

McCARTHY STONE
Life, well lived

Planning and Affordable Housing Statement

Huyton Lane, Huyton



London



Harrogate



Bristol

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Report Reference:

22/6631

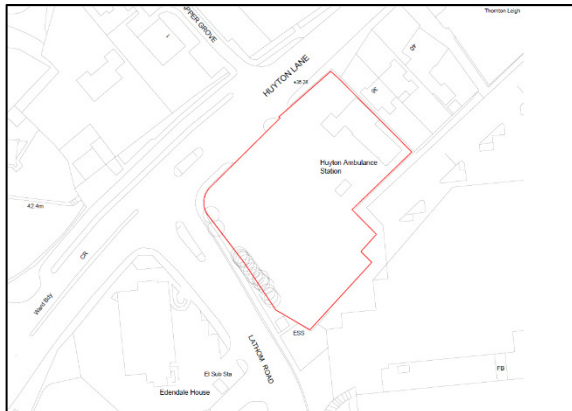
1. Introduction

- 1.1. This Planning and Affordable Housing Statement has been prepared by Planning Potential on behalf of McCarthy Stone Retirement Lifestyle Ltd (McCarthy Stone hereafter) (the Applicant). The application seeks full planning permission for the erection of a 53no. apartment retirement living development (Use Class C3), landscaping, car parking and all associated works on land at Huyton Lane, Huyton.
- 1.2. McCarthy Stone is the UK's leading developer and manager of retirement communities. Since 2010 they have opened 483 developments and today support more than 21,000 older people. In each location, they remain as the landlord and managing agent, providing lifestyle services to their homeowners.
- 1.3. The application site comprises two plots, one cleared brownfield land (formerly the Huyton Fire Station) and the other the active Huyton Ambulance Station. The site is not allocated for a particular use within adopted planning policy, however it is a gateway site into the town centre noted as having potential for residential in the Huyton Village Masterplan. To date, the LPA have been supportive of the principle of a retirement living development in this location.
- 1.4. Huyton is one of the three town centres across Knowsley and the planned regeneration of the centre will strengthen its role as the civic centre for the borough, providing a focus for a range of localised social, civic and community services and activities close to people's homes. The Huyton Masterplan SPD sets out a clear vision for the regeneration of the centre, building on its excellent connectivity to provide new commercial, retail and residential opportunities meeting the needs of a growing and ageing population. The Council also hold an aspiration of delivering specialist accommodation for the elderly (see Core Strategy policy CS16) which can be achieved by the development proposals, which will benefit from excellent access to a range of retail services and other complementary facilities, supported by access to open spaces and public transport infrastructure which help support independent and healthy lifestyles.
- 1.5. The proposed three-storey retirement living development takes the form an 'L' shape building, spanning the Lathom Road and Huyton Lane boundaries of the site. The southerly facing residential garden/ courtyard area is framed by the building, with car parking towards the northeast corner of the site, accessed via a modified access/ egress from Huyton Lane.
- 1.6. Huyton is one of the three town centres across Knowsley and the planned regeneration of the centre will strengthen its role as the civic centre for the borough, providing a focus for a range of localised social, civic and community services and activities close to people's homes. The Huyton Masterplan SPD sets out a clear vision for the regeneration of the centre, building on its excellent connectivity to provide new commercial, retail and residential opportunities meeting the needs of a growing and ageing population. The Council also hold an aspiration of delivering specialist accommodation for the elderly (see Core Strategy policy CS16) which can be achieved by the development proposals, which will benefit from excellent access to a range of retail services and other complementary facilities, supported by access to open spaces and public transport infrastructure which help support independent and healthy lifestyles.
- 1.7. The proposed retirement living development represents the full and efficient use of self-contained, brownfield land where the principle of development for residential accommodation is supported in planning policy. The introduction of 53 no. high quality low maintenance apartments, exclusive to people over 60 years of age, helps address an identified need in the local and wider authority area, and delivers significant streetscape and wider planning benefits to the local area.
- 1.8. Located in a highly accessible and sustainable location on the edge of Huyton town centre, the introduction of a nationally recognised and award-winning retirement living provider will secure the long-term productive use of a prominent gateway brownfield site and make a valuable contribution to the local economy.
- 1.9. This Statement details the proposals and demonstrates how the development accords with the latest national and local planning policy framework. It asserts the wider benefits of developing this vacant brownfield site in a sustainable and accessible location to provide a specialist residential development for which a need is identified, without having any adverse impacts on relevant planning and material considerations.

2. Application Site, Context and Planning History

- 2.1. Located within Huyton Town Centre, the application site comprises the Huyton Ambulance Station and the former Huyton Fire Station which was demolished in 2018. This portion of the site is now a cleared brownfield site, prime for redevelopment in a gateway location into the town centre, noted as having potential for residential in the Huyton Village Masterplan (extract below).
- 2.2. The site sits at the junction of Huyton Lane (B5199) and Lathom Road. To the north of the site, beyond Huyton Lane is a predominantly residential development and the neighbouring St Michael's Church conservation area. To the west of Lathom Road is the 1960's style eight storey Edendale House, which is currently occupied by the Jobcentre. Other surrounding uses includes an Asda superstore to the south along with a range of retail, commercial and leisure uses that make up 'Huyton Village Shopping Centre'. The site therefore sits in an area of transition between Huyton Village and the surrounding residential areas.
- 2.3. The vehicular and main pedestrian entrance points to the site will be from Huyton Lane, meeting Archway Road (B5199) and Lathom Road to the west of the proposed site access at the signalised crossroad junction. The B5199 heads westbound providing access to the M62 (approximately 2.6km southwest of the site). To the east Huyton Lane connects to Liverpool Road roundabout (A57/A58) approximately 2.9km east that connects Huyton to the Strategic Road Network via the M57. The Strategic Road Network provides access to Liverpool to the west and Manchester to the east.
- 2.4. There is excellent pedestrian connectivity in the local area, presenting the opportunity to promote walking from the development site, particularly as the site is situated close to Huyton town centre. Huyton Lane benefits from good footpath featuring dropped kerbs and tactile paving.

Images 2.1 and 2.2 – Application Site



Source: BrightSpace Architects (left) and Planning Potential Site Visit (right, August 2022)

Planning History

- 2.5. The planning history of the site identifies planning permission 18/00539/KMBC1 for the demolition of the former Huyton Community Fire and Ambulance Station and restoration of the site in December 2018. The Fire Station portion of the site has now been demolished and the site restored and subsequently hoarded.

