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Land off Carr Lane, Prescot, L34 1AX

Planning Statement

October 2023

On behalf of

Partner Construction Ltd and Torus 62 Ltd

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This document has been prepared and checked in accordance with the Lambert Smith Hampton Quality Assurance procedures and authorised for release.

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For and on behalf of Lambert Smith Hampton

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1 Introduction

1.1 This Planning Statement has been prepared by Lambert Smith Hampton ['LSH'] on behalf of Partner Construction Ltd and Torus 62 Ltd ['the Applicant']. It accompanies a full planning application for the erection of residential development together with associated infrastructure at Land off Carr Lane, Prescot, L34 1AX ['the Site'].

1.2 The purpose of this Statement is to assist Knowsley Metropolitan Borough Council ['KMBC'] as the Local Planning Authority ['the LPA'] in its consideration of a full planning application for:

“Erection of up to 88 no. affordable residential dwellings and associated infrastructure.”

1.3 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, this statement considers the proposal's conformity with the Development Plan, relevant national policy and guidance, as well as any other material considerations.

1.4 The following drawings accompany this application:

- Site Location Plan (Ref. UL.CL.LP.01 Rev. A);
- Colour Site Plan (Ref. UL.CL.CSL.01 Rev. B);
- Site Layout (UL.CL.SL.01 Rev. E);
- Materials Plan (UL.CL.MP.01 Rev. C);
- Storey Heights Plan (UL.CL.SHP.01 Rev. A);
- Adopted Highways Plan (UL.CL.AHP.01 Rev. A);
- EV & Cycle Store Plan (UL.CL.EVCS.01 Rev. A);
- Waste Management Plan (UL.CL.WMP.01 Rev. A);
- Boundary Treatment Plan (UL.CL.BTP.01 Rev. A);
- Boundary Treatment Details (UL.CL.B;TD.01 Rev. A);
- Street Scenes (UL.CL.SS.02 Rev B);
- Site Sections (UL.CL.SS.01 Rev. A);
- F112 Planning Drawing (PD20-F112/01);
- F113 Planning Drawing (PD20-F113(FA)/01);

- F114 Planning Drawing (PD20-F114/01);
- F161(N) Planning Drawing (PD20-F161(N)/01);
- F162(N) Planning Drawing (PD20-F162(N)/01);
- NDS-19 Planning Drawing (PD20-NDS-19/01); and
- NDS-31 Planning Drawing (PD20-NDS-31/01).

The Applicant

- 1.5 Partner Construction was formed in April 2011 as a result of a successful bid to purchase the Affordable Housing Business from a large National developer.
- 1.6 Although trading has only recently commenced under the Partner brand, the business has acquired a large number of contracts relating to the developments its team had already delivered under its previous ownership.
- 1.7 With a presence right across the UK, the business is reporting continued success in securing further development work with its Affordable Housing Partners such as Torus 62 Ltd. There is a serious responsibility that comes with building new communities, a responsibility that is ever-present when Partner Construction locate and develop their partnership schemes. Further to this, Partner Construction works closely in partnership with local authorities, the HCA, Parish Councils and Housing Associations such as Torus to deliver housing solutions that leave a lasting and valuable legacy for all stakeholders.
- 1.8 Partner Construction benefits from a vastly experienced team who have years of in-house expertise in terms of land assembly, design, community consultation, renewable energy/code for sustainable homes assessments, remediation and grant/funding packages to successfully deliver cost effective sustainable homes that lead to the establishment of well managed healthy and vibrant communities.
- 1.9 Furthermore, Partner Construction are committed to improving communities who want their developments to be lasting assets, both to the people who live in them and to their neighbourhoods. That's why it's important to Partner Construction that they establish partnerships with local organisations that share their dedication to deliver desirable, sustainable communities where people are proud to live.
- 1.10 In addition to this Planning Statement, the application is supported by the following technical reports:
 - Noise & Vibration Impact Assessment prepared by Hepworth Acoustics;
 - Site Investigation / Environmental Report prepared by Groundtech Consulting;

- Air Quality Assessment prepared by Miller Goodall;
- Transport Assessment prepared by CBO Transport;
- Energy and Sustainability Assessment prepared by Anderson Goddard;
- Drainage Strategy (including drainage pro-forma) prepared by REFA;
- Flood Risk Assessment prepared by Townsend Water Engineering;
- Landscaping Strategy prepared by East Midlands Landscaping;
- Ecology Statement / Biodiversity Report (including Biodiversity Metrics) prepared by Bowland Ecology;
- Arboricultural Assessment prepared by Bowland Tree Consultancy;
- Materials and Finishes Specification prepared by Baldwin Design;
- Design & Access Statement prepared by Baldwin Design;
- Viability Report prepared by AH Consultancy;
- Archaeological Desk-Based Assessment prepared by Lanpro; and
- Health Impact Assessment prepared by LSH; and
- Social Value Report, prepared by Fusion 21.

Validation Checklist

- 1.11 The Council's Validation Checklist has been consulted as part of the proposals. Accordingly, the aforementioned plans and technical reports have been submitted in support of this planning application. The supporting information provided accords with the provisions of the Council's validation checklist and has been agreed with planning officers as part of a formal pre-application service with Knowsley's planning officers on 17th August 2023 (pre-application ref. 23/00027/PREAPP). As such, it is understood the submitted documents are sufficient to ensure the validation of the application in a prompt and timely manner.

Pre-Application Engagement

- 1.12 A formal pre-application service has been undertaken with the LPA prior to submission.
- 1.13 Following the submission of the pre-application, detailed formal feedback was provided by Clare Appleyard (Principal Planner) at Knowsley Council on the 17th August 2023.
- 1.14 The formal pre-application response confirmed that the principle of residential development at the Site would be supported given the Site's planning allocation within the Knowsley Local

Plan. However, there were some initial concerns raised with regards to the proposed development's impact on the amenity of existing neighbours, the existing PRow, as well as concerns over the public open space provision.

- 1.15 These points have been carefully considered as part of the design process, and the proposed development has been revised as part of this subsequent planning application submission following the pre-application feedback.
- 1.16 The pre-application engagement process also enabled us to scope the application submission with all supporting material identified being included in the current submission.

Structure of the Report

- 1.17 The remainder of this report is structured as follows:
- Section 2.0 covers the **Site and Surroundings**;
 - Section 3.0 describes the **Development Proposals**;
 - Section 4.0 sets out the **Planning Policy Context**;
 - Section 5.0 outlines the **Planning Policy Assessment**;
 - Section 6.0 sets out the **Supporting Surveys**;
 - Section 7.0 covers **Sustainable Development and Social Value Statement**; and
 - Section 8.0 provides the **Conclusion**.

2 The Site and Surroundings

Site Context

- 2.1 The Site is located to the south and south-west of the Carr Lane, Cables Way, Prescott Park Way roundabout and currently comprises of vacant previously developed land formerly used as a Wastewater Treatment Works ('WWTW') which was formerly operated by United Utilities (see Figure 2.1). It is understood that the above-ground infrastructure associated with the WWTW has been removed and the Site is now covered by self-seeded scrub land, as verified by a site visit undertaken by LSH on 6th July 2023.
- 2.2 To the east of the Site is residential development and to the west is Carr Lane Woods, a Local Wildlife Site¹ that is managed by the Woodland Trust and falls within the Green Belt. By way of context, the adjacent residential developments were delivered by various housebuilders via various Reserved Matters applications for each phase between 2017 and 2021², pursuant to an Outline Application that was granted in 2016³. The Site is part of the South Prescott Action Area which supports residential development. In terms of the Site's existing condition, it is understood that significant concrete obstructions are present beneath the site associated with its former works use as well as contaminants being identified in the land.
- 2.3 A potential mineshaft indicator is also enclosed, the finding of which has resulted in the proposal (as outlined further below in this letter) being carefully considered and designed to ensure the scheme can be fully delivered considering the identified constraints.
- 2.4 The majority of the Site falls within Flood Zone 1 and is therefore at low risk of fluvial flooding from the Logwood Mill Brook. However, along the western boundary of the site there are areas of the Site shown within Flood Zone 2 and Flood Zone 3. These areas are at medium and high risk respectively. However, these areas are small and directly adjacent to Logwood Mill Brook.
- 2.5 The Site is allocated as a Sustainable Urban Extension (SUE) within the Knowsley Local Plan Core Strategy (Site Ref: KGBS 10), having previously been released from the Green Belt through the Council's Knowsley and Sefton Green Belt Study (November 2012) which formed the evidence base for the Local Plan Core Strategy.

