

PLANNING AND ECONOMIC STATEMENT

PROJECT DETAILS

Project: Partial demolition, alterations and re-modelling of 2No. industrial/warehouse units at Units 1+6 Huyton Business Park, Stretton Way, Huyton, L36 6JF

Applicant: Strang Investments (2007) Ltd

Agent: Woodfellows LLP

Planning Application: Full Planning Application

1.0 The Application Site

1.1 Huyton Business Park is located adjacent to Junction 6 of the M62, and so the site is well connected to the wider motorway network. The site is located off Wilson Road, south-east of Huyton Town Centre. The site forms part of the larger industrial site which consists of office and warehouse buildings.

The site is highly accessible by both public and private forms of transport. Bus services are available on Wilson Road, approximately a 7-minute walk away, and offer frequent services to Huyton, Kirby, Prescot and Whiston. Alternatively, bus services are also available on Cronton Road, approximately a 10-minute walk away, offering regular services to neighbouring cities such as Liverpool, Warrington and Runcorn.

The application site consists of 2No. detached industrial/warehouse units likely to have been constructed in the 1970s. Over the years the units have been altered and extended to their current form.



- 1.1 It is understood the units have been used for several different manufacturing/industrial/warehouse uses in the past. The last known use was for warehouse and storage and this ceased sometime in 2018 for Unit1 and latterly in May 2021 for Unit 6.
- 1.2 The current layout and finishes to the buildings and site remains largely unchanged in recent times and presents as low grade industrial/warehouse stock generally in poor condition.

Unit 1





Unit 6





1.3 The site has an area of 24,146 sqm 2.41ha (5.96 acre).

1.4 The combined existing building floor area is 10,994sq m.

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2.0 Relevant Planning History

2.1 The Council website does not give a complete history of the site. It does, however, include the following;

- ERECTION OF REPLACEMENT WATER SPRINKLER TANK
Ref. No: 01/00792/FUL | Validated: Mon 03 Dec 2001 | Status: Decided

- INSTALLATION OF ROLLER SHUTTER DOOR
Unit 1 Stretton Way Huyton Knowsley L36 6JF
Ref. No: 02/00123/FUL | Validated: Tue 12 Feb 2002 | Status: Decided

- INSTALLATION OF NEW WALL CLADDING TO NORTH AND SOUTH ELEVATIONS
Unit 1 Stretton Way Huyton Knowsley L36 6JF
Ref. No: 02/00672/FUL | Validated: Fri 09 Aug 2002 | Status: Decided

- RETENTION OF 3 NO NON-ILLUMINATED FASCIA SIGNS
Unit 1 Stretton Way Huyton Knowsley L36 6JF
Ref. No: 99/00701/ADV | Validated: Mon 18 Oct 1999 | Status: Unknown

- RETENTION OF ROLLER SHUTTERS, SECURITY GRILLES AND ANTI-CLIMB
Unit 1 Stretton Way Huyton Knowsley L36 6JF
Ref. No: 99/00606/APP | Validated: Wed 15 Sep 1999 | Status: Unknown

