

Land at Huyton Lane, Huyton Planning Statement

Breck Homes Limited

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1.0 Introduction

Purpose of the Statement

- 1.1 This Planning Statement has been prepared by Nathaniel Lichfield & Partners [Lichfields] on behalf of Breck Homes Ltd [the applicants] to accompany an application for full planning permission [FPP] and listed building consent [LBC] for redevelopment of the former Huyton Cricket Club, Huyton Lane for housing [the Site]. The purpose of this statement is to assist Knowsley Council in its consideration of the application. The description of the proposed development is as follows:

“Change of use of the existing redundant pavilion building to a flexible use falling within Use Class E, F1 or F2 and the erection of 81 dwellings, provision of roads and sewers, open space and other associated works; together with listed building consent for improvements and repairs to the pavilion building.”

- 1.2 This statement considers the application’s conformity with the Development Plan, relevant national policy and guidance, as well as any other material considerations having regard to Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

- 1.3 A list of documents that form the application submission is provided within the covering letter that accompanies this application.

Statement Structure

- 1.4 The remainder of this Statement is structured as follows:
- Section 2 sets out why the development does not constitute Environmental Impact Assessment development;
 - Section 3 describes the Site and its surroundings, as well as setting out the relevant planning history and consultation that has been undertaken to inform the application;
 - Section 4 sets out the development proposals;
 - Section 5 outlines the relevant planning policy framework for the determination of the application;
 - Section 6 considers the main planning considerations most pertinent to the proposals;
 - Section 7 considers other planning considerations of relevance to the proposed development; and,
 - Section 8 concludes the Statement, stating that the proposed development should be approved without delay.
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2.0 **Environmental Impact Assessment**

- 2.1 We have considered the proposed development in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 [EIA Regulations].
- 2.2 The EIA Regulations include three Schedules against which developments should be considered to ascertain whether an EIA is required. Schedule 1 identifies those forms of development that always require an EIA. The proposed development does not fall within 'Schedule 1' of the EIA Regulations.
- 2.3 Schedule 2 sets out those developments which might require an EIA and includes a series of thresholds for each type / form of development. The proposed development is classified as an "urban development project" as defined under Schedule 2 of the EIA Regulations. For residential development, the threshold states that developments which include 150 or more dwellings, or are on a site area exceeding 5 hectares, or are located within or partly within a sensitive area, should be screened to ascertain whether an EIA is required to accompany an application for the development.
- 2.4 The site area is approximately 2.21ha and the application proposes the construction of 81 dwellings. The site is not located in a sensitive area as defined by the EIA Regulations. The proposed development is below the threshold set out within 'Schedule 2' of the EIA Regulations. There is therefore no need to screen the development. The proposals do not amount to EIA Development.
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3.0 The Site and Surroundings

Site Location and Context

- 3.1 The site is located off Huyton Lane, in a predominantly residential area approximately 300m to the north-east of Huyton Village Shopping Centre. A site location plan is submitted as part of this application.
- 3.2 The site is located in a residential area comprising predominantly one and two storey dwellings. It is bound by:
- To the south-east by Huyton Lane including the existing roundabout serving the Asda supermarket. To the north of the supermarket car park is a residential estate off Marshfield Close (with its own access from Huyton Lane) comprising a mix of semi detached and terraced single storey bungalows (with one two storey element) set in shared gardens. This residential estate is substantially screened from Huyton Lane and the supermarket car park by trees and vegetation. The supermarket itself is set behind other buildings on Huyton Lane, predominantly in residential use including a three storey apartment building, two storey housing, a single storey ambulance station, and a vacant site with planning permission for a 4 storey retirement living development.
 - To the south-west by existing two storey residential dwellings on The Garth and The Avenue and beyond this further residential dwellings, St Michael's Church, Huyton Parish Church, a scout hut, the Village Shopping Centre and Huyton Bus and Train Stations;
 - To the north-west by predominantly two storey residential dwellings off Alt Road and Adswood Road; and,
 - To the north-east by the River Alt and beyond this residential development, a small fenced field with what appears to be below ground utilities/infrastructure, St Aidan's Church and Primary School and King George V Memorial Playing Fields.
- 3.3 The Site is in a highly sustainable location and is within walking distance of a range of facilities and services. The Site is located approximately 150m to the north of Asda Supermarket and approximately 300m to the north-east of Huyton Shopping Centre, which comprises a number of key amenities including food stores, pharmacies, shops and services.
- 3.4 St Joseph's RC Primary School, Lord Derby Academy, Willow Tree Primary School, St Aidan RC Church, Knowsley Central School, Alt Bridge School and Huyton with Roby C of E Primary School are all within 1km of the site. Knowsley Leisure and Culture Park, Mosscroft Community Centre, Nutgrove Villa NHS walk-in centre, Huyton Library, Bluebell Lane Medical Practice and several places of worship are also within 1km of the site.
- 3.5 Existing bus stops are located in close proximity to the south of the site (c. 80m from the site entrance) and provide regular services between St Helens and Speke, stopping at Huyton, Prescot and Belle Vale. Existing bus stops on Lathom Road (c. 200m to the south of the site entrance) provide regular services across the local area, including to Liverpool. Huyton Railway Station is located 750m to the south of the site and provides regular services across the north-west.
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Site Description

- 3.6 The Site extends to approximately 2.2 hectares and comprises the former Huyton Cricket and Bowls Pavillion (Grade II Listed), two small storage buildings to the west of the pavilion, vacant grassland / scrub on the site of the former cricket and bowls pitch and hedgerow / scrub to the south-east of the pavilion. A full description of the pavilion and pitch is provided in the Heritage Impact Assessment. The former access track runs from Huyton Lane along the north-west boundary of the Site to an area of hardstanding (formerly used as a car park) located to the east of the pavilion. The Site is generally flat.
- 3.7 The pavilion was erected in 1875 in a dual aspect design with a single-storey, symmetrical timber-framed form. The pavilion survives as a rare example nationally of an early pavilion erected by a local cricket club, with much of its Vernacular Revival character remaining.
- 3.8 A late 20th Century breeze-block extension was added on the eastern gable of the pavilion. This extension is not of special historic interest and is not included in the listing. The interior of the building has fallen into a state of disrepair, with sunken/collapsed flooring and damaged fixtures. The modern suspended ceiling, bar counters, kitchen, toilets and showers are not of special interest.
- 3.9 Trees, hedgerow and a mix of fencing are present on all boundaries of the Site. The Site is located within Flood Risk Zone 1 and therefore has a low probability (less than a 1 in 1000-year annual probability) of flooding from rivers and the sea. The majority of the Site has a low chance of flooding from surface water sources.
- 3.10 The Site has had no formal use since the closure of Huyton Bowls and Cricket Club in 2012.
- 3.11 There are no local, national or internationally protected conservation sites within the Site. The Huyton Lane Local Wildlife Site is located beyond Huyton Lane to the south of the Site. There are no Public Rights of Way on, or adjacent to, the Site.