¹ Carr Lane Lake, Prescott, Local Plan Site Reference 11

² 17/00081/REM, 17/00521/REM, 17/00794/REM, 17/00661/REM, 20/00767/REM

³ 15/00022/OUT

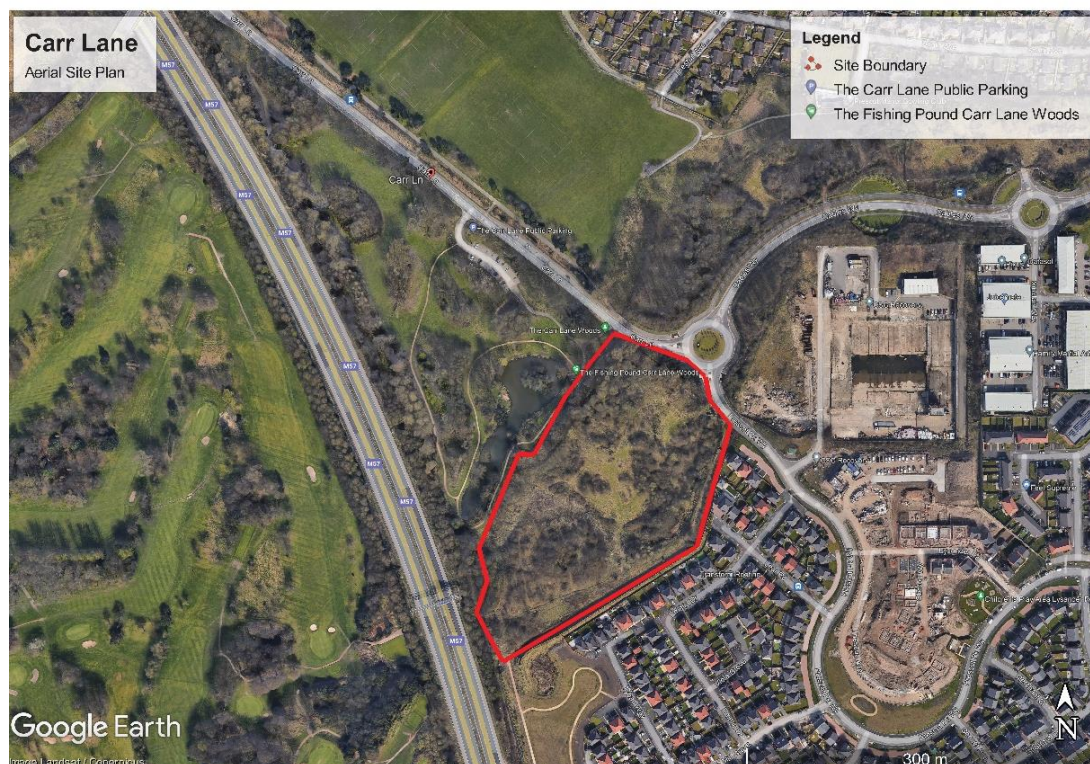


Figure 2.1 – Aerial Imagery of Site (Source: Google Earth)

History of the Site

- 2.6 As outlined above, the Site was formerly used as a Wastewater Treatment Works ('WWTW') which was formerly operated by United Utilities (see Figure 2.2). By way of context, neighbouring land to the south-east (now consisting of residential development) was formerly used for the Prysmian Cable operation by British Insulated Callender Cables (BICC). In January 1991, BICC announced the closure of the Prescot plant with the loss of approximately 230 jobs.
- 2.7 Historic imagery obtained by Historic England shows the Site from 1948. The imagery consists of water tanks which appear to demonstrate the Site's associated uses with the WWTW.



Figure 2.2 – Historic Imagery of WWTW Site (Redline added by LSH to show approximate location of Site) (Source: Imagery obtained from Historic England website⁴)

⁴ [Historic England Image 1](#)



Figure 2.3 – Historic Imagery of WWTW Site (Redline added by LSH to show approximate location of Site) (Source: Imagery obtained from Historic England website⁵)

- 2.8 Given the Site's former use associated with the WWTW, it is understood that the Site is Previously Developed Land ('PDL'). This is further reinforced by the fact that the Site is included within KMBC's Brownfield Land Register 2021 (Site Reference: BR038). The purpose of such registers is to help speed up the delivery of new homes by identifying suitable housing sites in a quick and efficient manner.

Site Surrounding Area

- 2.9 LSH has undertaken a desktop analysis of the surrounding area and has mapped this as per Figure 2.4. The analysis shows the general character of the immediate area around the Site which predominantly consists of residential properties, along with pockets of commercial and business areas supporting the nearby area. Green space / recreational space also surrounds the general vicinity of the Site to the immediate west and north.

⁵ [Historic England Image 2](#)

Surrounding Uses Analysis



Figure 2.4 –Surrounding Uses Analysis (Source: LSH)

- 2.10 The M57 strategic road sits directly south of the Site acting as a physical separation between the towns of Huyton and Prescot. To the south-west of the Site is Huyton & Prescot Golf club, whilst Carr Lane Woods is immediately adjacent to the west of the Site as identified previously. To the north-west of the Site is additional green space in the form of playing fields / sports pitches. Residential development (predominantly family homes) adjoins the eastern boundary of the Site and this is outlined further in the 'Planning History' section of this planning statement.

Site Connectivity

- 2.11 The Chartered Institution of Highways and Transportation (CIHT) "Guidelines for Providing for Journeys on Foot" states that "Walking accounts for over a quarter of all journeys and four fifths of journeys less than one mile".
- 2.12 The "Guidelines for Providing for Journeys on Foot" also outlines the following guideline distances:
- 800 metres is an acceptable maximum walking distance in a town centre;
 - 1.2km is an acceptable maximum walking distance elsewhere;
 - A distance of 2km is an acceptable maximum for commuter and education journeys, although statutory guidance indicates that just over 3km is an acceptable

walk distance for primary school pupils, with secondary school pupils being expected to walk up to 5km.

- 2.13 As outlined in Figure 2.5, the Site is situated in a highly sustainable location less than 1km from the defined town centre boundary of Prescott. In terms of site connectivity, the Site would represent a logical extension of the existing residential development to the east with close connections to the adjacent Carr Lane Woods, the playing fields to the north-west and Prescott town centre to the surrounding north approximately 1km away. Cables Retail Park is also located approximately 600m – 900m to the north-east of the Site and provides various retail, commercial and food & drink uses to support the community. It is considered that shopping facilities are accessible from the Site on foot as per CIHT guidance.



Figure 2.5 –Site in Context of Prescott Town Centre (Source: Google)

- 2.14 The Site is sustainably located in proximity to local services and facilities and is well served by public transport. A dedicated cycle lane is located adjacent to the Site along Carr Lane and continues along Cables Way towards the Cables Shopping Park. Two bus stops are located along Carr Lane (approx. 300-400m of the Site) which are served by the 89 bus service and provides journeys towards St Helens and Speke. The below table provides a summary of the nearest bus stops that would realistically serve residents of the Site.

Bus Service No.	Location	Approx. Distance from Site (metres)	Route
89	Carr Lane	300m	St. Helens
89		400m	Speke
89	Prescot Business Park	250m	St Helens
99			Whiston
99	Lear Road	100m	Whiston

Table 2.1 – Nearby Bus Services

- 2.15 The nearest train station is Prescot train station which is approximately 0.8km to the east of the Site. The above-mentioned bus stops and train station are considered accessible from the Site on foot as per CIHT guidance.
- 2.16 In summary, the Site is located in a highly sustainable location within walking distance of the Prescot town centre and is in proximity to key public transport services. Furthermore, the above demonstrates that the Site is well placed in terms of pedestrian connectivity and that walking represents a very realistic alternative to the car for future residents wishing to undertake educational, shopping trips, or recreational trips. The site is also sustainably located for future residents to connect to the local bus and rail networks.

Planning History

- 2.17 A review of Knowsley's planning public access system has identified the following applications, either at or adjacent to the Site. The most pertinent applications are shown below:

Application Ref. No.	Site Address	Description of Development	Decision
Site Specific			
22/00376/FUL	Land To The South West Of The Junction Of Carr Lane And Prescot Park Way, Prescot	Construction Of 1 No. Vehicular Access From Prescot Parkway Together With Engineering Works Consisting Of The Excavation And	Granted 03 rd April 2023

		Construction Of A Drainage Swale And Other Associated Works.	
Adjacent to Site			
15/00022/OUT	Former Prysmian Cables & Systems Hall Lane Prescott Knowsley L34 5TG	Outline Application For Mixed Use Development Comprising Up To 750no. Dwellings & Up to 929 Sq M Of Commercial/Industrial Buildings (Use Classes B1/B2/B8) - All Matters Reserved For Future Approval	Granted 20 th December 2016
17/00081/REM	Former Prysmian Cables & Systems (Parcel B) Hall Lane Prescott Knowsley L34 5TG	Reserved Matters Application For 150no. Dwellings In Respect Of Planning Permission 15/00022/Out (Parcel B) - Approval Sought For Appearance, Landscaping, Layout, Scale & Access.	Barratt Homes Granted 24th July 2017
17/00521/REM	Former Prysmian Cables & Systems (Parcel E) Hall Lane Prescott Knowsley L34 5TG	Reserved Matters Application For 119no. Dwellings In Respect Of Planning Permission 15/00022/Out (Parcel E) - Approval Sought For Appearance, Landscaping, Layout, Scale & Access.	Anwyl Homes Granted 13th November 2017
17/00794/REM	Former Prysmian Cables & Systems	Reserved Matters Application For 140no.	Countryside Partnerships

	(Parcel A) Hall Lane Prescot Knowsley L34 5TG	Dwellings In Respect Of Planning Permission 15/00022/Out (Parcel A) - Approval Sought For Appearance, Landscaping, Layout, Scale & Access	Granted 18th April 2018
17/00661/REM	Parcel D (Former Prysmian Site) Carr Lane Prescot	Reserved Matters Application For The Erection Of 173 No. Dwellings, Landscaping, Vehicular And Pedestrian Access and Associated Works	Taylor Wimpey Granted 16 th January 2018
20/00767/REM	Parcel C At Prescot Cables Site Prescot Park Way Knowsley Prescot L34 1AH	Application For Approval Of Reserved Matters Pursuant To Outline Planning Permission 15/00022/Out. Approval Sought For Appearance, Access, Layout, Scale, And Landscaping For The Erection Of 53 No. Dwellings (Use Class C3)	Miller Homes Granted 12th August 2021

Table 2.2: Site and Surrounding Planning History (Source: Knowsley Council Planning Search)

- 2.18 Of note in the table above, a planning application was submitted in September 2022 (application ref. 22/00376/FUL) for an access road which was subsequently approved in April 2023 ('the Access Consent'). The application sought permission for the construction of a drainage swale as well as vehicular access from Prescot Park Way which was of a suitable scale and arrangement to serve the Site allocated for residential development within the Local Plan.
- 2.19 The officer's report that was prepared as part of the positive determination of the Access Consent helpfully confirms that *'the access is proposed to form a road access to the SUE site allocation'*, adding that *'it is noted that this access only application has been submitted in advance of a comprehensive masterplan for the wider aspirations of the site in line with the SUE allocation'*.
- 2.20 As such, the proposed development remains wholly consistent with the approved access arrangements and the proposed swale that were approved under application ref.