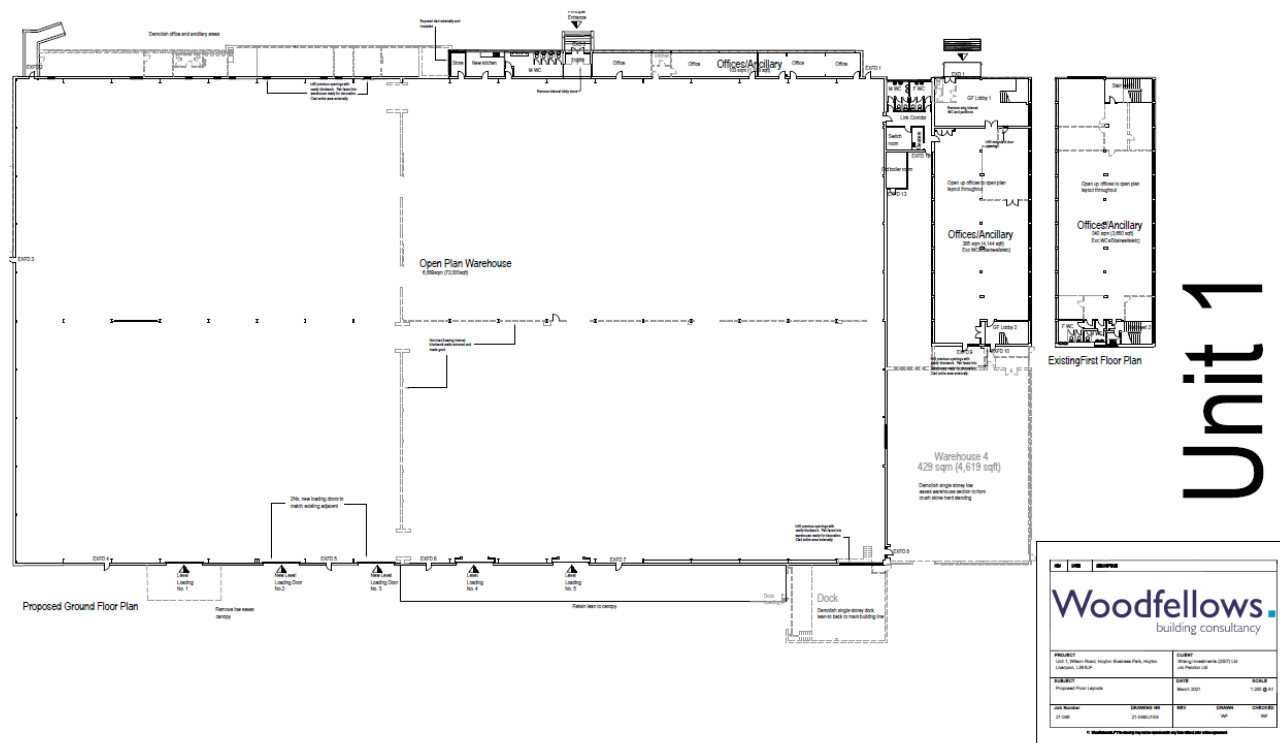
- ERECTION OF EAST PERIMETER FENCE
Unit 1 Stretton Way Huyton Knowsley L36 6JF
Ref. No: 74/00777/HIST | Validated: Tue 01 Jan 1974 | Status: Decided

- STRETTON WAY HUYTON :- ERECTION OF ILLUMINATED ADVERTISEMENT
Unit 1 Stretton Way Huyton Knowsley L36 6JF
Ref. No: 74/09579/HIST | Validated: Tue 01 Jan 1974 | Status: Decided

3.0 Proposed Development

Unit 1

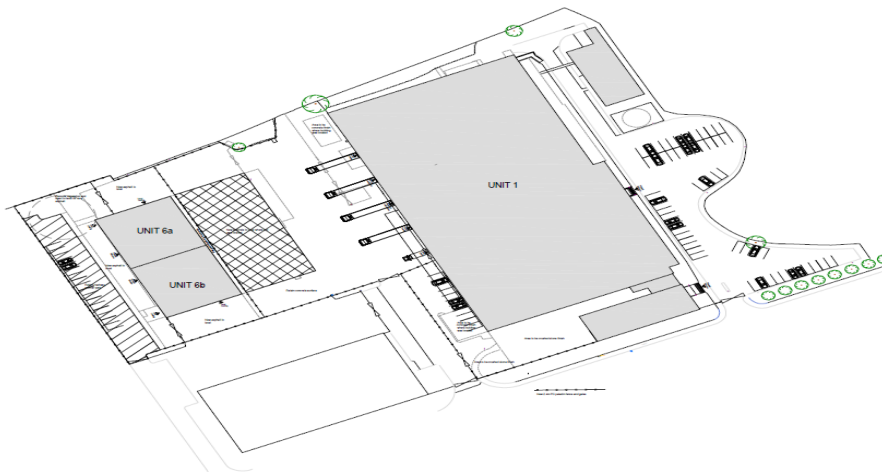
- 3.1 It is proposed to demolish an element of surplus warehouse office accommodation to the east, low eaves warehouse space to the south west corner, a redundant loading bay to the west elevation, a detached redundant store to the west yard area. The yard will be re-surfaced as necessary.
- 3.2 No additional floor area is to be created.
- 3.3 The remaining works to Unit 1 are solely repair, refurbishment and maintenance works.
- 3.4 The current B1, B2 and B8 uses will remain unchanged. The building is being readied for the open letting market.