3. Proposed Development

- 3.1. This planning application seeks full permission for the erection of a 53no. apartment retirement living development (Use Class C3), landscaping, car parking and all associated works on land at Huyton Lane, Huyton.
- 3.2. The proposed site layout is attached at **appendix 1** and shown below.

Figure 3.1 Proposed Layout



- 3.3. The proposals have been developed following a detailed review and assessment of the site-specific considerations and the McCarthy Stone model which delivers 53 no. of high quality, low maintenance private apartments with functional requirements to ensure ease of movement throughout the development thorough a building of single mass and footprint. McCarthy Stone have taken on-board expert advice from independent consultants on site specific considerations including viability, ecology & landscaping, highways, flooding & drainage and heritage.
- 3.4. The proposed development will comprise of 53 self-contained apartments, with a mix of 16no. 2-bed apartments and 37no. 1-bed apartments spread across four floors with a flat roof. There will be a total of 22 on-site parking spaces including 2 disabled spaces.
- 3.5. The table below sets out the proposed floorspace breakdown:

Table 3.1

1-bedroom apartments	37 units
2-bedroom apartments	16 units
GIA Ground Floor	860.0 sqm
GEA Ground Floor	927.0 sqm
GIA Total	3440.0 sqm
GEA Total	3708.0 sqm

Source: BrightSpace

- 3.6. Full details of the application proposals are set out in the Design and Access Statement prepared by BrightSpace architects. However, these can be summarised as below.

Layout & Access

- 3.7. The layout of the development has been dictated by the existing site constraints as well as the Huyton Village Masterplan which indicatively shows an ‘L-shaped’ building fronting Lathom Road and Huyton Lane on the illustrative Masterplan. The site entrance is along Huyton Lane and the visual impact of the building has been considered to ensure that the proposal sits comfortably within the street scene and massing of the existing context.

- 3.8. Another key driver to the development of the design is the requirement for a sheltered residents garden with direct access from the entrance and communal lounge. The landscape design, fence treatment and planting of new trees to the western side of the site facing Lathom Road and northern side will soften the development and associated parking area from the public highway.
- 3.9. The site will be accessed by a new vehicular entrance from Huyton Lane. The vehicular access will be 5.5m wide and a new 1.5m wide pedestrian footpath will be provided on one side of the new entrance linking to the developments entrances, the will then join the 2m wide public footpath at the intersection of Huyton Lane.

Scale & Massing

- 3.10. The scale of the proposed building has been carefully considered to respond to the local context and the character of the wider area. The site is located at the edge of Huyton Town Centre at the junction of Huyton Lane and Lathom Road. Along the north-west and west boundaries, a tall bank between the site and the road disguises the height of the site from the cross road. The proposed building is four stories high, however due to the bank and site levels about half of the ground floor sit below the road network, making it feel less prominent.
- 3.11. On the opposite side of Lathom Road, the neighbouring Edendale House is an 8-story office block. However, to the east of the site along Huyton Lane, the neighbouring properties are 2-story semi-detached houses marking a transition into a more residential scale and nature of development in area to the north and east of the application site. At the rear of the site, a large Asda Superstore is at a similar height to the proposed building.
- 3.12. The existing street scene along Huyton Lane is fragmented and lacks a consistent architectural language: the proposal aims to balance and enhance the street scene along this section of the road, creating a gateway development making the crossroads into the town centre.
- 3.13. The development will use Modern Methods of Construction requiring a uniform building line throughout the apartments.

Appearance

- 3.14. The appearance of the proposed building looks to provide a contemporary design approach whilst being respectful of the local surroundings and neighbouring conservation area and listed buildings. A detailed assessment of the local context of the site is provided in the Design and Access Statement provided by BrightSpace Architects and Built Heritage Statement by RPS.
- 3.15. The primary materials for the building include two different tones of red and a grey brick with feature panels and horizontal banding to add architectural interest to the façades. The language is simple but contemporary and clean. Materials are durable and low maintenance to help with the aesthetic of the building in the long term. This directly takes design cues from buildings in St Michael's conservation area which are made up of mainly 2- 2 1/2 storey mainly red brick buildings with horizontal band features, window header details and grey roofs.

Landscape

- 3.16. A Landscape Masterplan prepared by FDA landscape to provides detail on the proposed landscaped areas. Full details can be secured via an appropriately worded condition.
- 3.17. The proposed landscape scheme has been developed to create an attractive garden setting for the residents whilst enhancing the biodiversity of the site with a palette of native species and wildlife attracting plants. The comprehensive planting scheme helps to break up area the development, soften its appearance, boost boundary treatments between the development and the surrounding uses and add to the scheme's attractiveness and appeal from Lathom Road/Huyton Lane.

Parking and Refuse

- 3.18. The proposed development will provide 22 spaces (including two disabled spaces) for residents which is deemed sufficient to accommodate all demand within the site whilst also ensuring no overspill occurs on the highway network as supported by the Transport Statement prepared by Paul Basham Associates. In line with the recently adopted requirements for Electric Vehicle (EV) charging points within Part S of the Building Regulations, 11 active 7.2kW dual charging stations will provided, ensuring a charging point to every parking space.
- 3.19. The communal refuse store is attached to the building on the northeastern gable elevation. There is an allocation of 8 accessible 1100L euro-bins, providing 2 blue, 2 brown and 3 grey bins. This external refuse store is located directly adjacent to one of the building

secondary access doors to the ground floor corridor for ease of access and is directly located to the parking area. The Design and Access Statement demonstrates that an appropriately sized refuse vehicle is able to enter the site and reverse out of the site.

Security

- 3.20. The site will provide a good level of natural surveillance with apartments facing the private amenity spaces and the two main roads, Lathom Road and Huyton Lane. The parking area to the East of the site will have good natural surveillance from the retirement living apartments and facilities.

4. Business Operator Model

Later Living with McCarthy Stone

- 4.1. McCarthy Stone is the UK's leading developer and manager of retirement communities. Since 2010 they have opened 500 developments and today support more than 22,500 older people. They have over 40 years' experience in providing independent retirement apartments that are a serious alternative to remaining in the family home or moving into residential care. In each location, McCarthy Stone remain as the landlord and managing agent, providing lifestyle services to our residents. McCarthy Stone schemes consist of 1no.- and 2no.- bedroom apartments within a single development with accompanying communal facilities, which, where appropriate, can include, a resident's lounge, guest suite and house manager's office.
- 4.2. Retirement housing makes an enormous difference to the lives of older people across the country. The proposition helps residents stay happier and healthier for longer, enabling them to maintain their independence, find a community and make new friendships. The proposition combines the best features of your own home with the ability to engage with a like-minded community and have care and support on hand when required. It also unlocks the housing market by releasing larger homes at the top of the ladder. whilst promoting a healthier lifestyle easing pressure on public health and care services.
- 4.3. Despite this, millions of older people are currently unable to move from their existing homes into something better suited to their evolving needs because demand outstrips supply. At present, c.7,000 new retirement housing units are delivered annually, compared with demand for 30,000. The UK is facing a housing crisis and given our ageing population, more and more older people are acutely affected. The 2021 Census data has shown that 18.6% of the UK population is now over 65, compared to 16.4% in 2011. This is a population of nearly 13 million older people that is expected to grow by a further five million in the next 20 years.

