Statement has assessed the proposed development against the relevant development plan policies, and the relevant parking standards. The assessment deems the proposed development to be policy compliant and has justified the reasoning for a lower parking provision as set out in Appendix A of the Ensuring a Choice of Travel SPD.
- 8.6. There are no other technical reasons arising from design and appearance, residential amenity or access and highways that should prevent the granting of planning permission.
- 8.7. Overall, the information submitted to the Local Planning Authority shows that the proposed development complies with policies at a local and national level and therefore constitutes sustainable development as defined at the heart of the NPPF. We respectfully request that planning permission is granted without delay.
- 8.8. Should there be any queries relating to this Statement, please contact Broadgrove Planning and Development Ltd (via Laura Hallam [lh@broadgrove.co.uk](mailto:lh@broadgrove.co.uk)) at your earliest convenience.

# Broadgrove

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