Planning History

- 3.12 There have been a number of applications on the site, which are relevant to the consideration of the current application.
- 3.13 A hybrid planning application (ref. 20/00333/HYB) was previously submitted on the Site on the 26th of June 2020. It sought full planning permission for the demolition of the former pavilion and erection of a foodstore, together with associated infrastructure works; and outline planning permission for up to 21 residential dwellings. During the determination of that application, the pavilion was added to the statutory list of historic buildings being identified as a Grade II listed building. The application was subsequently withdrawn in December 2020.
- 3.14 Prior to this in 2002 an application (ref. 02/00130/FUL) for the erection of a building to form a new clubhouse, a 45 space car park and practice facilities was withdrawn in May 2002. Following the withdrawal of this application, a separate application (ref. 02/00611/FUL) for a similar development was submitted. This application was submitted over 20-years ago and sought permission for a replacement clubhouse, indicating that the existing pavilion was not able to sustain the sports pitches or provide suitable accommodation at that time. This application was subsequently refused in October 2002.
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- 3.15 A further application for full planning permission (ref. 03/00330/FUL) for the erection of a new club house, creation of 8 additional car parking spaces, alteration to site access and erection of training nets was granted at the Site on the 22nd of April 2004. To the best of our knowledge this permission was not implemented, and the permission is assumed to have subsequently lapsed.

Consultation

- 3.16 An extensive programme of consultation has been undertaken to inform the development proposals. Full details of the consultation that has been undertaken and how this has informed the detailed design of the development is set out in the Statement of Community Involvement [SCI] submitted as part of this application.

Pre-Application Engagement with the Council and Key Stakeholders

- 3.17 A formal pre-application request was submitted to the Council on 28 February 2025 (ref. 25/00016/PREAPP). The pre-application request was based on a previous iteration of the proposed layout (ref. 1443-JDA-XX-XX-PP-A-0001 rev. P01). A pre-application meeting was held at the Council's offices to discuss the proposed development on 2 May 2025. Representatives from the Council's planning, highways and open space departments were in attendance at this meeting.
- 3.18 As part of the pre-application request, written feedback has been received on matters including design, heritage, highways, flood risk, green space, ecology and environmental health. The written feedback received as part of this formal pre-application request has informed the detailed design of the proposed development.
- 3.19 During pre-application discussions, the England Cricket Board (ECB) and Lancashire Cricket Foundation [LCF] were consulted on the application. The ECB and LCF requested a financial contribution be made towards replacement cricket facilities in the local area to mitigate the proposed development. This mitigation is discussed in greater detail in the subsequent sections of this report.

Community Engagement

- 3.20 The applicant has also undertaken a programme of community consultation and engagement to ascertain the views of local residents. A leaflet detailing the proposed development was prepared to inform local residents of the scheme. A copy of the leaflet was shared with the Council for comment prior to distribution. The leaflet provides an overview of the scheme, including an indicative layout plan, and provides an introduction to Breck. The leaflet also invites local residents to provide feedback on the scheme. The leaflets were distributed on the 23rd of May and requested that respondents provided comments by the 20th of June, to ensure that feedback could be reviewed and implemented ahead of the application submission in July.
- 3.21 The feedback obtained from the community engagement process has informed the scheme's design and layout, as set out in the enclosed SCI.
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4.0 Development Proposals

- 4.1 The current application proposes the redevelopment of the Site with the refurbishment and reuse of the former pavilion and the erection of 36 houses and 45 maisonettes/apartments together with associated infrastructure works, public open space and landscaping.
- 4.2 All 81 of the proposed dwellings will be affordable, comprising a mix of social rent, shared ownership and rent to buy properties. A registered provider will manage all properties once built. A Site Layout Plan (ref. 1443-JDA-XX-XX-DR-A-0002 rev. PO2) is submitted as part of this application, detailing the layout of the proposed development.
- 4.3 The proposed development consists of a mix of bungalows, maisonettes, semi-detached and terraced houses, and apartment blocks. An accommodation schedule for the proposed development is provided below.

Table 4.1 Proposed Accommodation Schedule

Housetype	Bedrooms	Number of Units
Type B - Bungalow	2	4
Type C - House	2	9
Type CC - House	2	1
Type F - House	3	13
Type G – House	3	1
Type I - House	3	2
Type J - House	4	6
Type L1 - Maisonette	1	6
Type L2 - Maisonette	2	6
Type M – Apartments	2	12
Type N1 – Apartments	1	6
Type N2 – Apartments	2	6
Type N3 – Apartments	2	6
Type N4 - Apartments	2	3
Total		81

- 4.4 The detailed design, external appearance and internal arrangement of the proposed dwellings is detailed in the housetype pack and street scene drawings submitted as part of this application. The applicant has adopted a heritage-led design approach to the development, ensuring that the proposed housetypes draw from the character and architectural style of the former pavilion.
- 4.5 The proposals also seek the refurbishment and change of use of the former Huyton Cricket and Bowls Club pavilion to a flexible end-use (i.e. one of Use Classes E, F1 or F2). This will bring a derelict Listed Building back into use. The works to the Listed Building comprise refurbishment works, making the building safe, weatherproof and suitable for being brought back into use. A full schedule of the proposed repairs and alterations is submitted as part of this application, detailing the full extent of the works for which Listed Building Consent are sought.
- 4.6 The proposed development will be accessed from Huyton Lane to the south of the Site through the creation of a new access point through the addition of a fourth arm to the

existing roundabout. The access road will consist of a 5.5m wide carriageway, with 2m wide footways along both sides of the road. The internal road layout comprises a principal curvilinear road that will run to the pavilion, and secondary roads which serve the proposed parking courts. The layout of the proposed development retains key vistas of the pavilion from the main access road of the development.

- 4.7 The proposals include the provision of public open space along the north-eastern boundary of the Site (to the rear of Plots 42-45) and to the front and rear of the former pavilion. This application submission includes a proposed landscaping plan, which details the location and specification of soft landscaping to be provided throughout the development. The proposed landscaping scheme includes tree planting, wildflower meadow, hedgerow and bulbs.

5.0 Planning Policy

National Planning Policy Framework

- 5.1 The National Planning Policy Framework [the Framework] (December 2024) sets out the Government's planning policies for England and how these should be applied.
- 5.2 The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes [§7]. Achieving sustainable development means that the planning system has three overarching objectives, namely; an economic objective, social objective and environmental objective. The social objective seeks to ensure that a sufficient number and range of homes can be provided to meet the needs of present and future generations.
- 5.3 Paragraph 11 states that
- Plans and decisions should apply a presumption in favour of sustainable development.*
- For decision-taking this means:*
- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.*
- 5.4 Chapter 5 of the Framework (delivering a sufficient supply of homes) sets out the Government's policies with respect to residential development. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed [§61].
- 5.5 Chapter 11 of the Framework (making effective use of land) states that planning decisions should promote an effective use of land in meeting the need for homes and other uses [§124]. This includes the promotion and support of the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained [§125.d].
- 5.6 Paragraph 104(a) of the Framework states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- a *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
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- b *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

5.7 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting [§207]. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation [§212]. Where a proposed development will lead to less than substantial harm to the significance of a designated heritage assets, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use [§215].

National Planning Practice Guidance

Local Planning Policy

Development Plan

5.8 The Development Plan for the Site comprises the following documents:

- Knowsley Local Plan Core Strategy [KCS] (adopted January 2016);
- Saved Knowsley Unitary Development Plan Policies [UDP] (adopted June 2006); and,
- Merseyside and Halton Waste Local Plan (adopted July 2013).