A new model of Retirement Living

- 4.4. There is an acute shortage of specialist accommodation in the UK that meets the needs of our ageing population.
- 4.5. McCarthy Stone is seeking to improve the affordability, flexibility and choice of later living accommodation, recognising that there has been an inequality of provision that has led to many in the UK regarding specialist later living housing options as being unsuitable for their needs, or too expensive. Through the current strategy, McCarthy Stone are seeking opportunities to bring forward later living developments in areas of the country that have previously been unviable but where an identified need exists, so more people can access the benefits of this form of living in the most sustainable and accessible locations.
- 4.6. McCarthy Stone have developed a new development concept exclusively to appeal to people over the age of 60 who reside in an average priced home between £150k-£250k, for whom traditional retirement living developments are not a viable alternative. At present, 2.3 million older people live in a home valued between these levels across the UK. This represents the most populated £100k price band on the existing house price spectrum. As a consequence, McCarthy Stone are delighted to promote this new development in Huyton intended to cater for the middle market.
- 4.7. This development proposal will offer low maintenance private apartments (Use Class C3), tailored to meet the needs and preferences of the local housing market and delivered to ensure affordability is maximised.
- 4.8. The McCarthy Stone build will also use Modern Methods of Construction ('MMC'). There are numerous benefits of MMC, including:
 - A shorter construction programme 20%-24% faster than traditional building methods.
 - Build accuracy of up to 1mm per structural storey height, which improves thermal efficiency and air tightness.
 - Reduced carbon footprint, with a considerable reduction in production of onsite waste material, and up to 20% reduction in embodied carbon in building fabric.
- 4.9. To unlock the lower than local market value price for future homeowners, the concept requires adherence to an optimum building design, which is presented as a 3/4 story "L" shaped building, delivering 51/53 apartments. The footprint enables efficiencies to be made within the initial design phase and the wider supply chain during construction which enables the benefit to be passed to the homeowner. However, this reduces the ability for McCarthy Stone to promote schemes which substantially deviate from the building format. For example, the design utilises a flat roof, which enables PV solar panels to be installed and will be used to provide energy to communal areas and therefore, reducing running costs for homeowners.

- 4.10. Older persons accommodation is widely recognised as being more expensive than typical apartment buildings. This is due to a range of reasons such as:
- Additional communal areas (lounges and gardens)
 - Use of lifts and adherence to standards of level access to the building
 - Installation of sprinkler systems to protect homeowners in the event of fire
- 4.11. It is for the above reasons that a departure from the building format is particularly vulnerable to cost fluctuation. This is counterproductive to the principle of offering an affordable form of senior living and as such, the proposal requires optimum efficiencies to be extracted from the initial design.
- 4.12. The Financial Viability Assessment prepared by Alder King at Huyton concludes that this is a marginal scheme, with no financial headroom available for statutory planning obligations, after accounting for the anticipated gross sales receipts and all reasonable aspects of the outlay necessary.
- 4.13. In conclusion, this is a proposal that offers provision of a form of accommodation for which there is a considerable need, and which has several associated advantages including reducing demand on the healthcare system and freeing up larger properties in the housing chains. McCarthy Stone have created this development concept to target a level of affordability that is an under-supplied sector of the market, and for which there has been no substantial supply of stock. Whilst the constraints of the concept mean it is not capable of significant design adaptation, it will be delivered using cutting-edge construction methodology recognising the associated resource and environmental benefits that this brings.

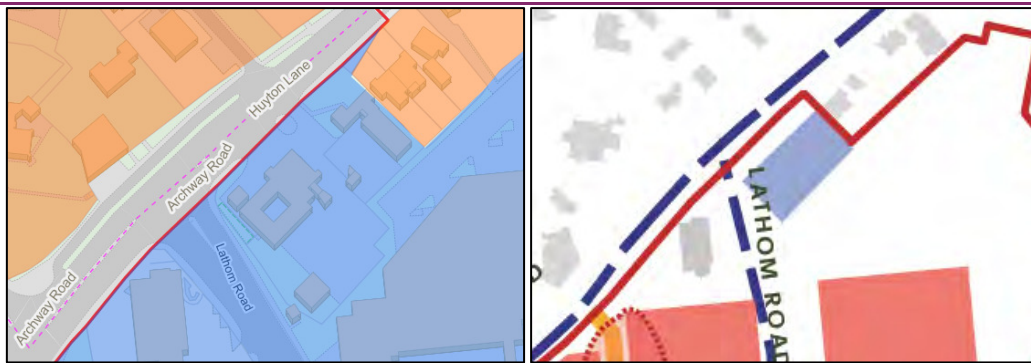
5. Planning Policy Context

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2. The Development Plan for Knowsley comprises the Knowsley Local Plan Core Strategy (January 2016), The Knowsley Replacement Unitary Development Plan (June 2006), Local Plan Policies Map and The Merseyside and Halton Joint Waste Local Plan (July 2013). In January 2022, Officers reviewed the Local Plan and concluded that there is no need to update any of its policies.

Local Planning Policy

- 5.3. The site is unallocated on the Local Plan Policies Map, therefore the proposed development is not contrary to the Development Plan. The site sits within Huyton Town Centre, to the south of St Michael's Burch Conservation Area with an area of primarily residential development to the North. As such the site represented a key transitional and gateway location into Huyton Town Centre. Importantly, the Huyton Village Masterplan identifies the site as an opportunity site, with potential for residential development.