Unit 6

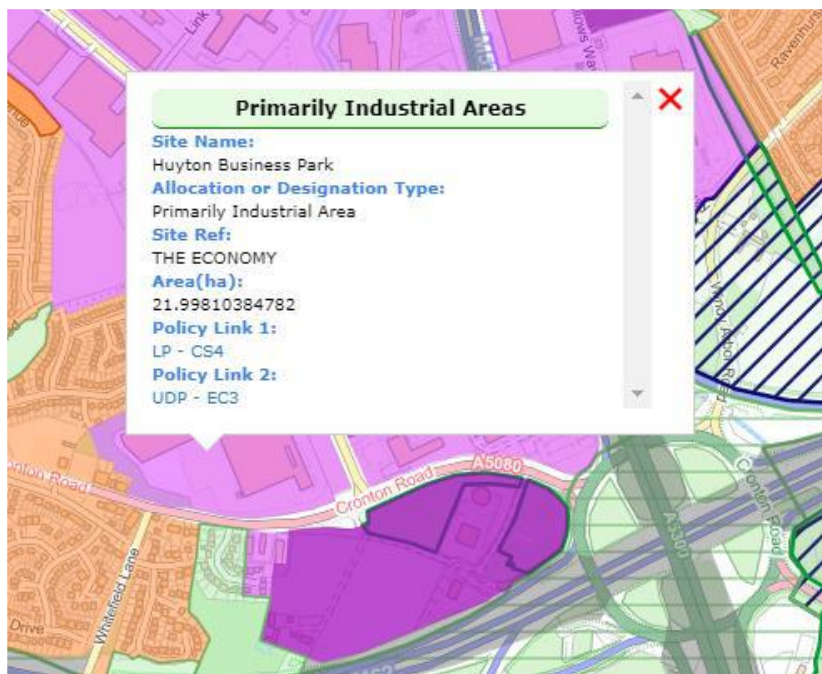
- 3.5 It is proposed to demolish several later additions to the west, south and east elevations of the main building and return the property back to the original structural frame line. The works will involve removal of the older asbestos cement and steel cladding and replacement with a modern fire resistant composite cladding of an industrial specification along with new doors and windows.
- 3.6 The re-modelled building will be sub-divided into two separate industrial/warehouse units in an open plan shell specification and be marketed for re-letting.
- 3.7 No additional floor area will be created.
- 3.8 The current B1, B2 and B8 uses will remain unchanged.

- 3.9 Externally to both units there will be a re-division of the external yard space. No new external areas are to be created.
- 3.10 Unit 1 will remain largely as existing. The car park and small vehicle parking and movements will remain to the east. The larger HGV will remain to the west area that is to be fenced in and made a secure yard with trailer parking.
- 3.11 Unit 6 will have small enclosed secure service yards to the north and south. The principal car parking will remain to the east.



4.0 Local Planning Policy

- 4.1 The application site is located within the existing Huyton Business Park and is designated as a 'Primary Industrial Area' in the Unitary Development Plan (adopted in Jan 2006), as below:



4.2 National Planning Policy

The National Planning Policy Framework (NPPF) was adopted in February 2019 and sets out the purpose of the planning system of achieving sustainable development via three overarching objectives; economic, social and environmental.