5.9 The Merseyside and Halton Waste Local Plan does not contain any policies that are considered to be of relevance to the proposals.

5.10 The Local Plan Interactive Policies Map [the Policies Map] shows the spatial representation of the KCS and UDP, including site allocations and land use designations. The Policies Map allocates the former cricket pitch at the Site as 'Urban Greenspace and Education Land' (KCS Policy CS21), and the area to the west of the Site as within the 'Huyton Primarily Residential Area' (KCS Policy CS3; UDP Policy H5). An extract of the Policies Map is provided below.

Figure 5.1 Extract from the Knowsley Local Plan Core Strategy Policies Map



Source: Knowsley Interactive Policies Map

Knowsley Local Plan Core Strategy (adopted January 2016)

- 5.11 The Knowsley Local Plan Core Strategy [KCS] was adopted in January 2016 and sets out the vision, objectives and policies which will guide development in Knowsley to 2028.
- 5.12 The following KCS policies are considered to be of relevance to the proposed development.
- KCS Policy SD1 (Sustainable Development) states that planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.
 - KCS Policy CS1 (Spatial Strategy for Knowsley) states that the spatial development of Knowsley to 2028 will be achieved by a focus on development within existing urban areas, with emphasis upon areas that are easily accessible from areas in need of regeneration. Policy CS1 also states that the provision of a wide choice of housing, including affordable housing, will be a priority for Knowsley.
 - KCS Policy CS2 (Development Principles) sets out the development principles for which new developments are expected to support, including meeting needs for new houses.
 - KCS Policy CS3 (Housing Supply, Delivery and Distribution) states that provision will be made for 8,100 new dwellings to be delivered in Knowsley between 2010 and 2028, with 36% of those dwellings being delivered in Huyton and Stockbridge. Policy CS3 supports the efficient use of available land. Policy CS3 states that densities of a minimum of 30 dwellings per hectare [dpa] will be required for residential development in Knowsley.
 - KCS Policy CS7 (Transport Networks) requires new development to be located and designed to prioritise accessibility and sustainable modes of transport.
 - KCS Policy CS8 (Green Infrastructure) states that planning powers will be used to ensure an appropriate quantity and improved quality of locally important open spaces, including outdoor sports provision.

- KCS Policy CS15 (Delivering Affordable Housing) states that for proposed housing developments within the current urban area 10% of dwellings should be made available for affordable housing.
- KCS Policy CS17 (Housing Sizes and Design Standards) requires housing developments to contribute to the delivery of an appropriate mix of dwellings sizes across the borough. Table 8.1 sets out the mix of dwelling sizes for new housing in Knowsley, including the provision of 1, 2, 3 and 4-bed dwellings, and bungalows.
- KCS Policy CS19 (Design Quality and Accessibility in New Development) sets out the expectations for new development in terms of design.
- KCS Policy CS20 (Managing the Borough's Historic Environment) states that development should preserve or enhance the borough's historic assets. Policy CS20 encourages the re-use of vacant and underused historic assets.
- KCS Policy CS21 (Greenspaces and Trees) states that new development which would result in the loss of urban greenspace, will not be permitted unless at least one of the exemption criteria is met. Irrespective of whether the criteria are met, unless the benefits of a proposal clearly outweigh the loss of urban greenspace, development will be resisted where it would significantly harm any existing or potential special qualities of greenspace.
- KCS Policy CS24 (Managing Flood Risk) states that new development that may cause an unacceptable risk of flooding on the site or elsewhere will not be permitted. New development should preferably be located in areas of low probability of flooding.

Evidence Base and Other Material Considerations

Strategic Housing Land Availability Assessment 2024

- 5.13 The Council published its Strategic Housing Land Availability Assessment [SHLAA] 2024 update in December 2024. As of the 1st of April 2024, the Council considered that it could demonstrate a 7.2-year supply of delivering housing land. This is based on a Local Plan requirement figure of 450 dwellings per annum [dpa] for the first four years, and 255 dpa for the fifth year (based on the previous standard method for calculating housing supply and no buffer). The Council claims a deliverable supply of 2,959 dwellings.

Knowsley Playing Pitch Strategy

- 5.14 The Knowsley Playing Pitch Strategy [PPS] was published in May 2021. The PPS undertakes a supply and demand assessment of playing pitches in Knowsley in accordance with Sport England guidance.
- 5.15 PPS Table 1.1 (Summary of Disused Sites) identifies Huyton Cricket Club as a disused playing field. Table 1.1. states that the Site is the former home of Huyton Cricket Club, before the 'club folded over ten years ago'. The PPS states that Huyton Cricket Club formerly accommodated a large, 12-wicket, natural turf square. The PPS states that since the site came out of use for cricket more than ten years ago, it had been used to accommodate demand for local football but has now been unused by any sports teams since c.2018. The PPS confirms that the former pitches at Huyton Cricket Club are expected to lay dormant for the foreseeable future.
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- 5.16 The PPS states that Whitefield (Roby) Cricket Club [Whitefield CC] is the only affiliated cricket club in Knowsley. Whitefield CC is located c.2.75km to the south-west of the Site. Whitefield CC has a 30-year lease from the Council on its site and is therefore considered to have secure tenure. In addition to Whitefield CC, there are non-turf pitches in curricular use at five schools in Knowsley.
- 5.17 The PPS concludes that as it stands, Whitefield CC is able to operate within its recommended capacity and still have potential capacity remaining for additional play, outside of the peak period. When taking into account future demand aspirations of a midweek team, demand can still be adequately accommodated on the square. Spare capacity is also considered to exist for junior matches both now and in the future at Whitefield CC and school sites. There is no identified overplay on the pitches at Whitefield CC.
- 5.18 The PPS states that the current supply of football pitch provision in Knowsley is broadly sufficient to meet current demand. The PPS states that there are current shortfalls on youth 9v9 pitches, but that all remaining pitch types have spare capacity for additional play.

Knowsley Greenspace Audit (2012)

- 5.19 The Knowsley Greenspace Audit (2012) provides an audit of all open space provision throughout the Borough and recommends priorities for open space, recreation and sports provision.
- 5.20 The measurement of open space in Knowsley, in terms of recording against quantitative and accessibility standards, is based on the division of the Borough into areas known as Substantial Residential Areas [SRAs]. There are 38 SRAs in Knowsley. The application site is located within SRA14 (Bluebell). The provision of open space has been assessed in each SRA by typology. Figure 2 provides a summary of the greenspace provision in SRA 27.

Figure 5.2 SRA14: Bluebell

Typology	Required (ha)	Provision (ha)	Surplus / Deficit (ha)	Overall SRA Position
Parks & Gardens	4.85	14.16	9.31	8.52
Amenity Greenspace	3.03	3.15	0.12	
Provision for Children & Young People	1.21	0.37	-0.84	
Allotments	0.30	0.23	-0.07	
	9.39	17.91		

- 5.21 Overall, this SRA has a surplus of 8.52 ha of public open space relative to the Council's adopted standards. In terms of outdoor sports provision, the grass pitches, bowling greens and associated sports facilities at Huyton KGV provide a major contribution as a sports hub facility to the provision in Huyton Community Area and is supplemented by the cricket pitch and bowling green at Huyton CC. This results in a cumulative land area of 12.46 ha.