Figure 5.1: Policies Map and Huyton Village Masterplan (SPD)



Source: Knowsley Council Local Plan

Local Plan Core Strategy (January 2016)

- 5.4. Policies applicable to the proposal are set out below:

- **SD1 - Sustainable development** - reflects the presumption of sustainable development, as per the NPPF. Development should improve economic, social and environmental aspects where possible.
- **CS1 – Spatial Strategy for Knowsley** - Sets out the overall strategy for spatial development for Knowsley, including directing development to existing urban areas, particularly areas in need of regeneration and re-balancing the housing stock by providing a wide choice of new market housing and supportive services/facilities.
- **CS2 - Development Principles** – Sets out 5 development principles to achieve sustainable development, including the promotion of sustainable economic development that considers meeting housing needs and provides opportunities for positive lifestyle choices and health improvement for all ages.
- **CS3 - Housing Supply, Delivery and Distribution** – Supports the provision of 8,100 new dwellings by 2028, with an annual rate of 450 dwellings (minimum net figure). 36% of this target are to be distributed in Huyton and Stockbridge Village.
- **CS7 - Transport Networks** – Requires development to prioritise accessibility and sustainable modes of transport. Where deficiencies are present, developer contributions can be made. Schemes are also required to comply with the cycle, car, disabled and service vehicle parking standards.
- **CS8 - Green Infrastructure** – Supports new development incorporating green infrastructure.
- **CS15 - Delivering Affordable Housing** – Developments of 15 dwellings or more are to make a minimum provision of 10% affordable housing within the current urban area. A lower proportion of affordable housing will only be permitted where it is clearly demonstrated that affordable housing provision would render the development not economically viable

- **CS16 – Specialist and Supported Accommodation** - Supports new specialist and supported housing to make better use of the existing house stock and meet changing needs. Developments should be located near to highways and public transport links, are accessible to all abilities, align residential facilities with health and social care services and are well-designed and attractive schemes, in compliance with Policy CS19 and takes account of potential occupiers.
- **CS17 - Housing Sizes and Design Standards** – Developments of 15 dwellings or more, must demonstrate how the scheme contributes to the re-balancing of Knowsley's housing market and comply with relevant design standards.
- **CS19 - Design quality and accessibility in new development** - Encourages locally distinctive accessible developments, that maintain a good standard of amenity and address challenges associated with climate change.
- **CS20 - Managing the Borough's Historic Environment** - Development should preserve or enhance the borough's historic and architectural assets.
- **CS21 - Greenspaces and Trees** – the Council support development that include appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and include adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.
- **CS22 - Sustainable and Low Carbon Development** - New development is to meet high standards of sustainable design and construction and minimise carbon emissions.
- **CS24 - Managing Flood Risk** - New development that may cause an unacceptable risk of flooding on the site or elsewhere will not be permitted.
- **CS26 - Waste Management** - Promotes sustainable forms of waste management in accordance with the waste hierarchy.
- **CS27 – Planning for and Paying for New Infrastructure** - New development will be required to mitigate any negative impacts of the development.

Replacement Unitary Development Plan (June 2006)

- **DQ4 - Trees and Development** - New development should include appropriate planting of trees or other soft landscaping as an integral part of the development.
- **DQ5 – Development in Conservation Areas** - Development within or close to a Conservation Area must preserve or enhance the character or appearance of the area.
- **ENV2 - Noise and Vibration** – Development that will either cause or be affected by unacceptable noise or vibration levels will not be permitted.
- **ENV5 - Contaminated Land** – Requires contaminated land to be appropriately remediated during construction.
- **T8 Transport Assessments** – Requires a Transport Assessment/Statement for proposals impacting on the highway network.
- **T9 Travel Plans** – Submission of a travel plan will be required when significant amounts of vehicular traffic is generated in or near to Air Quality Management Areas or when development exacerbates an existing traffic problem in the surrounding area.
- **T10 Access for the Less Mobile** – Requires adequate access for the less mobile or those who have sensory impairments, and shall have adequate adaptability to meet lifetime design standards for homes and inclusive design standards for all other buildings and shall also be in accordance with the principles of the Disability Discrimination Act 1995 and its successors.

Merseyside and Halton Waste Local Plan (2013)

- **WM9 - Sustainable Waste Management Design and Layout for New Development** – Requires new developments to facilitate the access and collection and storage of waste and recyclable materials.

Supplementary Planning Documents (SPDs)

- 5.5. In addition to the adopted development plan, a range of adopted SPDs expand on the policies set in the Core Strategy and UDP, offering further guidance into the implementation and delivery of these directives. Relevant SPDs are discussed below:

- Huyton Village Masterplan SPD
- Town Centre Uses SPD
- Ensuring a Choice of Travel SPD
- Design Quality in New Development SPD
- Developer Contributions SPD
- Trees and Development SPD
- Huyton Village Masterplan SPD
- Adding Social Value to Development: Employment and Skills SPD
- Amended New Residential Development SPD

Other relevant Local Considerations

- 5.6. Knowsley Council Strategic Housing Land Availability Assessment 2022 Update identifies the Huyton Fire and Ambulance Station (Site Ref. K0703) as suitable, available, achievable and deliverable for in the region of 50 apartment dwellings. Consequently, there are no planning policy or known physical constraints that would make the site unsuitable for housing. The SHLAA Update also confirms the Council's five-year supply position, demonstrating a 7.2 years' supply of deliverable housing land including the application site. Cementing the importance of the site in achieving the Council's housing targets.
- 5.7. The Knowsley Housing Needs Assessment (July 2021) provides an assessment of Knowsley's housing market and its housing needs. The study notes the need to increase and diversify the supply of specialist housing for older people. Given the ageing of the population, the need for specialist older person accommodation is expected to increase. Based on population projections to 2036, there is an additional need for 1,022 additional units of specialist older persons' accommodation (Table 4.4).

Brownfield Land Register

- 5.8. The former Huyton Fire Station is registered as a previously-developed ('brownfield') site (site ref. BR039) which it considers appropriate for residential development, and meets the criteria set out in The Town and Country Planning (Brownfield Land Register) Regulations 2017 to help speed up the delivery of new homes.

National Planning Policy Framework (NPPF) (July 2021)

- 5.9. The NPPF sets out the government's planning policies and how these are expected to be applied. Planning law requires an application to be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF notes that it (the NPPF) is a material consideration in planning decisions.
- Paragraph 8 establishes three dimensions to sustainable development: economic, social and environmental.
 - Paragraph 9 requires planning policies and decisions to play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
 - Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, including approving development proposals that accord with an up-to-date development plan without delay.
 - Paragraph 38 states that 'local planning authorities should approach decisions on proposed development in a positive and creative way' and encourages working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
 - Paragraph 39 identifies early engagement as having the potential to improve the efficiency and effectiveness of the planning application, securing improved outcomes for the community.
 - Section 5 concerns itself with the delivery of a sufficient supply of homes. Paragraph 60 asserts the importance that the supply of homes meets the needs of groups with specific housing requirements. Paragraph 62 confirms the size, type and tenure of homes needs to meet the need of different group in the community including older people.