22/00376/FUL. Access to the proposed development would be provided via the approved access arrangement from Prescott Park Way and will remain wholly consistent with that approved within the Access Consent approved only 12 months ago

Conclusion

- 2.21 The above section outlines the planning history at the Site and immediate surroundings, with the recent Access Consent providing a basis for access into the Site. Also, the planning history has considered the adjacent residential development to the east of the Site, which has been delivered in recent years via various Reserved Matters applications which built on the original Outline Consent (application ref. 15/00022/OUT), The application is a key objective of the local plan to provide significant housing growth in and around Prescott.

3 Development Proposals

Project Overview: The Need for Affordable Housing

- 3.1 The aim of the scheme is to provide much-needed, high quality affordable housing for those seeking to live in Knowsley. On this basis, the description of development is:

“Erection of up to 88 no. affordable residential dwellings and associated infrastructure”

Residential Development

- 3.2 The Site is allocated for residential development as a Sustainable Urban Extension (SUE) within the Knowsley Local Plan Core Strategy (Site Ref: KGBS 10), having previously been released from the Green Belt.
- 3.3 Appendix E of the Core Strategy provides an overview of the allocation. This is outlined below and will be discussed further in the ‘Planning Policy Context’ (Section 4) of this planning statement.

Site Name	Carr Lane, Prescott
Gross Site Size	3.31 hectares
Primary Proposed Use	Residential
Notional Capacity	74 dwellings

Table 3.1: Site Profile (Source: Appendix E of Knowsley Core Strategy 2016 – Allocation Profile)

- 3.4 The policy recognises that the Site’s capacity to accommodate 74 dwellings is purely notional. The supporting text to Policy SUE1 acknowledges that the development capacity is estimated, noting that *‘there are always uncertainties over the rate at which proposed development locations will be delivered and their ultimate development capacity [...] including ‘headroom’ to allow a degree of flexibility, which will be subject to ongoing monitoring up to 2028’*.
- 3.5 The proposed development has been designed by Baldwin Design who have developed a scheme which can accommodate 88 residential dwellings on the Site at a gross density of 26 dwellings per hectare (dph) and a net density of 42 dph. A proposed site layout plan accompanies this application submission demonstrating how the dwellings would be situated on the Site.

- 3.6 Given the context of the surrounding residential development, it is proposed that the dwellings will take the form of semi-detached, detached and mews style dwellings with a unit mix as follows:

Dwelling Type	No. of Dwellings	Proportion (%)
2-bed	34	39
3-bed	50	57
4-bed	4	5
Total	88 units	100%

Table 3.2 – Proposed Unit Mix

- 3.7 100% of the proposed 88 no. dwellings will be affordable housing with a tenure split of shared-ownership (73%) and Rent-to-Buy (27%).
- 3.8 On this basis, it is clear that the applicant is providing significant amount of shared ownership, going above what is requested by Policy CS15 which we believe should be given material weight given the need for affordable housing at both a local and national level, importantly there is a known deficiency of 243 affordable homes per annum.
- 3.9 Further, whilst Affordable Rent is not proposed per se, Torus as the Registered Provider (RP) is proposing a Rent-to-Buy (RtB) model which, whilst it cannot be classed as Affordable Rent for VAT reasons, is extremely similar in nature to Affordable Rent in that the RTB model ensures that properties will be at or below 80% of market price. As such, the RtB model is considered an important Government initiative which will assist first-time buyers in getting on the housing ladder. It is also important to note that providing RtB ensures that a VAT reduction is obtainable to Torus and in turn more affordable housing can then be offered on the Site to assist the Council in delivering much-needed affordable housing in Knowsley. This model has been extremely popular with Torus in Merseyside and will deliver an affordable stair casing solution to allow residents to obtain home ownership. The discounted rent allows occupiers the ability to save for a future deposit for the acquisition of their home in the short to medium term.

Design and Layout

- 3.10 The proposed layout plan prepared by Baldwin Design demonstrates how the proposals have been designed to respond to the Site's physical context and respect the character of the surrounding environs.
- 3.11 The design principles have been informed by the existing site constraints and opportunities which are set out in more detail in the submitted Design & Access Statement (D&AS). The

proposal seeks to utilise a brownfield site by responding positively to the local character and creating a new high-quality residential environment amongst the setting of the adjacent Carr Lane Woods to the west and the existing residential development to the east.

- 3.12 Likewise, the proposal seeks to utilise the recently approved access consent (application reference: 22/00376/FUL) into the Site and create an efficient network of internal streets, which would meet manual for streets guidance and properties and the housing typologies are design to meet national space standards. Lastly, the proposals seek to open up the site to provide open space and formal footpaths within the site to allow improved and safe pedestrian movement into and throughout the Site. As requested within the formal pre-application response (ref. 23/00027/PREAPP), the proposed development will also link up with the surrounding Carr Lane Wood, enhancing local pedestrian connectivity to adjacent well established and enjoyed amenity areas.
- 3.13 To minimise the impact on the existing biodiversity on the Site, the design has sought to retain and protect as much of the existing tree coverage as possible. Where existing trees are to be removed to facilitate safe and appropriate access, then improved tree planting will be provided across the proposal and it is expected that this can be dealt with through an appropriately worded planning condition.
- 3.14 The proposed dwellings are efficient and are designed with active frontages and private rear gardens with sufficient back-to-back distances to protect existing and future residents' amenity and to avoid overlooking. Where possible, gardens are over 10 metres in depth and therefore meet accepted amenity distances outlined within Knowsley's New Residential Development SPD (September 2018).

Appearance

- 3.15 The proposed development consists of a variety of house types that consist of two-storey semi-detached, detached and mews-style family dwellings predominantly constructed with red and orange brick, creating a cohesive and visually appealing aesthetic. The roofscape is intended to be grey, complementing the surrounding residential area's material pattern. To maintain consistency and unity within the development, all boundary brick screen walls will be built using the same material as the main property they abut. The appearance of the dwellings and the integrated landscaping has been designed with careful consideration of its suburban location.

Landscaping

- 3.16 The landscaping vision is set out in the D&AS and has been carefully considered and designed by East Midlands Landscaping and Baldwin Design. The strategy essentially seeks to create a desirable and sought-after place to live. The submitted Tree Constraints Report, prepared by Bowland Tree Consultancy, confirms that there are various trees

existing on site, none of which are considered to be Category A Trees. The majority of trees are Category C1, C2 or U trees, which are considered to be of low quality and/or realistically cannot be retained. There is 1 no. B1 common lime tree and 1 no. Category B2 closed-space grouping of mixed broadleaf species.

- 3.17 The total provision of open space is proposed to be broken down as follows in Table 3.2, taking into consideration the guidance set out within the Trees and Development SPD and Developer Contributions SPD.

Typology	Proposed Total On-Site Provision
Green Space	2,225 sqm
Usable Public Open Space	8,458 sqm
SUDS and Swale	601 sqm
Acoustic Bund	909 sqm
Total Usable On-Site Provision	8,458sqm
Total On-Site Provision	12,193 sqm

Table 3.3: Proposed Open Space Provision

- 3.18 The submitted layout plan (Rev. E) demonstrates that landscaping on the south-west corner of the Site will be used as a natural screening buffer to the nearby M57. Through the use of an enhanced landscaping scheme at the Site, it is sought that the proposed development will create a legible, safe and inclusive environment for residents to enjoy through the addition of paving, planting and grassed amenity areas that are integrated well within the context of the Site.
- 3.19 Further, the proposed landscaping will ensure that the development provides an attractive, unobtrusive built environment which does not negatively impact on the amenity of neighbouring properties and the adjacent Carr Lane Wood. The proposed development will utilise existing planting, landscaping bunds to provide ecological, educational and biophilic solutions as well as improving wellbeing and providing protection and shelter from the summer sun.

Access

- 3.20 The proposed access arrangements on site will be in compliance with the approved access consent (application ref. 22/00376/FUL), with the proposed development accessible via the previously approved access road stemming off Carr Lane.

- 3.21 As per the approved access consent, the access is proposed to be a priority junction site access with a central island on the access itself and on Prescott Park Way in order to prevent right turn movements. There will also be some minor alignment works to the Prescott Park Way kerb line to facilitate the development.

Transport and Parking

- 3.22 A total of 180 no. car parking spaces are proposed on the Site in the form of off-street parking. The proposed level of car parking provision accords with Knowsley Council's requirements and provides what is considered an appropriate level of provision for the proposed dwelling types. The proposal will also seek to provide electric vehicle charging points to each of the proposed residential properties at 1:1 ratio to encourage the transition to more sustainable transport modes by 2030 in line with HM Government mandate and to actively encourage future residents to consider the use of electric vehicles as a means to tackling climate change at the local level.
- 3.23 Further to this, all dwellings will include sheds in the rear gardens where future residents could park their bicycles in a secure location, thereby encouraging sustainable modes of travel into and out of the Site.

Energy Infrastructure

- 3.24 The proposals for the site will provide a sustainable form of development. In our view sustainability is derived from the provision of an inclusive safe and well managed environment. In line with Local Plan Policy D28 (Sustainable Construction and Efficient Use of Resources) the proposed dwellings within the proposed development would be built to achieve the equivalent energy requirements of Level 4 of the Code of Sustainable Homes (19% improvement over the Building Regulations) as outlined in the DAS.