This equates to a rate of 2.06 ha per 1 000 residents which is in excess of the Council standard of 1.85 ha per 1 000 residents when applied pro-rata for the SRA.

Knowsley Council's Identification of Public Parks and Green Space Land for Sale (2018)

- 5.22 This document identifies parks and green spaces that are to be sold by Knowsley Council over the next 15 years for new development e.g. housing, social care and commercial use.
- 5.23 The application site is located with the ward of St Gabriels. There are three greenspace sites that have been identified in this ward as suitable for redevelopment by the Council. There are as follows: Cowper Way – Amenity Greenspace (1.6ha), Spring Wood – Natural Space (2.64ha) and St John Millennium Green (2.16ha).

Supplementary Planning Documents

- 5.24 The Council has adopted the following Supplementary Planning Documents [SPDs] which are particularly relevant to the proposals:
- Design Quality in New Development SPD (adopted January 2016);
 - Ensuring a Choice of Travel SPD (adopted September 2010); and,
 - New Residential Development SPD (adopted September 2018).

6.0 Main Planning Considerations

- 6.1 This section deals with the main planning issues pertinent to the consideration of this application.

The Principle of Residential Development

- 6.2 The Site is designated by the KCS as being partly within the Primarily Residential Area of Huyton (KCS Policy CS3 and UDP Policy H5), and partly as Urban Greenspace (KCS Policy CS21). An extract of the policies map is included in Section 1.

Loss of Redundant Cricket Pitch

- 6.3 The majority of the of the application site comprises the former Huyton Cricket and Bowling Club. A site location plan detailing the extent of the Site is submitted as part of this application.
- 6.4 Huyton Cricket Club was formed in 1860, with the bowling section formed in 1862. The cricket and bowling pavilion was subsequently built in 1875. Cricket and bowls continued to be played from this time up until 2012, when the club closed. The club's previous applications for a replacement clubhouse and additional facilities demonstrated that the existing pavilion building was not suitable to meet modern sporting needs.
- 6.5 The Site has not been accessible to the public since 2012 and has had no formal use since this time (13 years ago). It appears that the Site was used informally by a junior football team until c.2018, at which time drainage issues meant that the Site was no longer suitable for sport. It is understood that the pitches were not formally leased by the team for this use, and such use never had the consent of the landowner. The Site has not been in use for any sport or recreation since c.2018.
- 6.6 There is no prospect of the site coming back into use for outdoor sports provision. It is privately owned and not publicly available. The site is currently designated as an 'Urban Greenspace and Educational Land' in the Core Strategy Local Plan Policies Map which is remnant of its previous use. I have therefore considered these proposals against the policy requirements of Policy CS21.

Policy CS21 of the KLPCS 2) New development which would result in the loss of urban greenspace will not be permitted unless at least one of the following criteria are met:

- a) A surplus of provision for all types of greenspace would be maintained relative to local standards;*
 - b) The land is considered unsuitable in terms of size, location or character to prevent or address individual deficiencies of different types of greenspace relative to local standards;*
 - c) Appropriate mitigation is provided through replacement facilities of at least an equal quantity, quality and accessibility;*
 - d) The development is required to improve greenspace provision or for ancillary facilities to support sport or recreation; or*
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e) Where the proposal relates to the loss of indoor or outdoor sports provision, and there is no evidence of future or continuing need for sports use, or alternatively only land incapable of forming a playing pitch or sporting facility is affected and its release accords with either clause 2)a) or 2)b).

3) Irrespective of whether criteria in 2) are met, unless the benefits of a proposal clearly outweigh the loss of urban greenspace, development will be resisted where it would significantly harm any existing or potential special qualities of greenspace in the area in terms of:

a) Visual amenity;

b) Residential amenity;

c) Biodiversity and environmental benefits;

d) Historical, cultural or community value;

e) Recreational benefits; or

f) Physical and/or visual linkages between adjoining urban greenspaces

- 6.7 It is considered that in this instance the proposed development meets criterion 2(a), 2(b), 2(c) and 2(e). The policy criteria that at least one of the criteria are met is therefore exceeded. These are discussed in more detail below.
- 6.8 With regards to criterion 2(a), as identified in Figure 5.2 the SRA has a surplus of 8.52ha of public open space. There are two typologies with a marginal deficit; provision for children and young people (-0.84 ha) and allotments (-0.07ha). The deficits are extremely small and overall, the SRA has a significant surplus of public open space.
- 6.9 Secondly, the PPS confirms that Huyton Cricket Club is disused, and it does not factor the Site into Knowsley's cricket pitch supply. There is a sufficient supply of cricket pitch provision in Knowsley to accommodate current demand for the sport. The development of this site would not therefore result in any further loss of any pitch space (as it already wasn't counted as part of the existing provision within the PPS).
- 6.10 Overall, the proposed development would not result in an overall deficit of POS in the SRA, nor is it counted within the current playing pitch supply within the PPS. The proposals therefore accord with KCS Policy CS21 Part 2(a).
- 6.11 In terms of criterion 2(b), significant drainage issues prevent sporting uses on the Site. The Site is referred to in the PPS as having 'poor pitch quality'. It is also noted in the report that the pitch has an unsecured tenure. The Site is in private ownership. The landowner has an obligation to secure it with perimeter fencing in the interest of safety and crime prevention. The Site will therefore remain inaccessible.
- 6.12 In the recent Gatley Golf Club appeal decision¹, the Inspector allowed an appeal for outline planning permission for the redevelopment of Gatley Golf Club for up to 278 dwellings. During the appeal decision, the Inspector considered the principle of a fallback position of the erection of 2m high fencing along the edges of the course. The Inspector concluded that

¹ Gateley Gold Club Appeal Decision ref. 3349825

there is a strong possibility of this fall-back position being implemented. The Inspector found that the fall-back position would prevent the delivery of a broad range of planning benefits arising from the scheme [§83]. To secure the Site, the landowner would be required to adopt the same fall-back position. For the above reasons, it is considered that the proposal accords with KCS Policy CS21(2(b)).

- 6.13 Criterion 2.c refers to appropriate mitigation being provided through replacement facilities. The Council have liaised with the England Cricket Board [ECB] and the Lancashire Cricket Foundation [LCF]. The ECB and LCF have indicated that the cost for installing a six-pitch square would cost approximately £70,000. The Council have confirmed that these financial contributions would provide the appropriate mitigation for the loss of the redundant cricket pitch and enable them to deliver a replacement facility. It is therefore considered that the new development meets the requirements of policy CS21 Part 2(c).
- 6.14 In accordance with KCS Policy CS21 Part 2(e), this note has demonstrated that the land is incapable of forming a playing pitch due to availability and drainage constraints, and its release accords with both 2a and 2b of this policy.
- 6.15 The proposal will also meet the requirements of Policy CS21 Part 3. The development will provide economic, social and environmental benefits to the local area through boosting the supply of housing and the improvements to the listed building. It will not harm any of the existing or potential qualities of greenspace in the area.
- 6.16 The approach of Policy CS21 is echoed by the Framework [§104] that states existing open space, sports and recreational buildings and land, including playing fields and formal play spaces should not be built upon unless:
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*
- 6.17 In this instance both the first and second criteria has been met. Regardless of the loss of open space on site, a surplus of public open space within the Bluebell SRA will remain and the financial contributions will allow a replacement facility to be provided that will be equivalent or better provision in terms of both quantity and quality.
- 6.18 In conclusion, the sports facility has been redundant over 12 years and has been replaced by alternative facilities and is now surplus to requirements. There is no secured community sports use, and it is not considered that the site could contribute towards the deficit of greenspace for children and young people within the Bluebell SRA, given its poor condition. The loss of open space will be fully mitigated in the form of a financial contribution. It is therefore considered redevelopment of the site for alternative uses is supported by Policy CS21 of the KLPCS and the relevant provisions of the Framework.
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Re-use of Site for Residential Purposes