- Paragraph 119 advocates the effective use of land in meeting the need for homes and other uses and emphasises the use of as much previously developed or 'brownfield' land as possible.
- Paragraph 124 supports development that makes efficient use of land, taking into account:
 - a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
- Paragraph 125 confirms masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.
- Paragraph 126 promotes the creation of high quality, beautiful and sustainable buildings and places.

Planning Practice Guidance (PPG) 'Housing for older and disabled people'

- 5.10. The PPG recognises a critical need to provide housing for older people. People are living longer and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities, and help reduce costs to the social care and health systems¹.
- 5.11. Guidance recognises four [main] different types of specialist housing for older people:
- Age-restricted general market housing
 - Retirement living or sheltered housing
 - Extra care housing or housing-with-care
 - Residential care homes and nursing homes
- 5.12. Relevant to proposals at Huyton is *Retirement living*. The guidance recognises that this type of housing usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but provides some support to enable residents to live independently.

¹ PPG Paragraph: 001 Reference ID: 63-001-20190626

6. Community Engagement (SCI)

- 6.1. Consultation is core to the planning process. It allows local communities to view and comment on proposals and for applicants to consider this feedback as they develop their schemes.
- 6.2. The consultation programme was comprehensive and devised in accordance with Knowsley Council's Statement of Community Involvement (April 2017). The programme ensured that McCarthy Stone proactively engaged with elected members as well as local residents living in close proximity to the site.
- 6.3. A leaflet profiling the plans was issued to 235 households within proximity to the site. It provided key details of the proposals, including a plan and generated image of the proposed site. A map of the distribution area is shown in Appendix 2 and images of the leaflet can be seen in Appendix 3.
- 6.4. The leaflet was also issued to the three ward councillors that represent St. Gabriel's ward. Leaflets were also issued to elected members representing both Roby ward and St. Michael's ward due to the proximity of the application site to ward boundaries.
- 6.5. All newsletters contained a contact telephone number and email address, should the recipient require any further information or wanted to speak to a member of the project team during the consultation process. This opportunity will remain post submission.
- 6.6. A dedicated project website was also set up - www.mccarthystoneconsultationhuyton.co.uk - this included indicative plans and more information on the scheme.

Response

- 6.7. On the whole, the overall response was overwhelmingly positive with many of the comments focusing on the need for this type of accommodation as well as the opportunity to utilise the vacant site.
- 6.8. 10 feedback forms were received and the following points were raised:

Figure 6.1: Summary of consultation responses

Comment	Address
"Will be good for the area."	Bluebell Lane
"It is good for these type of accommodation to keep elderly reassured they have people around and to reduce loneliness and encourage independent living."	Marshfield Close
"I am very interested in the development and would seriously consider the opportunity of moving to a retirement development."	Bluebell Lane
"It is a great idea."	Mathews Close
"I would request how tall the development will be and would like reassurance that it would block no light into the back gardens of the adjoining properties."	Huyton Lane

Source: Planning Potential Consultation

- 6.9. A robust and transparent consultation programme was undertaken which indicates a significant level of support for the proposals, with 80% in favour of the plans. The low response rate gives a clear indication of how the community feels about the proposals, with the community expressing very little concern.
- 6.10. Consultation is an ongoing process and dialogue will continue with both local and elected stakeholders as well as the Council throughout the period up to determination. All feedback will be relayed to the project team.
- 6.11. Given the interest displayed by residents and stakeholders in the proposals, McCarthy Stone will seek to ensure that information continually flows through existing channels to interested parties.
- 6.12. The project's information line number and email address will still be available throughout the course of the planning process for those that require further information or to discuss the proposals in more detail.
- 6.13. It is considered that the consultation exercise has been thorough and has targeted all households within a reasonable catchment of the site.

- 6.14. The consultation has been designed to meet national guidance as set out on the NPPF and Localism Act as well as in accordance with Knowsley Council's Statement of Community Involvement.

7. Planning Assessment

- 7.1. This section summarises the technical reports submitted and demonstrates compliance with relevant policies based on the planning considerations identified by the policy review and as part of the consultation process.

Principle of Development

- 7.2. The site comprises partially vacant, cleared brownfield land within the urban fabric of Huyton, and bound by existing development on all four sides. The redevelopment of such land is supported by the thrust of national and local policy with the NPPF encouraging LPAs to take a proactive role in bringing forward land that may be suitable for meeting development needs, particularly brownfield sites.
- 7.3. Paragraph 119 of the NPPF encourages the effective use of land to meet the need for homes and other uses. Paragraph 120(c) states that substantial weight should be afforded to the value of using suitable brownfield land within settlements for homes and other identified uses. Further, 120(d) states that decisions should promote and support the development of under-utilised land and buildings.
- 7.4. At a local level, adopted policy supports the reusing of brownfield land, focusing development within existing urban areas, particularly those in need of regeneration. This is supported by the Core Strategy which seeks to maximise the use of previously developed land (policy CS1 and CS2). The adopted Proposals Map (2005) does not allocate or designate the application site for any particular use; therefore, the proposed residential use does not represent a departure from the Development plan. However the Huyton Village Masterplan (April 2017) notes the site as an important gateway development opportunity with potential for residential use, as opportunity site 14 'Fire & Ambulance Station' within the Lathom Road Action Area.
- 7.5. Residential development is generally encouraged and forms part of the wider aspirations for Huyton. For instance, the Huyton Village Masterplan encourages new residential development to regenerate key sites, bring more activity and life to the centre and support shops and businesses. Much impetus is placed on an appropriate density for the town centre, likely to be delivered as apartments, of which, this proposal will achieve.
- 7.6. The proposals will result in the efficient use of an under-utilised and accessible brownfield site, will contribute towards the district's housing stock and local community needs, on a highly sustainable and accessible site. This is therefore strongly in line with local and national policy objectives.

Housing Need and Specialist Housing

- 7.7. Chapter 5 'Delivering a sufficient supply of homes' of the National Planning Policy Framework (NPPF) states that the size, type and tenure of housing needs to cater for different groups in the community including older people. The PPG confirms it is important to plan the housing needs of older people in order to offer a better choice of accommodation to suit their changing needs to help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. It recognises age-restricted general market housing as a specialist type of housing generally for people aged 55 and over and the active elderly. These often provide some shared amenities such as communal gardens but do not include support or care services.
- 7.8. Policy CS3 'Housing Supply, Delivery and Distribution' supports the provision of 8,100 new dwellings by 2028, with an annual rate of 450 dwellings (minimum net figure). Of these, 36% are to be distributed in Huyton and Stockbridge Village. In addition policy CS16 'Specialist and Supported Accommodation' seeks to rectify the established shortage of housing which is available to meet the needs of those who require specialist accommodation and the development satisfy the requirements of new accommodation set out under part 2 of this policy.
- 7.9. The development promoted will form part of McCarthy Stone's brand-new product which offers low maintenance private apartments (Use Class C3), exclusive to people over 60. The model is part funded by Homes England and unlocks the sale of high-quality specialist accommodation at circa. 25% below the market value. It therefore provides a new mechanism to allow people to invest and live in specialist accommodation, who would otherwise not be able to own the more traditional private ownership model.
- 7.10. The application site is included in the Council's Strategic Housing Land Availability Assessment (2022 update) under site ref. K0703, for in the region of 50 apartments, and notes that there are no planning policy or known physical constraints that would make the site unsuitable for housing. As such, the site is included in the Council's forecasted 5 year housing land supply.
- 7.11. For the above reasons and under the presumption in favour of sustainable development, a pragmatic approach towards the development of this site for retirement living accommodation should be taken.