4.3 Paragraph 11 of the NPPF requires Local Planning Authorities to apply a *presumption in favour of sustainable development* during decision-taking. This means that Local Planning Authorities should be:

"...approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. The application of the policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. Any adverse impacts of doing so would significantly demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 4.3 In support of building a strong and competitive economy, paragraph 80 of the Framework states that *"significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development"*.
- 4.4 Paragraph 82 of the NPPF also goes on to explain that planning policies and decisions should acknowledge *"specific locational requirements of different sectors"*. This requirement includes making provision *"for storage and distribution operations at a variety of scales and in suitably accessible locations"*.

Local Planning Policy

- 4.5 The Knowsley Core Strategy was adopted in January 2016 and covers the period up to 2028. The plan sets out the vision, objectives and broad strategy for delivering sustainable growth across the Borough during the plan period. Alongside the 2006 'Saved' policies of the Unitary Development Plan (UDP), they make up the development plan for the Borough.

'Saved' Policies of the 2006 UDP

- 4.6 The site is designated as a 'Primarily Industrial Area' on the Proposals Map.
- 4.7 Policy EC3 states that sites under this designation *"are appropriate locations for Business (Class B1); General Industry (Class B2); and Storage and Distribution (Class B8) uses"*.

Knowsley Core Strategy (2016)

- 4.8 Policy SD1 Sustainable Development confirms that the Council will take a positive approach when considering development proposals *"...which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework"*. The policy also states that the Council will approve planning applications without delay should they comply with both national and local policies.
- 4.9 Policy CS1 Spatial Strategy for Knowsley explains that the Council will *"focus on development within existing urban areas, with emphasis upon areas that are within or easily accessible"* and encourages the *"efficient and sustainable use of land and infrastructure... and reuse of previously developed land"*.
- 4.10 Policy CS2 reaffirms the principles of sustainable development found in the Framework.

- 4.11 Policy CS4 relates to 'Economy and Employment' stating that planning interventions will be used to *"support sustainable economic growth and meet the development needs of established and emerging employment sectors"*. It goes on to explain that the efficient use of land *"within existing employment area..."* will also be supported. This policy also safeguards the site indicating, *"land which is currently in use or allocated for employment development will safeguarded from changes to other types of development"*.
- 4.12 Policy CS7 relates to 'Transport Network' directing new development in areas that are sustainable and accessible through various modes of transport.
- 4.13 Policy CS19 and CS22 relates to sustainable designs of new development. The policy requires development proposals to be sympathetic to the surrounding areas and ensures that impact on amenity of existing and future occupants are either avoided or minimised. The policy also encourages sustainable designs addressing the challenges of climate change.