- 6.19 The site is in a predominately residential area. The northern and western parts of the site are not part of the greenspace allocation referred to in the previous section. These parts of the site are located within the 'Primarily Residential Areas' where is UDP Policy H5 applicable. UDP Policy H5 states that development within the Primarily Residential Areas for uses appropriate to the residential area will be permitted, provided it does not have an unacceptable impact on the amenity of neighbouring uses or adversely affect the character of the area.
- 6.20 The surrounding residential dwellings are generally semi-detached and terraced being two storeys in height. The site is closely linked to the surrounding residential areas and therefore the most appropriate use for this site given the immediate character of the area is residential. The proposals would form a natural redevelopment of redundant and unusable cricket pitch and are entirely appropriate for the location. There is no unacceptable impact on the amenity of neighbours. The proposals fully comply with the provisions of UDP policy H5.
- 6.21 Moreover, KCS Policy CS3 states that over a third of new housing over the plan period should be delivered in Huyton and Stockbridge Village. Policy CS3 supports the efficient use of available land and prioritises urban regeneration.
- 6.22 The proposed development will provide 81 affordable dwellings (100% provision). A mix of shared ownership, social rent and rent to buy properties will be made available. The proposals make a significant contribution to the provision of affordable housing in the local area. The provision of affordable housing is clearly in excess of the requirements of KCS Policy CS15 (Delivering Affordable Housing).
- 6.23 Introducing a residential use will increase the provision of high quality, family, affordable housing in the area and in the process meet an identified need.
- 6.24 Overall, it has been demonstrated that the site is entirely suitable for residential development and the proposals will assimilate well into the existing local area complying with local and national policy requirements.

Five Year Housing Land Supply

- 6.25 The Framework states that local planning authorities should identify a supply of specific deliverable sites sufficient to provide a minimum of five-years' worth of housing [§78].
- 6.26 The Council considered that of the 1st of April 2024, that it could demonstrate a 7.2-year supply of delivering housing land (SHLAA 2024). This is based on a Local Plan requirement figure of 450 dwellings per annum [dpa] for the first four years, and 255 dpa for the fifth year. In December 2024, the Government introduced a new standard method for calculating housing need based on a stock-based approach [SM3]. For Knowsley, this increased the housing need to 608dpa. Furthermore, the revised Framework reintroduced the 5% buffer [§78.a]. As the KCS is greater than 5-years old, Knowsley are required to demonstrate a supply of 3,192 dwellings across the five-year period (in accordance with SM3 as set out in paragraph 78 of the Framework).
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- 6.27 In the SHLAA 2024 update, the Council claimed a supply of 2,959 dwellings. Against the SM3 requirement of 3,192 dwellings, the Council can only demonstrate a supply equivalent to 4.64-years.
- 6.28 It is therefore considered that the Council cannot demonstrate a five-year housing land supply in the context, in this regard, Paragraph 11 and footnote 7 is invoked:
- “Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: ... any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”*
- 6.29 We have set out elsewhere in this statement the planning balance that occurs in this regard but conclude that the development accords with both the Development Plan and Framework; resulting in multiple benefits, and thus planning permission should be granted.

Heritage

- 6.30 A Heritage Impact Assessment [HIA] prepared by Lichfields is submitted as part of this application. In accordance with the requirements of paragraph 207 of the Framework, the HIA describes the significance of the Grade II Listed Huyton Cricket and Bowls Pavillion, and the St Michael’s Conservation Area, as heritage assets with the potential to be affected.
- 6.31 The HIA confirms that the interior of the building has fallen into a state of disrepair. The building, along with the rest of the Site, is not currently accessible to the public. There have been reports of trespassers in the building and evidence of vandalism. The Pavilion has been disused for a long time, and it is evident that the building is in a deteriorating condition, in need of repairs, and a new long-term use. The sporting use of the building and the land within its curtilage / setting has already been lost, and the Site is no longer capable of being used for that purpose. Similarly, the former ground is of an untidy and unkempt appearance. The proposed development seeks to restore the pavilion and bring it back into use. Once operational, the pavilion will be accessible to the public.
- 6.32 Securing a flexible commercial, community or leisure use for the Pavilion building will greatly increase the likelihood of it being brought back into use. The repair and refurbishment works would stabilise the structure without committing to a specific internal fit out at this stage, allowing flexibility for a future occupier. The repair programme represents a clear heritage benefit and an essential step towards securing the building's long-term future.
- 6.33 The site layout and architectural design have been developed to minimise harm and ensure the Pavillion retains a certain prominence and dignity within the site. Measures include setting buildings back from the Pavilion, maintaining open space around it, and using scale, massing and materials that reference the Pavilion. The layout also incorporates vistas and ensures that the Pavilion retains visual prominence within the site.
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- 6.34 The HIA assesses the residual harm of the proposals to represent a moderate level of ‘less than substantial’ harm. The HIA concludes that any harm to the setting of the building should be weighed against the public benefits of the scheme, namely the delivery of 81 affordable homes in a highly sustainable location, repairing the listed building and securing the use of the pavilion and the delivery of public open space.
- 6.35 The HIA concludes that despite the site’s proximity to the St Michael’s Church Conservation Area, the visual relationship is very limited due to intervening development and tree cover. The proposed development is therefore considered to have a neutral effect on the setting and significance of the Conservation Area.
- 6.36 The public benefits associated with the development are considered to clearly outweigh the harm to the setting of the former pavilion. The proposed development responds appropriately to the surrounding context in terms of scale, form, and materials, drawing on elements of the Arts and Crafts vernacular found in both the Pavilion and Conservation Area. The proposed development is therefore considered to be acceptable against the requirements of KCS Policies CS19 and CS20 and paragraphs 210, 212 and 215 of the Framework.
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7.0 Other Planning Considerations