Affordable Housing

- 7.12. Chapter 5 of the NPPF requires local authorities to identify affordable housing need and set policies for meeting this need. Improving the delivering affordable homes is also a priority for Knowsley Council.
- 7.13. Adopted local policy CS15 'Delivering Affordable Housing' requires all residential development of 15 dwellings and above to provide an appropriate level of affordable housing provision, with 10% required on sites within the current urban area. The total number of units required is therefore 5.3 rounded to 5 units. A lower proportion of affordable housing is only permissible where it is clearly demonstrated that achieving provision at levels set out in the policy would render the development economically unviable.
- 7.14. Specific to the proposals for a McCarthy Stone retirement living development in Huyton, the proposed strategy seeks the opportunities to bring the recognised and trusted later living format to a new catchment (Huyton and the surrounding area) where an identified need exists but where it is unviable to support the provision of policy compliant affordable housing. To unlock the delivery of retirement living exclusive to people over 60 years of age, the application is an entirely private proposal, with the proposals following the Viability Tested Route.
- 7.15. The application is supported by a Financial Viability Assessment (FVA) prepared by Alder King and concludes there is no financial headroom available for planning obligations, after accounting for the anticipated gross sales receipts and all reasonable aspects of the outlay necessary.
- 7.16. There is an identified need for specialist retirement housing in the local area, evidenced with very few retirement developments in Huyton and the wider authority area. Whilst viability is constrained because of the values in connection with the application site, McCarthy Stone is prepared, willing and able to commit to this site to deliver much need retirement housing to create a retirement living development supported by viability, which planning policy invites.
- 7.17. The delivery of 53. no of low maintenance, high quality, private apartments exclusive to people over 60 years of age directly addresses an unmet need in the local area by providing apartments for the local aging residents seeking to downsize into accommodation appropriate for their later years.
- 7.18. Overall, the delivery of the new purpose-built housing which maximises affordability is a considerable planning benefit, cognizant of the fact that the accompanying FVA also demonstrates the scheme is unviable if planning obligations are pursued to secure affordable housing through Planning Obligations.
- 7.19. Therefore, the development accords with Policy CS15 and CS27 of the Core Strategy.

Health

- 7.20. In accordance with Core Strategy Policy CS2 a Health Impact Assessment details the development's effects against relevant health indicators demonstrating the positive impacts and effects the retirement living facility will deliver in respect of health. The McCarthy Stone development provides for an identified need for an aging population, and in doing so, the retirement living development supports and fosters healthy and active lifestyles for people over 60 years of age. Therefore, fundamentally providing for, maintaining, an enhancing a healthy community. Supporting the creation of healthy living environments and social interactions for an increasingly elderly population runs to the very heart of the proposals and the wider business model.

Highways, Accessibility and Parking

- 7.21. A Transport Statement and Travel Plan has been prepared by Paul Basham Associates in support of the application which outline the anticipated impacts of the development in relation to transportation and highways and reducing the need for private car/single occupancy vehicle trips through highlighting and promoting the use of more sustainable travel methods.
- 7.22. The site is located in a highly accessible area with several amenities (including Huyton town centre) within walking distance of the site. This is supported by good pedestrian infrastructure including continuous footways and provision of various crossing points situated along Huyton Lan. Additionally, there is an excellent opportunity to promote sustainable travel from the site with the nearby bus stops providing frequent services to nearby towns and facilities.
- 7.23. The proposed site has one access point along Huyton Lane in the form of a vehicle crossover arrangement and seeks to stop-up the existing access arrangements for the Fire Station and Ambulance Centre, providing a continuous footway of 2m in width to be in keeping with the current footway along the site frontage.

- 7.24. In a worst-case scenario, the presented small increase in trips on the local road network during peak AM and PM periods is anticipated to be negligible on the local road network, particularly with the majority of trips occurring outside of the peak periods, and with excellent links to public transport and local amenities. In conclusion, it is not envisaged that the development will have a significant adverse impact on the local highways network.

Layout and Design

- 7.25. Planning policy at both national (NPPF and PPG) and local level, most notably relevant criteria contained within local policy CS17 'Housing Sizes and Design Standards' and CS19 'Design Quality and Accessibility in New Development' and relevant Supplementary Planning Documents which expects the enhancement of local distinctiveness, identity, and accessibility.
- 7.26. Section 12 of the NPPF makes it clear that good design is a key aspect of sustainable development, helping to create better places in which to live and work and helps makes development acceptable to communities.
- 7.27. The McCarthy Stone retirement living development proposed for Huyton comprises a 'L'-shaped building across four floors with a flat roof. This model delivers functional requirements relating to ease of movement through the building with level accesses throughout. The design also employs modular methods of construction which deliver additional benefits through improved manufacturing and efficiency values compared to more traditional building methods.
- 7.28. The building is located towards the north and western boundaries of the site, with its longest elevation running along the site's western boundary. The residential garden/ courtyard area is framed by the building to create a functional semi-private outdoor amenity space, with car parking towards the east of the site, accessed via the modified access/ egress from Huyton Lane. This arrangement also helps to provide a southerly aspect and take advantage of solar gain.
- 7.29. The design of the building ensures a modern and crisp development whilst respecting the local character and setting the area, with the neighbouring conservation area and associated listed buildings to the north east. The design rationale responds deliberately and positively to this. A combination of red and grey brick tones is proposed alongside the use of brick banding and panelling detail.
- 7.30. The height, scale and mass of the proposed development are explained in detail within the accompanying Design and Access Statement produced by BrightSpace Architects. However, it is important to note that the retirement living development is not over-bearing when compared to the neighbouring residential properties to the east and is an attractive high-quality addition to street scene, marking a transition into Huyton Town Centre on this prominent gateway junction.
- 7.31. The overall design reflects the functionality of the building, but too responds to the local character and setting. It will complement the wider street scene without dominating or competing with the existing materials and colours used on surrounding developments.
- 7.32. The proposal provides an attractive sustainable development that integrates successfully with the existing and committed urban grain and is in line with national and local policy.