4 Planning Policy Context

- 4.1 Having regard to Section 70(2) of the Town and Country Planning Act 1990 (as amended) and Section 38(6) of the Planning and Compulsory Purchase Act 2004, this Statement considers the proposals conformity with the Development Plan, relevant national policy and guidance, as well as any other material considerations.
- 4.2 Section 70(2) of the 1990 Act and Section 38(6) of the 2004 Act state that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (2023)

- 4.3 National planning policy is provided by the National Planning Policy Framework [NPPF] (September 2023), whilst the National Planning Practice Guidance [NPPG] is an extensive resource for detailed planning guidance. Both are material to the consideration in the determination of any future planning application.
- 4.4 The main theme of the NPPF is that there should be a '*presumption in favour of sustainable development*.'
- 4.5 The NPPF (Paragraph 8) is focused upon achieving sustainable development, and recognises that:

'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)'

- 4.6 These comprise an economic objective, a social objective and an environmental objective. Paragraph 8(b) details that a social objective is:

'to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being'

- 4.7 The Framework⁶ states that for decision-making, applications for proposals that accord with an up-to-date development plan should be granted without delay.

⁶ National Planning Policy Framework – Paragraph 11(c)

- 4.8 The Framework⁷ sets out that decision-makers at every level should seek to approve applications for sustainable development where possible.
- 4.9 The Framework⁸ sets out that it is important that a sufficient amount and variety of land can come forward where it is needed to support the Government's objective of significantly boosting the supply of homes.
- 4.10 The Framework⁹ states that local planning authorities should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.
- 4.11 The Framework¹⁰ sets out that planning policies and decisions should support development that makes efficient use of land.

National Design Guide (2021)

- 4.12 In addition to the NPPF, a further material consideration at national policy level is the National Design Guide (January 2021). This guide expands on the design policies in Section 12 of the NPPF and identifies ten characteristics of good design.

Local Development Plan

- 4.13 The Development Plan for Knowsley and the application site comprises the following Development Plan Documents:
- Local Plan Core Strategy 2010 - 2028 (adopted January 2016); and
 - **Saved Policies** from the Knowsley Replacement Unitary Development Plan [UDP] (adopted June 2006).
- 4.14 The following SPDs will also be pertinent to the proposed development and are outlined below:
- **Ensuring a Choice of Travel SPD (September 2010);**
 - **Developer Contributions SPD (June 2016);**
 - **Trees and Development SPD (June 2016);**
 - **Amended New Residential Development SPD (September 2018);**

⁷ National Planning Policy Framework - Paragraph 38

⁸ National Planning Policy Framework – Paragraph 60

⁹ National Planning Policy Framework - Paragraph 95(a)

¹⁰ National Planning Policy Framework - Paragraph 124

- **Adding Social Value to Development: Employment and Skills (September 2018)**

Site Specific Planning Designations

4.15 The adopted Proposals Map (Figure 4.1) identifies that the Site falls within the following designation:

- Sustainable Urban Extension (Policy SUE1 & Policy SUE2) (74 Dwellings) (Site Ref: KGBS 10);



Figure 4.1 – Proposals Map (Source: Knowsley Interactive Map)

- 4.16 The Site's allocation as a Sustainable Urban Extension is covered by Policy SUE1 of the Core Strategy, with Part F of the policy confirming that the Carr Lane, Prescott Site is removed from the Green Belt and allocated to provide additional land to meet development requirements up to 2028 and beyond. The Site now sits directly adjacent to the Green Belt, with the red-line shown in the Sketch Layout Plan reflecting the boundary between the SUE allocation and that of the Green Belt.
- 4.17 The policy recognises that the Site's capacity to accommodate 74 dwellings is purely notional. The supporting text to Policy SUE1 acknowledges that the development capacity is estimated, noting that *'there are always uncertainties over the rate at which proposed development locations will be delivered and their ultimate development capacity [...] including 'headroom' to allow a degree of flexibility, which will be subject to ongoing monitoring up to 2028'*.

Relevant Local Planning Policies

- 4.18 Taking into consideration all of the above, it is considered that the following Core Strategy policies will be most pertinent when assessing the proposed development:

Knowsley Local Plan Core Strategy (adopted January 2016)

- 4.19 ***Policy SUE1 (Sustainable Urban Extensions and Safeguarded Land)*** states that the Carr Lane, Prescott site (alongside 8 other sites) has been removed from the Green Belt and is allocated to provide additional land to meet residential development requirements up to 2028 and beyond.
- 4.20 ***Policy SUE2 Sustainable Urban Extensions – Development Principles)*** provides a criterion in relation to development principles for development within the Sustainable Urban Extensions. Such development, according to Policy SUE2, must adhere to the principles which include (but not limited to), delivering sustainable development, being of high design quality, and including appropriate provision for public open space, amongst other matters.
- 4.21 ***Policy SD1 (Sustainable Development)*** notes that when considering development proposals, a positive approach will be taken, which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Further to this, Policy SD1 adds that planning applications which accord with the policies in this Local Plan (and any relevant policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.
- 4.22 ***Policy CS1 (Spatial Strategy for Knowsley)*** states, amongst other matters, that the spatial development of Knowsley to 2028 will be achieved by an efficient and sustainable use of land and infrastructure, encouraging where possible the reclamation and reuse of previously developed land.
- 4.23 ***Policy CS2 (Development Principles)*** relates to new development in Knowsley and outlines five development principles which developments will be expected to support. These relate to the promotion of sustainable economic development, reduction of carbon emissions, reducing the need to travel, recognising environmental limits, and making the most efficient use of available resources.
- 4.24 ***Policy CS3 (Housing Supply, Delivery and Distribution)*** explains that provision will be made for 8,100 new dwellings to be delivered in Knowsley between 2010 and 2028 at an annual average of 450 dwellings per annum. Furthermore, densities of a minimum of 30 dwellings per hectare (dph) will be required for residential development in Knowsley.
- 4.25 ***Policy CS7 (Transport Networks)*** gives details on the location, design and management of new development, requiring new development to be located and designed to prioritise accessibility and sustainable modes of travel.
- 4.26 ***Policy CS8 (Green Infrastructure)*** states that Knowsley's existing Green Infrastructure and its beneficial functions will be protected, managed and/or enhanced. New development must

be served by Green Infrastructure to meet the needs of residents and the local environment, in a manner which will contribute to the creation of a high-quality residential environment.

4.27 **Policy CS15 (Delivering Affordable Housing)** notes that within all proposed market sector housing developments which have a capacity of 15 dwellings or more, a minimum provision of 25% affordable housing will be sought on sites identified as Sustainable Urban Extensions.

4.28 **Policy CS17 (Housing Sizes and Design Standards)** explains that an appropriate mix of dwelling sizes will be sought across the borough, having regard to evidence of local housing needs and the monitoring of housing completions (see the table below which is taken from the supporting text of Policy CS17):

Housing Type / Size	1-bedroom	2-bedroom	3-bedroom	4-bedroom +
Market Housing	10%	30%	40%	20%
Affordable Housing – Social Rented	20%	50%	20%	10%
Affordable Housing - Intermediate	20%	70%	10%	0%

Table 4.1 - Mix of dwelling sizes for new housing in Knowsley (Source: Supporting Text of Policy CS17 which references the Knowsley Strategic Housing Market Assessment (DCA, 2010))

4.29 Further to the above, Policy CS17 states that for individual residential developments of 15 dwellings or more, developers must demonstrate how their scheme contributes to the re-balancing of Knowsley's housing market in terms of the size of dwellings provided.

4.30 **Policy CS19 (Design Quality and Accessibility in New Development)** explains that to enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to adhere to a set list of criteria which include (but not limited to) complementing and enhancing (where possible) the existing landscape, responding to and integrating positive characteristics of immediate surroundings, and providing safe, secure and convenient routes for movement amongst other matters.

4.31 **Policy CS21 (Greenspace and Trees)** states 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

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).

4.32 When considering proposals for new residential development, the Council will seek enhancements to greenspaces via on-site provision, new off site provision or enhancement of existing off site provision through developer contributions.

4.33 Lastly, Policy CS21 will also encourage proposals for new development to incorporate:

a) Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;

b) Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and

c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.

4.34 **Policy CS22 – Sustainable and Low Carbon Development** requests that new development will be required to meet high standards of sustainable design and construction and minimise carbon emissions.

Supplementary Planning Documents (SPDs)

4.35 The following SPDs will also be pertinent to the proposed development and are summarised below:

- **Ensuring a Choice of Travel SPD (September 2010)** provides guidance on sustainable travel, noting that the SPD's main objective is to ensure there is a good choice of travel modes to all new development;

- **Developer Contributions SPD (June 2016)** supplements the Core Strategy policies by providing detailed guidance on how developer contributions will operate in Knowsley and seeks to provide greater certainty at the earliest stages of the planning process so that the cost implications of developer contributions can be fully taken into account. It provides a framework for how the Council's expectations with respect to developer contributions can be met in practical terms. Of note, guidance within the SPD states the following developer contributions may be necessary to make affordable housing developments acceptable in planning terms:
 - Highways and transport;
 - Public transport, walking and cycling;
 - Flood risk mitigation;
 - Greenspace provision;
 - Public realm and design;
- **Trees and Development SPD (June 2016)** aims to assist in fully considering and justifying development proposals with regard to trees. The document is intended to provide additional guidance in respect of existing policies within Knowsley Council's adopted Core Strategy. The SPD explains the Council's approach in relation to Trees and Development setting out guidance relating to:
 - Promoting best practice for proposals incorporating trees and landscaping within new developments;
 - Development proposals affecting existing trees, woodlands and other vegetation;
 - Requirements for detailed survey of all existing trees; and
 - Requirements for provision of replacement trees
- **Amended New Residential Development SPD (September 2018)** provides guidance to supplement the national and local planning policies within the adopted Knowsley Local Plan: Core Strategy and saved policies of the Knowsley Replacement Unitary Development Plan relating to design of new residential development. This SPD is intended to complement the Design Quality in New Development SPD which provides the overarching design guidance for Knowsley and more detailed guidance to developers on specific development issues. The guidance is a material consideration in determining planning applications and applies to all new residential development within the Borough.
- **Adding Social Value to Development: Employment and Skills (September 2018)** is driven by the Council's aspiration to see additional benefits (known as social value) incorporated into its housing and other development opportunities. Social value is the additional economic,

social and environmental benefits that can be created as part of a development. By seeking to capture social value from major developments, whilst such schemes are at the planning stage, the Council can achieve significant added value benefits for the people of Knowsley, particularly in the area of employment and skills, to which this SPD relates. Social Value Strategies should cover the construction phase of all major residential development. It is understood the Council will take a flexible approach when negotiating the preparation of Social Value Strategies with developers – for example, it may be that a developer already has an appropriate training or local labour scheme in place meaning that a development-specific Social Value Strategy is not justified. The Council will assess all development proposals and will work positively with developers to either endorse their existing Social Value schemes or to prepare a new site-specific strategy which meets the requirements of this SPD. Of note, Social Value has been considered as part of Chapter 7 of this Planning Statement.