5.0 Discussion

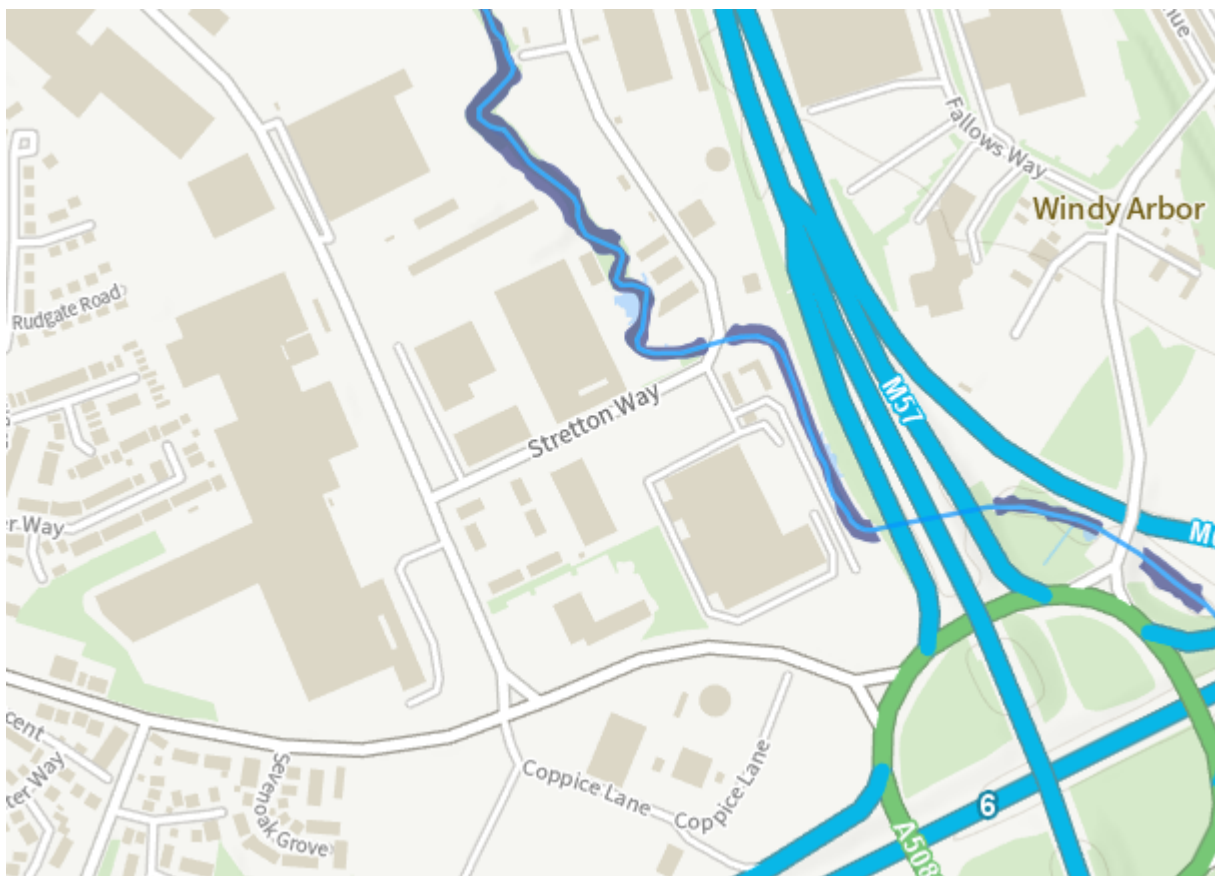
- 5.1 The proposed development site is located within the existing Huyton Business Park and is designated as a 'Primarily Industrial Area' in the 2006 'Saved' UDP proposals map. 'Saved' Policy EC3 of the UDP and Policy CS4 of the Core Strategy support proposals for development in the B1, B2 and B8 use classes. Policy CS4 also supports development that will promote the retention of industrial and employment uses in such locations.
- 5.2 Further support for employment uses on such sites is in the Core Strategy under Policy CS1 which encourages the redevelopment, intensification and efficient use of 'Primarily Industrial Areas'.
- 5.3 The proposed application seeks to encourage employment by offering modernised and re-modelled units suitable for a variety of tenants and uses.
- 5.4 The NPPF emphasises the significant weight that should be placed on the need to support economic growth and productivity, taking into account the needs of local businesses (parag. 80). It also states that planning decisions *"should recognise and address the specific locational requirements of different sectors"* including *"for storage and distribution operations at a variety of scales and in suitably accessible locations"* (parag. 82).
- 5.5 The proposals are compatible with the existing surrounding employment uses.
- 5.6 Both units will be wholly modernised with new insulated cladding to replace older asbestos cement and dated steel cladding. The insulation will be a fully fire compliant product and be to current

Building Regulation standards. Both units will have translucent roof lights to capitalise on natural daylight.

- 5.7 The services to both buildings are to be upgraded with modern efficient air source heating/cooling to the main offices area and controlled hot water delivery. LED energy efficient light fittings will be used throughout.
- 5.9 Given that the site is located within an existing allocated industrial site, the proposals will ensure a suitable design, layout, scale and massing that reflect the local area, complying with Policies CS2, CS19 and CS22 of the Core Strategy.