Layout and Design

- 7.1 The Site Layout Plan (ref. 1443-JDA-XX-XX-DR-A-0002 rev. Po2) details the layout of the development. The proposed layout is the result of a design evolution that has responded to the constraints on the Site, including the Grade II Listed pavilion, and comments received during pre-application consultation.
- 7.2 The principal estate road runs from the access point of the Site off Huyton Lane to the former pavilion in the north-west of the Site. The curved estate road acts as a natural traffic calming measure and maintains key vistas of the Listed Building along the road. Dwellings are serviced by private driveways and parking courts off the principal estate road. Areas of Public Open Space and soft landscaping are provided to both the front and rear of the pavilion and to the rear of Plots 42-45. Private gardens will be provided for all bungalows and terraced and semi-detached houses.
- 7.3 The design process has been heritage-led, with the applicant providing bespoke housetypes to ensure that the development is sympathetic to the surrounding character and material palette. The housetype pack, elevations and street scenes submitted as part of this application demonstrate the appearance of the proposed dwellings. White rendering and decorative half-timber front gables are provided to reference the former pavilion and create a development in keeping with the existing character of the area.
- 7.4 The result is a high-quality design that responds to local character and promotes quality of place, in accordance with KCS Policies CS2 (Development Principles) and CS19 (Design Quality and Accessibility in New Development).
- 7.5 The housetype and floorplans submitted as part of this application detail the internal layout of the proposed dwellings. All dwellings have been designed to meet the Nationally Described Space Standards. 18 properties have been designed to meet the M4(2) accessibility standard, with a further six M4(3) compliant dwellings also being provided. The proposed development is therefore in accordance with KCS Policy CS17 (Housing Sizes and Design Standards), the New Residential Development SPD and the Design Quality in New Development SPD.
- 7.6 External alterations to the Listed Building are limited to minor repair works. This will ensure that the building is weather resistant and restore it in so far as possible to its former appearance. The proposals will preserve the appearance of the Listed Building, in accordance with KCS Policy CS20 (Managing the Borough's Historic Environment).

Scale and Visual Amenity

- 7.7 The proposed development will deliver 81 dwellings, in the form of 2-storey semi-detached and terraced houses, maisonettes, a 3-storey apartment block and bungalows. The proposed massing is in keeping with the surrounding built form along Huyton Lane and character of the area. The proposed accommodation schedule is set out on the Proposed Site Layout Plan and at Section 4 of this statement.
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- 7.8 The layout has been carefully designed to reduce the impact of the proposed development on the Grade II Listed pavilion. The three-storey apartment block has been located in the eastern corner of the Site, away from the pavilion. Development steps down to 2 storey dwellings to the south and east of the principal road, with development nearest to the pavilion reducing in massing to single-storey bungalows.
- 7.9 The proposed development has been designed to set housing back from the northern and eastern borders of the Site. The majority of existing trees on the border of the Site will be retained, to act as a natural screen and reduce the visual impact of the proposals on neighbouring residents, in accordance with KCS Policy CS19 (Design Quality and Accessibility in New Development).

Highways and Access

- 7.10 The proposed development will close the current site access and create a new access point through the addition of a fourth arm to the existing ASDA roundabout. The proposed access will consist of a 5.5m wide carriageway and accompanying 6m corner radii. The proposed access also includes 2m wide footways along both sides of the road, and a 2m wide refuge island to assist pedestrian movements across the roundabout. The dimensions of the proposed access will accord with Manual for Streets standards and provide safe access for all road users.
- 7.11 The proposed development provides 125 formal car parking spaces distributed across private driveways and parking courts. Each property will be provided with electric vehicle (EV) charging facilities. While this is slightly below the maximum standards (which indicate 150 parking spaces), the Ensuring a Choice of Travel SPD states that *“there may be instances where provision should be less than the maximum specified, for example, where a site is particularly accessible by modes of transport other than the private car.”*
- 7.12 A Transport Assessment [TA] (ref. P24120/TA) and Travel Plan [TP] (ref. P24120/TP) prepared by Prime Transport are submitted as part of this application. The TA provides an assessment of the existing local highway and traffic conditions, details access to the site by sustainable modes of travel and forecasts the potential impact of the development traffic on the highway network. The TA concludes that the proposed development accords with national and local policy and guidance by ensuring that safe and suitable access to the site can be achieved for all users.
- 7.13 The TP sets out the measures that the applicant will take to ensure that the proposed development is accessible by sustainable modes of transport and that residents are encouraged to make use of these transport modes. The site is sustainably located in close proximity to a range of existing amenities and a comprehensive public transport network. Section 7 sets out the measures that will be incorporated to encourage the uptake of sustainable modes of transport.
- 7.14 The site is sustainably located, reducing the need to travel and increases accessibility. The TA and TP submitted as part of this application demonstrate that the proposed development accords with local and national policy and guidance, and will not give rise to any unacceptable harm to the local highway network. The proposed development accords with the development principles set out in KCS Policy CS2 (Development Principles) and
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the Ensuring a Choice of Travel SPD, as well as the requirements of KCS Policies CS7 (Transport Networks) and CS19 (Design Quality and Accessibility in New Development).

Flood Risk and Drainage

- 7.15 A Flood Risk Assessment [FRA] prepared by Townsend Water Engineering Limited (ref. FD344) is submitted as part of this application.
- 7.16 The FRA identifies that the Site is wholly located within Flood Risk Zone 1 and therefore has a low probability (less than a 1 in 1000-year annual probability) of flooding from rivers and the sea. The FRA also confirms that the Site is not at risk of surface water flooding. The Site is at low risk of groundwater, sewer and infrastructure flooding.
- 7.17 Section 5 of the FRA sets out the proposed drainage strategy. It is proposed that surface water will be discharged to the watercourse to the north. Infiltration SUDS systems have been discounted as the ground is clay and infiltration is not feasible. Attenuation will be held in a swale, raingardens, filter drains, filter strips and an attenuation tank under the car park.
- 7.18 In accordance with KCS Policy CS24 (Managing Flood Risk), the proposed development is located in an area of low probability of flooding and will be designed to reduce surface water run-off rates.

Landscaping and Trees

- 7.19 Landscape Proposal Plan Sheets 1 (ref. 7691.01) and 2 (ref. 7691.02) are submitted as part of this application and detail the proposed landscaping scheme. The Landscape Proposal Plan demonstrates that trees, native shrub planting mix, native hedge mix, bulb mix, shrubs and hedges will be provided throughout the development. Specification of all planting is provided on the Landscape Proposal Plan.
- 7.20 Mature trees will be planted along Huyton Lane and the northern border of the Site, providing a natural screen to the development. Tree planting will also be provided along internal roads, throughout the proposed parking court and in front of the former pavilion. Bulbs will be provided in front of the former pavilion, adding to the appearance of the development, and highlighting the building as a focal point of the Site. Public Open Space on the Site will comprise closely mown grassland, with wildflower seed mix provided along the northern and eastern boundaries of the development. The proposed landscaping scheme will create an attractive development, support local wildlife and biodiversity and soften the appearance of the proposed built form.
- 7.21 An Arboricultural Impact Assessment prepared by Tree Solutions (ref. 25/AIA/Knowsley/31) is submitted as part of this application. A Tree Survey Schedule, Preliminary Tree Constraints Plan and Impact Assessment Plan are appended to the Arboricultural Impact Assessment. The assessment concludes that the proposed development has respected the constraints posed by high and moderate quality trees by ensuring their retention and sensitive integration and all works have been located outside of root protection areas and construction exclusion zones. The assessment concludes that the proposed development is acceptable from an arboricultural perspective.
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- 7.22 The development proposals comprise a high-quality landscaping scheme, that retains high and moderate quality trees where possible, and provides additional planting throughout the Site. The proposed development therefore accords with the requirements of KCS Policies CS19 (Design Quality and Accessibility in New Development) and CS21 (Greenspace and Trees).