Evidence Base and Other Supporting Documents

Knowsley and Sefton Green Belt Study (November 2012)

- 4.36 As previously identified, the Site previously used to form part of the Green Belt prior to being allocated as a Sustainable Urban Extension. As part of the Local Plan evidence base, the Council prepared a Knowsley and Sefton Green Belt Study (November 2012)¹¹ which identified land in the Green Belt that has potential to be developed to meet future housing needs. The Site formed part of this Study (Site Ref. K036) and it was found that the Site was not classified as BMV agricultural land and was free from all other measured constraints such as flood risk, conservation areas and so forth. On this basis, exceptional circumstances existed to justify the alteration of the Green Belt boundary and allocated the Site for residential development.

Brownfield Land Register (2021)

- 4.37 It is also important to note that the Brownfield Land Register 2021 identifies that the Site is within the register (Site Ref. BR038), and as such is considered a previously developed Site considered appropriate for residential development. In the context of the sites Brownfield Land designation, it is pertinent to recognise that Paragraph 120 of the NPPF (July 2021) emphasises that planning decisions should give **substantial weight** to the value of using suitable brownfield land within settlements for homes and other identified needs.
- 4.38 Furthermore, Paragraph 121 states that LPAs should take a proactive role in bringing forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers. Paragraph 124 reinforces this, adding that planning decisions should support development that makes efficient use of land.

¹¹ Knowsley and Sefton Borough Council, November 2012

Inspector Comments during Examination of Local Plan (15th January 2014)

- 4.39 During the examination of the Knowsley Local Plan, the Inspector, in their interim findings following the relevant hearing sessions (Document EX26) reinforced the appropriateness of the Site for residential development, stating that *'the Carr Lane, Prescott Green Belt site is also considered most suitable for housing'*¹².

Knowsley Housing Needs Assessment (July 2021)

- 4.40 The latest Knowsley Housing Needs Assessment (HNA) was undertaken in 2021 on behalf of the Council. The HNA provides an assessment of Knowsley's housing market and its housing needs and provides up to date evidence to inform the type and size of the housing needed in the borough, alongside needs by tenure and household type over the plan period. The HNA also considers the need for affordable housing across the Borough. The HNA updates the Local Plan evidence and helps to determine local housing priorities and the issues to be considered in the council's Housing Strategy.
- 4.41 The HNA concluded that a minimum of 450 dwellings are to be delivered each year up to 2028. In terms of affordable housing need in particular, the HNA identified an overall gross affordable need of 1,443 dwellings, with a net shortfall of 243 dwellings per annum. The proposals for the Site, as outlined, will be a key driver for Knowsley with emphasis placed on the need to deliver affordable housing in light of an identified net shortfall of delivery in contributing to meeting the identified affordable housing need. The HNA also identifies a baseline unit mix as follows:

Number of Bedrooms	Unit Mix – Baseline Demographic Scenario HNA Total (%)
1-bed	6.8
2-bed	21.4
3-bed	61.5
4-bed	10.4
Total	100

Table 4.2 – Knowsley Recommended Unit Mix - Baseline Demographic Scenario HNA (Source: Knowsley HNA 2021)

- 4.42 In terms of affordable housing only, the HNA's recommended dwelling profiles are as follows:

¹² Paragraph 2.7 of Examination Document EX26 'Knowsley CS Inspector's Interim Findings 15.01.14'

Affordable Dwelling Size	Affordable Rented %	Affordable Home Ownership %
1-bed	29.4	7.6
2-bed	28.7	33.4
3-bed	39.5	44.7
4-bed	2.4	14.3
Total	100	100

Table 4.3 – Knowsley Affordable Housing Recommended Unit Mix (Source: Knowsley HNA 2021)

Strategic Housing Land Availability Assessment (SHLAA) (December 2022)

- 4.43 Further to Knowsley's Housing Needs Assessment Study in 2021, Knowsley also prepared their latest Strategic Housing Land Availability Assessment (SHLAA) in December 2022 and confirms that the current five-year housing land supply position is of a healthy position at 7.2 years. As of April 2022, the total supply of sites over the next 15 years to 2037 is summarised in the table below and demonstrates that supply is largely derived from existing Local Plan Housing Allocations.

Supply Type	2022-27 (0-5 years)	2027-32 (6-10 years)	2032-37 (11-15 years)	Total 2022-2037
Commitments from planning permissions	1,025	120	0	1,145
Local Plan Housing Allocations	1,600	1,144	561	3,305
SHLAA sites	725	964	193	1,882
Small sites windfall allowance	65	65	65	195
Total	3,415	2,293	819	6,527

Table 4.4 – Knowsley Housing Land Supply (Source: Knowsley SHLAA 2022)

- 4.44 As outlined in the table above, there is a total housing supply of 6,527 dwellings between 2022 and 2037, representing an annual supply of circa 435 dwellings. Further to this, it is set out in the Housing Delivery Test section of the SHLAA that Knowsley has an exceptionally strong recent record of housing delivery, which has resulted in the delivery of 410% of the homes required.

	Homes Required	Homes Delivered
2018 – 2019	266	840
2019 – 2020	230	1,097
2020 – 2021	174	810
Total	670	2747
Housing Delivery Test score		410%

Table 4.5 – Knowsley Housing Delivery Test (Source: Knowsley SHLAA 2022)

- 4.45 As a strategic allocation within the adopted Development Plan, the delivery of the Site will continue to contribute to the Council's ability to deliver housing within the Authority in accordance with the requirements of the Local Plan. Notwithstanding this, the principle of introducing 100% affordable housing onto a site allocated for residential development is wholly anticipated to be welcomed by the Council given the known deficiency in affordable housing numbers..

Annual Monitoring Report (AMR) (December 2022)

- 4.46 Alongside the December 2022 SHLAA, Knowsley also prepared their Annual Monitoring Report (AMR) (2021-2022) in December 2022 which covers the year from 01 April 2021 to 31 March 2022. In terms of housing completions, the number of gross dwellings completed had fallen for the second consecutive year, which Knowsley has contributed to possible supply and labour resourcing issues. In any case, the number of housing completions is above the Council's annual target of 450 dwellings per annum as per Policy CS3. The total number of affordable units completed equates to just under 25% of the total number, demonstrating that the Local Plan's approach to affordable housing delivery via Policy CS15 is having a positive impact on housing growth to meet the borough's needs and to potentially alleviate the identified affordable housing shortfall referenced in the Housing Needs Assessment (2021). This is demonstrated in Table 4.6 below.

	Housing Completions					
		Plan Period	Previous Years			
	2021-22	2010-11 to 2021-22	2017-18	2018-19	2019-20	2020-21
Total	501	6,765	684	838	1090	836
Of which affordable units	92	1,608	245	117	340	157

Table 4.6 – Knowsley Housing Completions (Source: Knowsley AMR 2021-2022)

Conclusion

- 4.47 In conclusion, this section has set out the prevailing development plan policies relevant to the proposed development at Land off Carr Lane as well as other key guidance documents and supporting studies that would be material considerations in the determination of this full planning application.

5 Planning Policy Assessment

- 5.1 This section explains that the proposals have conformity with the Development Plan, relevant national policy and guidance, as well as any other material considerations.

Principle of Development

- 5.2 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development, which, for decision-taking, means approving development proposals that accord with an up-to-date development plan without delay.
- 5.3 The proposals wholly accord with the development plan as the applicant seek to redevelop an existing brownfield site to provide residential development comprising of 100% affordable housing on a site allocated as a 'Sustainable Urban Extension' under the Local Plan (Site Reference: KGBS 10), and as such is supported in principle by Policy SUE1 and SUE2 of the Knowsley Core Strategy.
- 5.4 Further, it is considered that the proposed development will assist the Council in meeting its strategic objectives for housing in the following ways:
- The proposed development will lead to the efficient and sustainable use of the Site, resulting in the reuse of previously developed land as per the requirements of **Policy CS1 (Spatial Strategy for Knowsley)**;
 - The proposed development will introduce 88 no. residential units on the allocated SUE site, thereby contributing 20% of the Council's target for the provision of 450 dwellings per annum across the plan period as per **Policy CS3 (Housing Supply, Delivery and Distribution)**;
 - The proposed dwellings will consist of 100% affordable housing, significantly surpassing the Council's minimum policy target of 25% affordable housing provision on SUE sites as per **Policy CS15 (Delivering Affordable Housing)**.
 - The proposal is being delivered by a known register provided with a track record, the proposed development will deliver 88 no. affordable units which will assist the Council in assisting with minimising the Council's net shortfall of 243 affordable dwellings per annum as outlined within the Housing Needs Assessment 2021.
- 5.5 Further to the above, LSH's Surrounding Uses Analysis as per Figure 2.4 in Section 2 clearly demonstrates that the surrounding land use is predominantly residential. The Site is closely linked to the surrounding residential areas and therefore the most appropriate use for it, given

the immediate character of the area, is housing. Indeed, as the proposals would constitute residential development on a site allocated for residential development, the proposed use is entirely appropriate for this location, and this is reinforced by the Inspector during the Local Plan Examination process, considering the Site as '*most suitable for housing*'¹³. The principle of residential development on this allocated SUE Site is therefore fully established.