Amenity Space

- 7.33. The importance of public and private amenity space is highlighted through national and local policy, with policy CS21 requiring the provision of new, preferably on-site open space detailing the accessibility standards across a range of typologies.
- 7.34. The communal resident garden provides approximately 500 sqm of maintained green amenity space and is accessible to all resident via the main entrance and resident lounge, which is also complemented by a 40 sqm patio terrace. All ground floor flats benefit from a 3sqm private patio and upper floor apartments all have Juliet balconies which help maximise natural light and fresh air.
- 7.35. Beyond the application site itself, the retirement living development is 0.2 miles from green open space accessed off Huyton Lane at the Huyton Wetlands.

Archaeology

- 7.36. An archaeological desk-based assessment has been prepared by RPS and provides a description of archaeological assets potentially affected by the proposed development of the site. It assesses their significance and addresses the information requirements of Government's National Planning Policy Framework in relation to heritage and policy in the Local Plan for Knowsley.

- 7.37. Data available from Historic England and the Local Planning Authority shows that there are no Scheduled Monuments within the proposed development site or the surrounding area. No designated archaeological asset will be impacted by the proposed development.
- 7.38. There are no recorded non-designated heritage assets identified within the site, and the site is shown on historic maps as open, undeveloped ground until the middle of the 20th Century, when a Fire Station and Ambulance Station was constructed.
- 7.39. It is considered there is a very low to negligible potential for surviving features from pre-Modern periods due to the previous development of the site as a Fire Station in the second half of the 20th Century meaning the potential for any earlier remains to survive in situ would have been greatly reduced. Based on the assessment conclusions, no further archaeological work is recommended within the Site.

Heritage

- 7.40. A Built Heritage Statement has been prepared by RPS and addresses built heritage considerations in relation to the proposed retirement development addressing the information requirements of Government's National Planning Policy Framework and the Council's Local Plan in relation to built heritage.
- 7.41. The report confirms that only four designated heritage assets have the potential to be affected by the development through changes within their settings:
- Church of St Michael, Huyton Lane. Grade II* Listed Building;
 - Entrance gateway to the Church of St Michael at north-east corner of churchyard, Huyton Lane. Grade II Listed Building;
 - Entrance gateway to the Church of St Michael at south-east corner of churchyard, Huyton Lane. Grade II Listed Building; and
 - The St Michael's Church Conservation Area (designated 1978 and enlarged 2019).
- 7.42. The assessment concludes that the site comprises a neutral element within the setting of the church and its two entrance gate-ways and a neutral-to-negative element within the setting of the Conservation Area, whereby it makes no contribution to the significance of these designated built heritage assets. The development will result in a visual change within their settings, but this will be seen within the context of existing modern development. Owing to an informed approach to the design and material use of the proposed building, the development will not appear incongruous within their respective settings and therefore will not fundamentally affect how their respective significance is appreciated or understood. Therefore, the proposed development will not cause harm to the significance of heritage assets in the context of the NPPF and the tests of paragraphs 201, 202 and 203 will not be engaged.
- 7.43. The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with regard to built heritage.

Flooding & Drainage

- 7.44. A flood risk assessment & drainage impact assessment strategy produced by GGP Consult accompanies the application.
- 7.45. In accordance with the NPPF flood risk vulnerability classification, the proposed development is classified as a 'more vulnerable' development. The site is entirely located within flood zone 1, as shown in the below Environment Agency flood risk map. This means the site has a less than 1:1000 annual probability of river and sea flooding. As per table 3 of the NPPF, all developments with a 'more vulnerable' classification proposed within flood zone 1 are acceptable. Additionally, as shown in the below Environment Agency flood risk map, the entire site is at 'very low' risk of surface water flooding, meaning the site has between a 0.1% and 1% annual probability of surface water flooding. Therefore, flood risk to the site is considered negligible and the proposal is deemed acceptable.
- 7.46. It is proposed that the drainage system will be discharged into the existing private combined water system within the site located to the north, where the existing system forms a connection into the adoptable sewer with Huyton Road.
- 7.47. Surface water from the development is to be collected by a series of chambers, gullies, ACO's and pipes where it will be brought into the car park area and discharged into a cellular storage system.
- 7.48. Foul water from the development is to be collected through a series of soil vent pipes, sewers and manhole chambers. This will be brought to the southeast of the site where it will discharge into the proposed combined manhole located to the north of the site.

7.49. As such, the development complies with Policy CS22 and CS24 of the Core Strategy.

Ground Investigations

7.50. The application is supported by a Phase I & II Site Appraisals prepared by Patrick Parsons and are based on the findings of the investigation, chemical analysis and geotechnical testing undertaken. Based on the ground conditions encountered in the site investigation and the further works identified, it is not considered that the proposed development will give rise to environmental hazards.

Ecology & Biodiversity

7.51. The Preliminary Ecological Appraisal, comprising an ecological desk study and a walkover survey (in accordance with Phase 1 Habitat Survey methodology) has been undertaken by Middlemarch to identify the features of ecological importance on site and provide a preliminary assessment of the potential impacts the proposed development could have on these features. The survey highlighted the presence or potential presence of a range of protected and notable species and it was recommended that a Preliminary Bat Roost Assessment be undertaken due to two buildings (B1 & B2) being considered to have value for roosting bats. Full details of the sites suitability for roosting bats can be found in the Preliminary Bat Roost Assessment report (RTMME- 158942-02). In addition, the scrub and scattered trees at the site boundaries serve as suitable potential foraging/commuting features for bats. The PBRA advises that:

- **Building B1 (Ambulance Station):** has been identified as having moderate potential to support roosting bats. As such, at least two separate survey visits (consisting of one dusk emergence and a separate dawn re-entry survey) will be required.
- **Building B2:** Building B2 has been identified as having low potential to support roosting bats. As such, at least one dusk/dawn bat survey will be required.
- **Scheme Design:** The proposed development should be designed to minimise effects on bats in accordance with ecological mitigation hierarchy.
- **Lighting:** Any new lighting should be carefully designed to minimise potential disturbance and fragmentation impacts on sensitive receptors, such as bat species.

7.52. Further survey work will be conducted during the survey season which extends from May to September. Should these surveys confirm the presence of roosting bats, it will be necessary to undertake additional surveys in order to inform a Natural England licence application. In addition, should the survey identify the presence of significant levels of bat activity at the site, it may be necessary to undertake further survey visits to comprehensively assess the value of the site to bats.