Ecology and Biodiversity

- 7.23 A Preliminary Ecological Appraisal (ref. UESo4790/01) [PEA] is submitted as part of this application. The PEA confirms that the Site is cleared, and only small sections of habitats are present. The PEA highlights mitigation in relation to amphibians, bats, birds, hedgehogs, hedgerow, invasive species, trees and watercourse. Provided that the recommended mitigation is implemented, the PEA concludes that the development may proceed without adversely affecting these ecological receptors.
- 7.24 In accordance with the recommendations set out in the PEA, this application is accompanied by a Construction Environmental Management Plan prepared by UES (ref. UESo4790/08) [CEMP]. The CEMP sets out how habitats and wildlife will be managed throughout the construction period of the development.
- 7.25 Further to the recommendations in the PEA, a Bat Survey prepared by UES is also submitted as part of this application (ref. UESo4790/03). The Bat Survey confirms that no bats were recorded roosting within the two out-buildings present on site, which are identified for demolition. As a result of the known presence of a historic common bat roost within the former pavilion, works to the building should proceed under a non-licensed method statement in the event that they are present at the time of works. A Bat and Bird Box Plan is submitted as part of this application, identifying the location and specification of the bat and bird boxes to be provided across the Site.
- 7.26 The proposals enhance the quality and quantity of biodiversity and habitats and promote the effective movement of wildlife through greenspace in accordance with the requirements of KCS Policies CS2(Development Principles) and CS8 (Green Infrastructure).
- 7.27 A Biodiversity Net Gain Assessment (ref. UESo4790/02) [the BNG Assessment] and Statutory Metric prepared by UES are submitted as part of this application. The BNG Assessment confirms that the baseline habitat value of the site has been calculated as 10.85 habitat units, 1.87 hedgerow units and 1.47 watercourse units. Based on the plans provided, the proposed development will result in a net loss of 3.33 habitat units (-30.64%), with a net gain of 0.42 hedgerow units (+22.60%) and 0.18 watercourse units (+12.00%). As such, a further 4.41 habitat units are required to achieve a 10% net gain onsite.
- 7.28 Based on the details provided to UES, additional units required to meet the metric's trading rules include:
- 2.23 habitat units of medium distinctiveness grassland, or any habitat from a higher distinctiveness band (from any broad habitat type).
 - 3.24 habitat units of medium distinctiveness heathland and shrub, or any habitat from a higher distinctiveness band (from any broad habitat type).
 - 0.59 habitat units of medium distinctiveness individual trees, or any habitat from a higher distinctiveness band (from any broad habitat type).
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- 7.29 Any deficit in units will be provided through offsite compensation. This will either be secured on land within the developer ownership, or through a payment to a third-party landowner acting as a habitat bank. As a last resort and where offsite compensation cannot be secured in the local area, statutory credits will be purchased as compensation.
- 7.30 Through the use of onsite landscaping and offsite contributions where necessary, the proposed development will promote biodiversity and integrate existing local habitats in accordance with KCS Policies CS2 and CS19, and the Environment Act (2021).

Health Impact

- 7.31 KCS Policy CS2 (Development Principles) expects new development to provide opportunities for positive lifestyle choices and health improvement for people of all ages. Policy CS2 confirms that this will be assessed through a Health Impact Assessment. Chapter 8 of the Framework sets out how development should promote healthy and safe communities. Paragraph 96 of the Framework confirms that this should be done through the promotion of social interaction, ensuring that development is safe and accessible and enables and supports healthy lives.
- 7.32 A Health Impact Assessment is submitted as part of this application. The Health Impact Assessment sets out the sustainability of the application site. The assessment also describes how the development provides inclusive opportunities for existing and future residents, promotes active and healthy lifestyles and a sense of community, and caters for the needs of all, including older and disabled people.
- 7.33 The Health Impact Assessment concludes that the development is sustainably located in close proximity to a number of key services and existing public transport infrastructure. The development will provide 81 affordable dwellings (100% provision), contributing significantly to the provision of affordable housing in Huyton. Through a wide-ranging housing offer, the development will meet the needs of a variety of end-users. The proposed development also seeks to refurbish the former pavilion and bring it back into use (final end use to be confirmed following the identification of an operator).
- 7.34 The development will provide public open space, cycle parking, car parking (including EV car charging), M4(2) and M4(3) dwellings and air source heat pumps. The result is a sustainable development that improves the health and wellbeing of residents and meets the needs of a range of future residents. The proposals are therefore considered to accord with the aspirations of KCS Policy CS2 and Chapter 8 of the Framework.

Land Contamination

- 7.35 UDP Policy ENV5 (Contaminated Land) states that new development will not be permitted if there is existing contamination on the site which could put future users at unacceptable risk. A Phase I Geo-Environmental Investigation Report (ref. 4334-01) prepared by IGE forms part of this application submission.
- 7.36 The Phase I Report states that there is a low risk to human health, and that the risk to controlled waters is deemed very low to low given the lack of significant contaminative linkages. A low to moderate ground gas risk has been identified on the site. The Phase I
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Report states that ground investigation works should be undertaken in order to determine the ground conditions with a greater degree of certainty.

- 7.37 The application site is considered suitable for the proposed development from a land contamination perspective. The proposals are therefore in accordance with UDP Policy ENV5.

Air Quality

- 7.38 KCS Policy CS2 (Development Principles) requires development to minimise negative impact on air quality, ensuring that any negative impacts are appropriately mitigated.

- 7.39 An Air Quality Assessment [AQA] prepared by Enviro Solution (ref. AQ14909) is submitted as part of this application. The AQA states that air quality impacts from fugitive dust emissions in the construction phase could be mitigated to an acceptable level through the use of good practice control measures. Dispersion modelling has been undertaken to assess the annual mean pollutant concentrations across the site and determine risk for future occupiers. The AQA concludes that the risk is below the relevant air quality objectives at sensitive locations. Furthermore, the AQA finds that the level of anticipated traffic generation from the site will not result in significant operational phase pollutant emissions in accordance with the relevant screening criteria.

- 7.40 The AQA concludes that the Site is not subject to any air quality issues that would prevent residential development, nor would the proposed development have an adverse impact on the air quality of the surrounding area. The proposals are therefore consistent with KCS Policy CS2.

Noise

- 7.41 KCS Policy CS2 (Development Principles) requires development to minimise negative impact on noise and vibration levels, ensuring that any negative impacts are appropriately mitigated. A Noise Impact Assessment [NIA] prepared by Enviro Solution forms part of this application submission. The NIA demonstrates that the site is principally affected by traffic noise from Huyton Lane, with lesser contributions of noise from distant railway movements and aircraft overflights. The NIA shows that the opening of windows for some habitable rooms within 100m of Huyton Lane gives rise to internal noise levels greater than the guideline values. In accordance with the recommendations of the NIA, alternative means of providing ventilation will be provided.

- 7.42 The NIA concludes that, with the provision of a suitable means of ventilation where necessary, residential amenity for future occupants will be suitably protected and noise does not represent a reason against the grant of planning permission. The proposed development therefore meets the requirements of KCS Policy CS2.

Invasive Weeds

- 7.43 An Invasive Weed Management Plan [IWMP] is submitted as part of this application. The IWMP notes that Japanese Knotweed was present on the site at the time of survey. Section 6 of the IWMP sets out the proposed works for the removal of Japanese Knotweed on the site, including an estimated timescale of works. In accordance with the IWMP, the
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Japanese Knotweed will be removed from the Site prior to the development being brought into use.