Housing Need and Delivery

- 5.6 As outlined in Section 4, the Strategic Housing Land Availability Assessment (SHLAA) (December 2022) sets out the Council's most up-to-date five year housing land position. The Council is able to demonstrate a position of 7.2 years housing land supply. Further, the Council has a Housing Delivery Test Score of 410%.
- 5.7 The proposed development will be able to contribute to this further, and will assist the Council in continuing to demonstrate a strong and healthy housing land supply as per Policy CS3 and ensure a allocated housing site in the supply list is secured in the short to medium term.
- 5.8 Knowsley's Annual Monitoring Report (AMR) (2021-2022) which covers the year from 1st April 2021 to 31st March 2022 demonstrates that in terms of housing completions, the number of gross dwellings completed had actually fallen for the second consecutive year, which Knowsley has contributed to possible supply and labour resourcing issues. In any case, the number of housing completions is above the Council's annual target of 450 dwellings per annum as per Policy CS3.
- 5.9 As a strategic allocation within the adopted Development Plan, the delivery of the Site will continue to contribute to the Council's ability to deliver housing within the Authority in accordance with the requirements of the Local Plan. Notwithstanding this, the principle of introducing 100% affordable housing onto a site allocated for residential development is wholly anticipated to be welcomed by the Council and in full compliance with Policy CS3.

Affordable Housing Need

- 5.10 The latest AMR (2021-2022) confirms that the total number of affordable units completed equates to just under 25% of the total completions, demonstrating that the Local Plan's approach to affordable housing delivery via Policy CS15 is having a positive impact on affordable housing growth to meet the borough's needs.
- 5.11 Notwithstanding the above, it is important to recognise that Knowsley prepared a Housing Needs Assessment in 2021 which concluded that there is a net shortfall of 243 affordable dwellings per annum. On this basis, the provision of 100% affordable dwellings (88 no.) on the Carr Lane Site will significantly boost the Council's affordable housing provision and will

¹³ Paragraph 2.7 of Examination Document EX26 'Knowsley CS Inspector's Interim Findings 15.01.14'

reinforce Knowsley's overall successful housing position as per Policies CS3 and CS15. The delivery of these homes will reduce the net shortfall by 36% which is significant reduction and will ensure that the local plan target is reduced, potentially alleviating the identified affordable housing shortfall referenced in the Housing Needs Assessment (2021). This is a significant material consideration that should have significant weight to the decision maker.

Landscaping, Provision of Open Space and Natural Environment

Open Space

- 5.12 Detailed consideration is to be given to Policy CS8 (Green Infrastructure) and Policy CS21 (Greenspace and Trees) of the Core Strategy. Consideration must also be given to Knowsley's accompanying Trees and Development SPD (2016) and Developer Contributions SPD (2016) which set out clear guidance on standards for the provision of open space.

Type of Unit	Residential Capacity per Unit*	Number of Proposed Units	Total Capacity (persons)
Studio / 1-bed	2	0	0
2-bed	3	34	102
3-bed	4	50	200
4-bed	5	4	20
Total		88	322
*based on figures provided within Technical Housing Standards (DCLG 2015)			

Table 5.1 – Calculation of Proposed Growth for Open Space Provision (Based on Developer Contributions SPD 2016)

- 5.13 Based on a proposed figure of 88 residential dwellings, the population growth from the scheme is anticipated to be 322 people, as outlined in the table above. This figure enables the target open-space provision to be calculated, based on the standards set out in the Developer Contributions SPD 2016. This is shown in Table 5.2 below.

On-Site Open Space Provision			
Typology	Standard (sq.m per person)	Target On-Site Provision (sq.m) as per SPD guidance	Proposed Development Open-Space Provision
Park and Garden	8	2,568	0
Amenity Greenspace	5	1,605.00	8,458
Provision for Children and Young People	1	321	0
Allotments	0.5	160.5	0
Total Usable Open Space Provision		4,654.50 sqm	8,458sqm

Table 5.2: Proposed Open-Space Provision Analysis

- 5.14 Based on the above, it is apparent that the proposed development exceeds the open space standards set out in Knowsley's Developer Contributions SPD which requires a target on-site provision of approximately 4,654.50 sq.m. With the proposed development providing 8,458sqm of open space, the target is exceeded by 3,803.5sqm and as such complies with the Developer Contribution SPD.

Landscaping

- 5.15 As required by Policy CS8 (Green Infrastructure), residential development must be served by green infrastructure, whilst Policy CS21 (Greenspace and Trees) encourages new development to incorporate appropriate planting of trees and soft landscaping. The submitted landscape strategy prepared by East Midlands Landscaping demonstrates that the landscaping will incorporate the provision of replacement trees on-site, along with amenity greenspace that can be enjoyed by the residents.
- 5.16 Further to this, the proposed landscaping will allow the residential development to integrate into the wider urban fabric of Prescott through its proximity to the residential development to the east of the Site as well as to the Carr Lane Wood which is adjacent to the west of the Site as well as

the Prescott playing fields north of Carr Lane. As such, the proposed development is considered to fully comply with Policies CS8 and CS21 of the Core Strategy.

Natural and Local Environment

- 5.17 Potential impacts on the natural environment have been assessed through a comprehensive set of surveys and studies that have been submitted with the application. This includes consideration of issues such as traffic and parking, air quality, noise, trees, ecology, flood risk and ground conditions. It is important to remember that the proposals are to be located on an allocated SUE site that has been found to be suitable to accommodate residential development. The proposals are similar in scale to the residential development to the east and it is therefore not surprising that the suite of surveys establish that no significant environmental impacts, or detriment to residential amenity will result from the proposals.

Trees

- 5.18 A Tree Constraints Report, prepared by Bowland Tree Consultancy, confirms that there are various trees existing on site, none of which are considered to be Category A Trees. The majority of trees are Category C1, C2 or U trees, which are considered to be of low quality and/or realistically cannot be retained. An Arboricultural Impact Assessment has also been prepared by Bowland Tree Consultancy which assesses the proposed development's impact from an arboricultural perspective.

Ecology

- 5.19 An Ecology Appraisal has been prepared by Bowland Ecology involving an initial desk study and a site survey. The document recognises that the proposed development will result in a biodiversity net loss (going from 22.77 existing habitat units to 11.23 habitat units post-development), albeit this is to be expected given the self-seeded nature of the Site. Given the Site's recognised brownfield nature and its allocation for residential development, it is expected through discussions with the LPA that the biodiversity net loss will be weighed in balance against the Site's planning allocation for residential development. Notwithstanding this the applicant is willing to contribute towards a local bio-diversity credit scheme that the Council are providing to allow for off-site bio-diversity improvements in the wider community.
- 5.20 It is important to note that the design team has made every effort to ensure that, where possible, landscaping and biodiversity measures are maximised insofar as possible through the introduction of SUDs, introduction of 0.47km of hedgerows (and thus 2.76 hedgerow units being delivered), the retention of the existing trees as well as proposed green space and planting and as such is considered to comply with Policy CS8 and CS21 of the Knowsley Local Plan.
- 5.21 As outlined in Bowland's Ecology Appraisal, examples of potential mitigation measures are set out as follows:

- Planting of locally sourced native trees and scrub species;
- Installation of bird boxes;
- Provision of summer and winter fruit bearing shrubs and trees where possible
- Improvement of retained woodland habitat via introduction of Emorsgate EW1 woodland mixture;
- Invasive species to be removed prior to landscaping works;
- Additional habitat created via native hedgerow and lowland meadows which will be seeded with British wildflower and bee seed mixes as well as native orchard tree species; and
- Creation of log piles from scrub to attract invertebrates and other forms of habitat.

5.22 It is anticipated that these measures can be implemented by the applicant via a suitably worded planning condition.

Flood Risk and Drainage

5.23 A Flood Risk Assessment (FRA) has been prepared by Townsend Water Engineering in support of this application submission. A submitted Drainage Report has also been prepared by REFA.

5.24 A detailed assessment of flood risk has identified that the majority of the Site is located within Flood Zone 1 (Low Risk) regarding fluvial flood risk, and is at 'low' or 'negligible' risk of flooding from all other potential sources. However, along the western boundary of the Site there are areas shown within Flood Zone 2 and Flood Zone 3. These areas are at medium and high risk respectively. However, these areas are small and directly adjacent to Logwood Mill Brook.

5.25 It has been demonstrated that a means of safe access and egress is possible to and from the Site, and that the proposed development is not considered to increase flood risk within the catchment through a loss of floodplain storage.

5.26 The FRA confirms that the proposed development is within a Flood Zone 1, an area at low risk of fluvial flooding. There are some areas of medium to high fluvial flooding to the West of the site, however, these areas follow the watercourse Prescott Brook, which is 1m lower than the embankment that lies between the site and the watercourse. No houses will be placed in these areas; therefore, the risk of fluvial flooding is believed to be low. The risk of surface water flooding and groundwater flooding is also considered to be low as per the submitted FRA.

5.27 As such, it is wholly considered that the proposed development accords with Part D of Policy CS8, insofar that the proposal is in Flood Zone 1 and will not result in any increased flood risk

and the submitted drainage strategy has been carefully designed to ensure full compliance with Policy CS8. Further, the proposed development will not cause an unacceptable risk of flooding and as such complies with Policy CS24 (Managing Flood Risk) as well.

