

Summary Statement

-Design and Access and Planning Statement

Whiston Hospital

August 2022

1.0 Introduction

This Summary Statement is submitted to Knowsley Council on behalf of Vinci Facilities and in turn the St Helens and Knowsley Trust to seek full planning permission for the construction of a new slip road into the hospital car park.

By way of background, the Local Planning Authority granted planning permission (reference 18/00307/Ful) on the 19th July 2018 for the alterations to the existing car park to create a new slip road and associated Works. Unfortunately, this planning permission expired unimplemented.

The submitted suite of drawings that form this planning application submission are listed below in Table 1. The submission remains unaltered from that which was previously approved under reference 18/00307/Ful, and these drawings are the exact same drawings that were however approved. In addition, planning condition 4 required prior to commencement of development a scheme for the replacement of lost trees to be submitted to the Local Planning Authority for approval. This planning application includes therefore the Tree Replacement Strategy drawing for approval at the outset.

In addition, the Applicant is preparing a Construction Management Plan for submission, to seek agreement for such matters, thus allowing for an anticipated swift start on site.

Table 1: Drawings for Approval

Site Location Plan Ref 116638-PL-A-100-01
Existing Site Plan Ref 116638-PL-A-100-02
Proposed Plan Ref 116638-PL-A-100-03
Tree Removal Plan Ref 116638-PL-A-100-04
Proposed Slip Road- Tree Replacement Strategy Ref 116638-PL-L-700-01
New Slip Road Plan & Details Ref MDA-18-014-01

2.0 The Site

The site forms part of the established access route into Whiston Hospital. The site currently comprises an area of landscaping strip that includes nine immature trees and a small element of car parking.

3.0 The Application Proposals

The planning application as presented seeks approval for the construction of the slip road from the access to reduce aspects of congestion that build up and in turn a general improvement of accessibility into the car park of the main hospital site/building.

The existing layout, proposed layout and detailed improvements are shown on the submitted suite of drawings.

It is acknowledged that there will be a loss of one car parking space to enable the car park barrier to be relocated and new low-level planting into the car park from the slip road. It is

considered the ease of circulation into the hospital should be a material consideration in this respect and out weight the loss of the one car parking space. In addition, nine trees will need to be removed, as per policy requirement (set out below), 18 trees will be provided as replacement, one tree along the access road itself to replace a dying tree and 17 trees within three nearby locations (within the hospital grounds) as detailed on the Tree Replacement Strategy Ref 116638-PL-L-700-01.

4.0 Planning Policy Review

Section 38(6) of The Planning and Compulsory Purchase Act (2004) advocates that development control decisions must be undertaken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

Material considerations can incorporate a range of matters, including physical attributes of the site, benefits arising from the development, other Development Plan policies and supplementary planning documents, the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

The Development Plan

For the purposes of this application, The Development Plan comprises:

- Knowsley Local Plan Core Strategy (adopted 2016); and
- Saved Policies of the Knowsley Replacement Unitary Development Plan (adopted June 2006).

Given the very recent and relevant planning history associated with the application site, a full review of the Development Plan has not been undertaken, instead a review of the key policies in relation to the loss of the trees, the following are therefore of relevance:

Policy CS21- Greenspaces and Trees; and

DQ4 Trees and Development.

The approach to these policies is that adequate tree replacement provision will be required where the loss of trees is unavoidable, comprising two additional trees for every tree lost. The application therefore complies with policies CS21 and DQ4.

National Planning Policy Framework (NPPF)

In addition, the NPPF is a relevant consideration, which on the whole makes it clear that when assessing planning applications Local Planning Authorities should where assessing Development Plan compliant applications apply a presumption in favour of development.

The principal of development here is so too advocated by NPPF which places improving health, social and cultural wellbeing is identified as one of the core planning principles within the NPPF, and chapter 8 highlights the important role that the planning system has to play in creating 'healthy, inclusive communities.'

The NPPF also supports the delivery and safeguarding of community facilities and services and recognises a need for existing facilities to develop and modernise to reflect changing community requirements. This is very much the case at the application site, submitted to address the changing needs of the hospital.

5.0 Conclusion

The application seeks planning permission for the construction of a slip road to aid congestion into the hospital. It is acknowledged, nine young trees will be lost as a result, these will be replaced in line with Development Plan policy on a two for one basis, the application is considered Development plan compliant. The application proposal replicates that which was previously approved by the Local Planning Authority in 2018 and there have been no material changes in policy that would advocate a different assessment and thus outcome as previously provided by the Local Planning Authority. Thus, the applicant requests the Local Planning Authority approves the planning application accordingly.

End.

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