Planning Contributions

- 7.44 The formal pre-application response from the Council identified that planning contributions would be required to mitigate the impact of the proposed development. The indicative layout considered in the pre-application process showed more dwellings than the latest proposed layout (81 dwellings).
- 7.45 The pre-application response states that a financial contribution of £11,600 towards production and monitoring of the Social Value Strategy would be sought as part of any future application. This figure was calculated based on an indicative layout for 116 dwellings. The figure will need to be recalculated to reflect the latest layout.
- 7.46 As set out above, during pre-application consultation, the England Cricket Board [ECB] and Lancashire Cricket Foundation [LCF] indicated that an advisory cost of instating a six-pitch square would be approximately £70,000. The pre-application response states that a financial contribution of £70,000 is appropriate for mitigation for the provision of replacement facilities. The precise location of the six-pitch square will be confirmed at a later date.
- 7.47 The pre-application response also states that financial contributions will be required to mitigate the loss of open space on the Site. The pre-application response states that on the basis of previous layout (89 dwellings), the following financial contributions would be sought. This figure will need to be recalculated to reflect the latest layout (81 dwellings).
- Parks and Gardens - £64,259.25
 - Provision for Children & Young people - £10,040.25
 - Outdoor Sports Provision - £46,395.25
 - Allotments - £401.50
- Total contribution - £121,096.25
- 7.48 It is envisaged that the aforementioned contributions for the production of a Social Value Strategy, and mitigation for the loss of cricket facilities and open space, would be secured by a Section 106 Agreement.
- 7.49 The proposed development will provide 100% affordable housing and no contribution is therefore required towards off-site affordable housing provision.
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8.0 Conclusions

Sustainable Development

- 8.1 The development fully complies with the policies contained within the Development Plan and the Framework. In accordance with paragraph 11 of the Framework, the application should therefore be approved “without delay”.
- 8.2 Notwithstanding this, the Council’s housing policies are not ‘up-to-date’ as they cannot demonstrate a five-year supply of deliverable housing sites. The Framework indicates that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless the adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.
- 8.3 The proceeding sections of this Planning Statement set out that there are not any significant adverse impacts arising from this development. There are also no specific policies in the Framework or in the Development Plan which would indicate that development should be restricted in this location.
- 8.4 In terms of achieving sustainable development, paragraph 9 of the Framework advises that the three strands of development are not criteria against which every decision can or should be judged. However, planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. The following section explains how this development has taken account of local circumstances and the needs of the area in providing a sustainable way.

Economic

- 8.5 The development of the site will sustain on-site construction jobs and support off-site jobs in construction related industries over the period of the build. This will equate to additional GVA. The construction of the site will also provide training opportunities, in the form of apprenticeships.
- 8.6 In the longer term it is expected that new residents will spend in the local area which will boost the local economy and sustain local jobs. It is also anticipated that operational jobs will be created in the local economy as a direct result of the development.
- 8.7 New residents will spend on first occupation expenditure on goods that relate and services that are purchased to make a house ‘feel like home’. A sizeable proportion of this expenditure would be captured locally.
- 8.8 Knowsley Council will benefit from the Government’s New Homes Bonus Scheme and additional annual council tax.
- 8.9 Overall, it is considered that the proposal will help support sustainable economic growth, delivering the homes, supporting existing businesses, infrastructure and thriving local places in accordance with the Framework. Whilst housing is excluded from the definition of “economic development” in the Framework, it will assist the Council in meeting the economic component of sustainable development.
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Social

- 8.10 The proposed development will support the creation of a strong, vibrant and healthy community in Knowsley by increasing the supply of housing type and tenure to meet the needs of the area, in a sustainable location.
- 8.11 The social role and impact of the application proposals has been considered in detail and the main benefits are as follows:
- The proposals increase the availability of a wide-ranging housing offer, including family homes;
 - All 81 homes will be affordable, making a significant contribution to affordable housing provision in the borough;
 - The site is within walking distance of a wide variety of existing shops and services;
 - The proposals would include enhanced public open space for the benefit and enjoyment of residents;
 - The proposals will secure the long terms future of the listed building on the site; and,
 - The proposals create a high-quality environment which will promote the wellbeing of its residents.

Environmental

- 8.12 The environmental impacts of the proposed development have been considered in greater detail in the technical reports that accompany the application.
- 8.13 The proposed development will not harm the natural environment and will help to improve biodiversity, providing a high quality safe and inclusive environment. The application site is located within the urban area in a highly sustainable location.

Overall Conclusions

- 8.14 This Planning Statement and the associated supporting plans and documents demonstrate that all material planning matters have been given due consideration.
- 8.15 The proposed development will deliver 81 affordable homes, restore the Grade II Listed Huyton Cricket and Bowls Pavilion and provide areas of Public Open Space. The scheme will deliver a significant contribution to affordable housing in Knowsley. The restoration of the former pavilion will prevent further deterioration and help to secure its long-term future use.
- 8.16 The proposals will develop sustainably located land that has laid vacant for over ten years with no formal use, to deliver the aforementioned benefits. Whilst the Site has not been in use for cricket since 2012, the loss of land designated as open space will be fully mitigated through a financial contribution, as set out in the formal pre-application response.
- 8.17 It is concluded that the proposed development forms a positive economic, social and environmental role and comprises sustainable development in accordance with the provisions of the Framework. As a result, there is a presumption in favour of granting planning permission for the proposals (the Framework §11).
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- 8.18 The Framework [§11] states that if development proposals accord with the development plan, they should be approved ‘without delay.’ On the basis of the above, the scheme clearly amounts to sustainable development and accords with the Development Plan and other relevant material considerations. The development should therefore be approved without delay.

the 1990s, the number of people in the world who are under 15 years of age has increased by 1.2 billion, from 1.1 billion in 1980 to 2.3 billion in 1999. The number of people aged 15 years and over has increased by 1.5 billion, from 2.5 billion in 1980 to 4.0 billion in 1999. The number of people aged 65 years and over has increased by 0.5 billion, from 0.5 billion in 1980 to 1.0 billion in 1999.

These changes in the world population have led to a significant increase in the number of people who are under 15 years of age, from 1.1 billion in 1980 to 2.3 billion in 1999. This increase has been driven by a combination of factors, including a decline in the death rate, a decline in the birth rate, and a decline in the age at which people are having children.

The decline in the death rate has been a major factor in the increase in the number of people under 15 years of age. This decline has been driven by a combination of factors, including a decline in the death rate from infectious diseases, a decline in the death rate from non-communicable diseases, and a decline in the death rate from violence.

The decline in the birth rate has also been a major factor in the increase in the number of people under 15 years of age. This decline has been driven by a combination of factors, including a decline in the birth rate from developed countries, a decline in the birth rate from developing countries, and a decline in the birth rate from the world as a whole.

The decline in the age at which people are having children has also been a major factor in the increase in the number of people under 15 years of age. This decline has been driven by a combination of factors, including a decline in the age at which people are having children from developed countries, a decline in the age at which people are having children from developing countries, and a decline in the age at which people are having children from the world as a whole.

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