Traffic & Parking, Noise and Air Quality

5.28 A Transport Assessment has been prepared by CBO Transport as part of this planning application to assess the development proposal with consideration to expected trip generation and traffic impact, accessibility by sustainable modes of travel, accessibility for refuse vehicles and car parking provision. In summary, the Transport Assessment confirms the following:

- Access to the scheme would be provided via the approved access arrangement from Prescott Park Way;
- The Site meets the minimum standard set out in the Ensuring Choice of Travel SPD in relation to accessibility;
- The Site is well connected to local bus and rail networks and is well placed in terms of pedestrian connectivity to shops, services and educational facilities;
- Although the proposals are for 14 dwelling more than the notional 74 dwellings referred to in the Local Plan allocation for the site, there would be no operational issues associated with the proposed site layout;
- The internal highway arrangement is appropriate to suitably serve the proposed development, includes suitable footway provision and is considered conducive to cycle use;
- Proposed car provision accords with Knowsley Council's parking standards, whilst cycle provision can be provided via rear garden storage;
- There is no notable highway safety issue in the immediate vicinity of the Site;
- The existing Prescott Park Way / Carr Lane / Cables Way roundabout is more than sufficient to accommodate the proposed development;
- Increase in traffic would have no notable impact on the wider highway network; and
- No highway mitigation is required in association with the proposed development

5.29 On the above basis, the Transport Assessment confirms that there are no traffic or transportation grounds on which to refuse the application and as such it can be confirmed that the proposals fully accord with Policy SD1 (Sustainable Development), Policy CS7 (Transport

Networks), Policy CS19 (Design Quality and Accessibility in New Development) of the Core Strategy and the Ensuring a Choice of Travel SPD.

Servicing, Waste and Refuse

- 5.30 A waste management plan has been prepared by Baldwin Design to accompany this planning submission. The plan identifies the location of the bin collection points, the location of the storage of bins as well as the route of access to the bins. As set out in the submitted DAS, each property will be provided with a hard standing area within the rear garden of the property, to store 1no. recycling bin, 1no. general waste and 1no. garden waste bin. All plots will have a gated access route from the rear garden area to the highway at the front of the property to enable bins to be left out on collection day. Bins will be presented for collection by residents at the end of the private driveways or in designated bin storage locations, no more than 15m away from the highway. On this basis, the proposed servicing and waste/refuse arrangements are considered to be in compliance with the policies set out within Knowsley's Local Plan.

Noise and Amenity

- 5.31 Further, a Noise and Vibration Impact Assessment has been prepared by Hepworth Acoustics. The technical report confirms that an installation of bunds and fencing are proposed along the western and northern boundaries which will act as acoustic screening measures. Including the proposed bunds and fences, the road traffic noise exposure levels at the proposed positions of dwellings on the site fall in to, and between, the 'Low' and 'Medium' risk categories of ProPG in the daytime, with only a small area falling into the 'High' category at night. The rest of the site falls into the 'Medium' category at night.
- 5.32 An appropriate scheme of sound isolation is advised to be implemented by Hepworth Acoustics to protect the amenity of the new residents which can be set out via an appropriately worded planning condition.
- 5.33 As such, it is considered that the proposals from a noise perspective comply with Knowsley's Local Plan Policies CS1 (Spatial Strategy for Knowsley) and SUE2 (SUE Development Principles).
- 5.34 As well as the above, Miller Goodall has prepared an Air Quality Assessment to assess air quality levels arising from the proposed development. The report describes the scope, relevant legislation, assessment methodology and the baseline conditions currently existing in the area. It then presents the potential impacts resulting during the construction and occupational phases of the proposed development and an evaluation of the significant of the effects.
- 5.35 The report demonstrates that concentrations of NO₂ and PM₁₀ are likely to be below their respective long and short-term objectives at the proposed development site which is therefore considered suitable for residential use with regards to air quality. Concentrations of PM_{2.5} are

expected to be below the annual mean target. The proposed development is not expected to have a significant impact on local air quality.

- 5.36 The AQA confirms that there is, therefore, no reason for this application to be refused on the grounds of air quality and as such it can be concluded that the proposed development conforms with both national and local planning policy from an air quality perspective.
- 5.37 On this basis of the above technical reports, it can be concluded that, from a transport perspective, there should be no highways or transport planning reasons that prevent this planning application from being approved and as such the proposals comply with Policy CS7 (Transport Networks) as well as the Ensuring a Choice of Travel SPD (September 2010).
- 5.38 Similarly, there are no air quality or noise reasons to refuse this planning application, and the proposals are in compliance with Policies SUE2 and CS2. It is expected that matters such as air quality and noise can be monitored and managed via a suitably worded planning condition if required. The proposals also therefore fully accord with Paragraph 186 of the NPPF.

Design, Layout and Amenity

- 5.39 As previously outlined, the proposed development will introduce 88 no. dwellings at the Site at a density of 26 (gross) and 42 (net) dwellings per hectare (dph) which, at a blended rate would provide a density of 34 dph which is in full compliance with Policy CS3 which requires a minimum density of 30dph. This make an appropriate and effective use of a brownfield land in accordance with national and local policy.
- 5.40 In addition, the proposed unit mix is broadly consistent with the requirements of Policy CS17, as well as the recommended unit mix from Knowsley's Housing Needs Assessment (HNA, 2021) as outlined below.

5.41

Housing Size	Appropriate Mix under supporting text of Policy CS17 of the Local Plan (2016)		Recommended Dwelling Profile from Knowsley's HNA (2021)		Proposed Development Unit Mix (%)
	Affordable Housing – Social Rented (%)	Affordable Housing – Intermediate (%)	Affordable Rented (%)	Affordable Home Ownership (%)	
1-bed	20	20	29.4	7.6	0
2-bed	50	70	28.7	33.4	39
3-bed	20	10	39.5	44.7	57
4-bed+	10	0	2.4	14.3	5
Total	100%	100%	100%	100%	100%

Table 5.3 – Unit Mix Analysis

5.43 As outlined above, the unit mix contained within the supporting text of Policy CS17 and the HNA 2021 vary to some extent. As such, the proposed typology mix seeks to broadly align with both the Council's aspirations under Policy CS17's recommended affordable housing mix as well as the later recommended affordable housing mix from the HNA 2021 where possible. Given that no apartments/1-beds are proposed as part of this development, the number of family 3-bed homes is, as expected, quite higher than the recommended mix for 3-beds, although the percentage of 2-bed and 4-beds broadly aligns with the Council's recommended mixes. The typologies are all two-storey traditional build homes.

5.44 Given the proposed development's unit mix is in broad compliance especially with the most recent 2021 HNA, it is considered that the unit mix complies with Policy CS17 given its appropriate mix of dwelling size and its consideration of local housing needs that are outlined within the 2021 HNA. As an end operator of affordable homes, Torus are also content with the proposed mix and type for their customers.

5.45 In terms of the Site's proposed layout, the scheme reflects the form, scale and density of the surrounding development to the east of the Site and represents a natural and logical sustainable urban extension which both respects the character of the locality and also blends with the adjacent existing residential grain.

- 5.46 Further to this, the layout of the proposed development has been carefully considered to ensure that the amenity of residents and the public is safeguarded from adverse effects. For example, there will be a minimum separation distance of 21 metres between the rear and frontages of each dwelling, ensuring any impacts such as overlooking are reduced insofar as possible in accordance with Policy CS19 (Design Quality and Accessibility in New Development).

Energy and Sustainability

- 5.47 An Energy and Sustainability Assessment has been prepared by Anderson Goddard as part of this planning application. The report considered the use of high efficiency alternative heating systems in line with the requirements of Regulation 25a, Approved Document Part L Volume 1 of the building regulations (England) 2021, whilst also considering the proposed development namely in line with Policy CS22 (Sustainable and Low Carbon Development) of the Knowsley Local Plan.
- 5.48 Anderson Goddard's report confirms that the proposed fabric and mechanical specification from Table 2 and Table 3 shown on page 6 of their report will achieve a compliance with AD. L1 2021 building regulations of which fabric and PV technology will provide the following reductions in energy, primary energy over and above the requirements of Part L 2021 and a 36.54% reduction in Carbon emissions over and above AD. L1 2013 requirements (Regulated use). As such, it is considered that the proposed development is compliant with Policy CS22 from an energy and sustainability perspective.

Conclusion

- 5.49 In summary, the proposals accord with national and local policies promoting sustainable development. The site is brownfield as per Knowsley's Brownfield Land Register (2021) and the principle of residential use is established. The proposals will provide much-needed affordable housing and promote economic growth across both Prescot and Knowsley as a whole. All potential environmental impacts have been assessed and no significant detriment will occur to residential amenity or the local environment. There is therefore no reason why the planning application should not be determined positively and efficiently given the Site's SUE allocation and the scheme's accordance with Policy SUE1 and SUE2.

6 Supporting Surveys

- 6.1 As outlined in the submitted covering letter as well as Section 1 of the PS, the planning application is accompanied by the following supporting material:

Submitted Supporting Material
Planning Drawings
Site Location Plan
Statement of Community Involvement
Noise & Vibration Impact Assessment
Site Investigations
Air Quality Assessment
Transport Assessment
Drainage Statement
Flood Risk Assessment
Landscaping Strategy
Ecology Statement / Biodiversity Report
Arboricultural Assessment
Materials and Finishes Specification
Design & Access Statement
S106 Heads of Terms Proposals
Viability Assessment
Health Impact Assessment
Archaeological Desk Based Assessment
Energy and Sustainability Assessment

- 6.2 These reports should be referred to in full for the determination of the application. Summaries of several of these reports have also been provided in support of Section 5 of this Planning Statement. Further summaries of additional reports submitted as part of this planning application are provided below:

Archaeological Desk Based Assessment

- 6.3 As requested by the LPA during pre-application discussions, Lanpro has prepared an Archaeological Desk Based Assessment (ADBA) in support of this planning application. The ADBA draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential at the Site. This assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 6.4 Lanpro's assessment confirms that there are no designated heritage assets at the Site and that the proposed development will have no impact on the setting and significance of any designated heritage assets within the surroundings. Further, the ADBA considers that there is a very low potential for the discovery of any significant (non-agricultural) archaeological remains of all

periods prior to then industrial and 20th century which could be impacted by the proposed development. There is a medium potential for the discovery of archaeological remains of Industrial and 20th century date within the study site boundary. Any such remains are considered unlikely to be of greater than low/local significance.