6.0 Drainage

- 6.1 The majority of the site is located in Flood Zone 1 with a small section adjacent to the east boundary resulting from the book to the east known as Prescott's Brook.
- 6.2 No development is proposed adjacent to the east boundary and therefore it would seem a waste of expense and resource to procure a Flood Risk Assessment for the application.





- 6.3 The proposed works to Unit 1 will not involve any drainage works. All surface water to remain as is.
- 6.4 The proposed works to Unit 6 will not create any additional run off or increased surface water capacity, however there will be changes to the method of disposal resulting in alterations to the surface water disposal. A design is being prepared for this.

7.0 Transport and Access

- 7.1 Vehicular access to the building will remain as existing, off Wilson Road. No vehicular manoeuvring will be affected by the development.
- 7.2 The proposed development will not result in an increased in vehicle movements, loss of car parking or vehicle manoeuvrability.

8.0 Sustainable Development

- 8.1 The NPPF sets out three overarching objectives to achieving a sustainable development: economic, social and environmental. It states that these must be pursued in mutually supportive ways.
- 8.2 In terms of achieving the economic objective, the proposal will ensure the ongoing operation, efficiency and retention of local employment with creating modern operating premises. The investment being made, wholly by private funding, is in the order of £2.8m.
- 8.3 With regard to the social objective, it is difficult to accurately assess the employment numbers that the development will create. This of course will depend upon the nature and type of business the incoming tenants undertake. Unit 1 has a large open plan two storey office with generous parking that could accommodate 100 office based personnel.
- 8.4 Units 6a/6b could be combined to form a single unit, or be let as 2No. units as proposed. The space is open plan and to a shell finish internally to capture a greater target audience for re-letting. Each unit could comfortably create 5-10 jobs depending upon the nature of the incoming tenants business.
- 8.5 At present both units are empty with no employment generation.
- 8.6 It is impossible to determine opening hours for the end users. A condition should only be imposed if it is necessary. Hours of operation are normally restricted to protect residential amenity. As there are



no residential properties in the vicinity of the site, there is no justification for a condition restricting the hours of operation.

8.7 Respecting the environmental objective, the application site makes efficient use of available land at the site. The material and colour of the building will also facilitate the efficient use of energy by minimising heating and lighting energy use during hours of operation. In addition, the site is in a sustainable location benefitting from bus services within a 7-minute walk.

8.8 For the above reasons, the application would equate to sustainable development and a presumption in favour should be applied in accordance with Paragraph 11 of the NPPF.

9.0 Conclusion

9.1 This statement has demonstrated that the proposals should be approved having regard to national and local planning policy, together with other material planning considerations.

9.2 National guidance encourages Local Planning Authorities to support economic growth and productivity by taking into account the needs of local businesses. The proposed development will address the urgent need for additional B1, B2 and B8 accommodation in this location.

9.3 The Knowsley Core Strategy and the 'Saved' Unitary Development Plan policies support the retention and efficient use of industrial and employment site. 'Saved' Policy EC3 and Policy CS4 of the Core Strategy allocates Huyton Business Park as a 'Primarily Industrial Area', granting permission for B1, B2 and B8 uses. The principle of development is therefore acceptable.

9.4 The appearance of the development is acceptable and reflects the design of other nearby industrial and commercial buildings. The proposed use, scale and location of the building within Huyton Business Park, an allocated 'Primarily Industrial Area', will therefore not result in any negative impact of the local environment or nearby uses.

9.5 We have demonstrated that the proposals meet the sustainable objectives as set out in Paragraphs 8 and 11 of the Framework. The proposals are appropriate and comply with relevant planning policy guidance. There is therefore a compelling case for the granting of permission without delay.

WOODFELLOWS LLP

Rev: PLANNING ISSUE

Date: June 2021