- 6.5 On this basis, the proposed development is considered to accord with Policy CS20 (Managing the Borough's Historic Environment) of Knowsley's Local Plan.

Statement of Community Involvement

- 6.6 Community consultation has been carried out prior to submission of the planning application. This included writing to over 640 properties and local businesses surrounding the site, as well as the preparation of an online webpage and survey.
- 6.7 As part of the consultation process, a Statement of Community Involvement will be submitted in support of the planning application.

Viability Assessment

- 6.8 A Viability Report and supporting Viability Appraisal have been prepared by AH Consultancy. The submitted viability assessment confirms that the proposed development is not viable with any Section 106 contributions. Should Section 106 contributions be required by the Council, the additional appraisal prepared by AH Consultancy confirms that, should the Registered Provider's (RP) allowance of 3% will be reduced to zero, the development's NPV would still be negative. The appraisal also adds that there are substantial site abnormal costs which makes the viability of the development challenging. The appraisal concluded by stating that AH Consultancy can confirm that the development as proposed is not able to sustain any S106 contributions.

Health Impact Assessment

- 6.9 A Health Impact Assessment (HIA) has been prepared by LSH in support of this planning application. The HIA provides a qualitative assessment of any potential health impacts that the development may have on the local area. It also examines a range of social, environmental, and economic factors and seeks to understand how the development may affect the health of its current and future residents by impacting on each of these dimensions.
- 6.10 The HIA confirms that the proposed development satisfies the Healthy Urban Development Unit (HUDU) health impact assessment requirements and is likely to provide a positive impact on the health of existing residents in the local area and the future residents at the Site. As such the proposed development accords with the NPPF as well as Strategic Objective 3 (Regenerate

and Transform), Strategic Objective 9 (Promoting Health and Wellbeing in Knowsley) and Policy CS2 of the Knowsley Local Plan.

Site Investigation Report

- 6.11 A Ground Investigation Report was prepared by Groundtech Consulting in support of this planning application which assessed the ground conditions at Land off Carr Lane.
- 6.12 The report notes significant mobile contamination has not been encountered and the risk to controlled waters is considered to be low. Japanese knotweed is also present on site. The report adds that there are two mineshafts on the Site in the northern and southern areas of the Site.

Conclusion

- 6.13 The technical reports have all been submitted as part of the planning application and can be read in full for further details. In conclusion, the supporting surveys and reports demonstrate that the proposed development is acceptable from a technical perspective and that the proposals fully accord with national and local policies promoting sustainable development. Further to this, the site is brownfield and it is concluded that the proposed development will deliver high quality, modern and attractive affordable housing within Knowsley.

7 Sustainable Development and Social Value Statement

- 7.1 It has been demonstrated in Sections 5 and 6 that the proposed development is compliant with the relevant Development Plan policies, and there are no material considerations which would outweigh the presumption in favour of granting permission in accordance with the development plan.
- 7.2 In accordance with the Framework¹⁴, the proposed development should therefore be granted planning permission without delay.
- 7.3 For the reasons set out below, there are other material considerations which support the granting of planning permission. The proposed development will secure the benefits of the three objectives of sustainable development identified in the Framework¹⁵, and will bring additional 'Social Value' as per the Council's "Adding Social Value to Development: Employment and Skills" SPD (September 2018). Further, Fusion 21 has prepared a Social Value Statement to support this planning application which includes a social value forecast which outlines that the expected Social Value Contribution is approximately £8,800.

Economic Role

- 7.4 The proposed development will contribute to building a strong, responsive and competitive economy. In particular, the proposals will bring a number of economic and fiscal benefits in terms of job creation and increased expenditure in the local economy. 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 of approximately £5.5million and approximately 95 new jobs per annum (source: NHF Local Economic Impact Calculator (LEIC)). The construction of the Site will also provide training opportunities, in the form of apprenticeships as per the guidance set out in Knowsley's 'Added Social Value to Development: Employment and Skills' SPD (September 2018).
- 7.5 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 and services. It is also anticipated that operational jobs will be created in the local economy as a direct result of the development.
- 7.6 New residents will spend on first occupation expenditure on goods and services that are purchased to make a house 'feel like home'. A sizeable proportion of this expenditure could be anticipated to be captured locally.

¹⁴ National Planning Policy Framework Paragraph 11

¹⁵ National Planning Policy Framework Paragraph 8

- 7.7 Expanding on the economic dimension, it is also important to ascertain how the proposed development would benefit the economic function of the Borough as a whole. The proposed development once completed and in full occupation will generate additional Council Tax income for Knowsley which the Council would subsequently be able to invest towards further improvements and services such as housing, social care and education across the Borough.
- 7.8 Overall, it is considered that the proposal will help support sustainable economic growth, delivering homes, supporting existing businesses, infrastructure and thriving local places in accordance with the Framework¹⁶. Whilst housing is excluded from the definition of “economic development” in the Framework, the proposed development will undoubtedly assist the Council in meeting the economic component of sustainable development.

Social Role

- 7.9 The proposed development will support the creation of a strong, vibrant and healthy community by increasing the supply of housing, delivering a variety of house types and tenures to meet the needs of the area in sustainable locations.
- 7.10 The social role and impact of the application proposals have been considered in detail and the main benefits are:
- The proposed development contributes to the need for new homes in Knowsley, providing opportunities for new part owner occupation and possible staircasing to owner occupation;
 - The proposal is being invested by a high quality and well-known registered provider with a track record of new affordable homes across Merseyside.
 - The provision of 100% affordable housing will assist the Council in meeting its goals and vision of delivering affordable, high-quality properties to make it easier for residents to staircase on to the property ladder through various initiatives (shared ownership);
 - The proposals increase the availability of family homes in a highly effective and functional housing market;
 - The proposals assist in creating a high-quality built environment, facilitating the creation of a vibrant community in Knowsley and build on recent housing growth that has delivered significant regeneration in the Prescot;
 - The integration of greenspace across the site will provide residents with key open amenity areas which are usable for families, assisting in fostering a sense of community across the Site and improved pedestrian connectivity to key social infrastructure in the town. The improved connectivity will ensure new residents have access to existing and well provided public parks and amenity spaces.

¹⁶ National Planning Policy Framework Paragraph 8

- The Site is located in a highly accessible location and benefits from being within proximity of the defined Town Centre of Prescot; thereby encouraging sustainable modes of travel such as walking which is known to boost physical and mental wellbeing.
- Nationally in 2022 there are 1.2m household on social housing waiting lists in England (DLUHC). The need for social housing is often required for those who experience serious impact on their health, people in severely overcrowded housing and those homeless due to domestic abuse (Shelter). Therefore, the need for new quality affordable homes for the most vulnerable. Therefore, the delivery of new affordable housing is vitally important to those vulnerable in our community.

Environmental Role

- 7.11 From an environmental perspective, the proposal is designed in a way which carefully considers the effects on the climate. The introduction of electric vehicle charging spaces, coupled with the Site's sustainable location will aid in encouraging of sustainable modes of transport throughout Prescot and Knowsley. Further to this, modern, sustainable and efficient building practices will be used during the construction phase of the dwellings, ensuring that minimal waste is generated and ensuring that the proposed homes are built with sustainability in mind.
- 7.12 Green infrastructure is also being maintained where possible and will link to existing parks ensuring their future relevance and usage by the new community.
- 7.13 For the reasons outlined above, it is considered that there are material considerations which support the granting of planning permission. The proposed development achieves the three dimensions of sustainable development as set out in the Framework¹⁷ and Knowsley's 'Added Social Value to Development: Employment and Skills' SPD (September 2018).

¹⁷ National Planning Policy Framework Paragraph 8

8 Conclusions

- 8.1 As demonstrated within this Planning Statement, the proposed development represents a sensitive and comprehensive development of a brownfield site that is allocated for residential development as a Sustainable Urban Extension.
- 8.2 The proposed development will deliver high quality affordable dwellings which will assist in meeting the identified local housing need for the borough and will contribute towards further strengthening the Council's positive housing land supply which currently stands at 7.2 years.
- 8.3 The proposed development will also lead to the efficient and sustainable use of the Site, resulting in the reuse of previously developed land as per the requirements of Policy CS1 (Spatial Strategy for Knowsley) and substantial weight needs to be placed on the proposal.
- 8.4 The proposed development will introduce 88 no. affordable residential units on the allocated SUE site, thereby contributing 20% of the Council's annual target for the provision of 450 dwellings per annum across the plan period as per Policy CS3 (Housing Supply, Delivery and Distribution). Further, the proposed development delivers 36% of the current identified shortfall in affordable homes on an allocated and acceptable site. Substantive weight needs to be placed on the delivery of affordable homes on an allocated site.
- 8.5 The repurposing of a brownfield site will reduce pressures of the Council on releasing other greenfield or greenbelt land during the plan period to 2031.
- 8.6 The proposed dwellings will consist of 100% affordable housing, significantly surpassing the Council's minimum policy target of 25% affordable housing provision on SUE sites as per Policy CS15 (Delivering Affordable Housing). This social benefit should be afforded substantial weight.
- 8.7 Based on the above and in accordance with the balance of considerations in the Framework¹⁸, the proposal amounts to sustainable development, and there are no significant demonstrable adverse impacts arising from the proposals that would outweigh the considerable benefits of the scheme. The proposals accord with the Policies contained within the Development Plan and bearing in mind Section 38(6) of the Planning and Compulsory Purchase Act 2004, we therefore consider that planning permission should be granted for the proposed development without delay.

¹⁸ National Planning Policy Framework – Paragraph 11(d)(ii)

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