7.53. The PEA includes a number of other recommendations (Section 7 of the PEA) to ensure compliance with wildlife legislation and relevant planning policy and to secure a net gain for biodiversity overall. These can be subject to condition or legal agreement as part of a future planning permission.

7.54. The Biodiversity Net Gain Assessment confirms that with all the proposed landscaping and tree planting a net gain of 220% in habitat units and 1079% gain in hedgerow units is achieved. Therefore, the development exceeds the requirements of Core Strategy Policy CS8 'Green Infrastructure' which aims to minimise impacts on biodiversity, providing net gains where possible, with no target % stated.

Trees

7.55. Given the presence on trees bounding the site, a Tree Survey and Impact Assessment has been prepared by Keen Consultants. The site is not within a conservation area and none of the trees on or around the site are shown to be subject to a Tree Preservation Order (TPO). Ancient and Semi-Natural Woodland is not located within/adjacent to the site and land upon the site is not listed on the Priority Habitat Inventory - Deciduous Woodland (England). The online portal of the Woodland Trust, Ancient Tree Inventory, revealed that there are no veteran trees recorded on site.

7.56. Local Policy CS21 'Greenspaces and Trees', DQ4 'Trees and Development' and paragraph 131 of the NPPF makes clear the important contribution made by trees to the character and quality of built environments. Trees help to mitigate and adapt to climate change. The application proposals are respectful of the benefits trees provide and have been developed to ensure the retention of trees and the incorporation of new trees within the layout.

- 7.57. The Report confirms that what few trees there are on the site are of low quality and value. The most prominent feature, a row of Leyland cypress, are outgrown and vulnerable to stem failure. The retained sycamore trees can be protected during the works with a scheme of temporary protection measures. New tree planting is proposed, in keeping with the surrounding area, to sustain green infrastructure in this part of the town. The proposals seek to retain existing trees where appropriate and integrate new trees in accordance with the requirement of local and national planning policy.

Landscaping

- 7.58. A Landscape Masterplan prepared by FDA landscape and in collaboration with the appointed ecologist and provides further detail on the proposed landscaped areas.
- 7.59. The proposed landscape scheme has been developed to create an attractive garden setting for the residents whilst enhancing the biodiversity of the site with a palette of native species and wildlife attracting plants. Pedestrian access from the car park to the communal patio and resident's lounge will run alongside the resident's garden area which will comprise a formal lawn with specimen planting and a wander path that leads to a small sitting area against the boundary. The remainder of this garden area will be planted with species rich flowering lawn and wildflower meadow, a treatment which will continue around the building. Individual patio areas to rooms and the breakout area from the resident's lounge and dining areas will be planted with a mix of ornamental plants to give all year-round colour and interest. The ornamental planting palette will be simple, planted in bold groups to give a striking visual effect.
- 7.60. The comprehensive planting scheme helps to break up area the development, soften its appearance and add to the scheme's attractiveness and appeal from Lathom Road/ Huyton Lane. All this is in addition to the landscaping which provides areas for wildlife to thrive and forage, contributing to local biodiversity. The landscaping is compliant with Policies CS8, CS21 and DQ4 which requires development to protect, conserve, and enhance biodiversity and green infrastructure.

Energy & Sustainability

- 7.61. An Energy and Sustainability Statement has been prepared by Focus Consultants considering the development against local and national planning policies, particularly Policy CS2 – Development Principles - Principle 2 and Policy CS22 – Sustainable and Low Carbon Development - Sustainable Construction Principles – 1. The statement sets out how the scheme will utilise a high performing thermal envelope to minimise heat loss, as well as efficient heating and lighting systems, which will drive energy efficiency in the building. This is augmented by the use of an ASHP system to provide hot water, and an MVHR system for ventilation, both of which are high performing products that drive low carbon, efficient energy usage.

Noise

- 7.62. Acoustic Consultants Ltd have prepared a Noise Impact Assessment based upon noise levels measured at the site. This report considers the impact of noise, associated with traffic on the road network and activity within the car park associated with the ASDA Supercentre to the southeast, on the proposed residential development.
- 7.63. The report identifies relevant planning, noise guidance, establishes environmental noise levels and provides mitigation measures to the proposed dwellings in support of a planning application.
- 7.64. It is considered that external noise can be suitably controlled within the habitable rooms of the residential development below the lowest observed adverse effect level of the NPPG. Also, with a suitably designed noise scheme it will not adversely affect the proposed dwellings on the site and the development achieves the aims of the NPPF.

Light

- 7.65. Paragraph 185(c) of the NPPF includes consideration of light pollution from developments, specifically in that they are designed to limit light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 7.66. Lighting on the site will be carefully controlled to ensure no light spillage to neighbouring properties.

Sustainable Development

- 7.67. In accordance with paragraph 11 of the NPPF and the presumption in favour of sustainable development in decision making, the proposed development clearly achieves the three overarching objectives set out in paragraphs 7-10. This should be key consideration in the determination of the application and are summarised below:

1. Economic

7.68. There is an implicit link between economic growth and housing need as recognised in the NPPF. As such, now more than ever, Councils should capitalise on opportunities to deliver economic and housing growth to ensure they can build a strong, responsive and competitive economy and help deliver on the Governments' commitment to growing the UK economy. Economic benefits of the development, including:

- The development will support the local economy through the creation of new jobs in the construction industry and within the supply chain and as 'spin off jobs' from worker's spending time in local businesses and services.
- The proposal will also generate jobs within the healthcare sector and more within the supply chain.
- The development and operation of retirement communities creates more local economic value and more local jobs than any other type of residential development². People living in a typical retirement development (45 units) typically generate £550,000 of spending per year, £347,000 of which is spent on the local high street, with nearly £225,000 of this new spending in the local authority area, directly contributing to supporting the local economy. Building 30k retirement units a year, up from 7k currently and the level of supply needed, generates £2bn of additional economic activity every year across the country. This is £20bn over 10 years, roughly equivalent to 1% of current UK GDP over 10 years, focussed where it is most needed, on our high streets. For just one retirement development of roughly 45 units, a local authority could expect to see benefits of 85 construction jobs for the duration of the build, as well as six permanent jobs and £13m in GVA over the lifetime of the development, as opposed to not developing a site.
- The retirement living scheme would also result in additional Council tax revenues; and
- The potential to release existing homes first time buyers as a result of older persons moving into the retirement living development.

2. Social

- By providing alternative accommodation options for older people, more family sized homes will be made available, helping to ensure that a sufficient number and range of homes are available to meet the needs of present and future generations.
- Improved health outcomes for local older people.
- A reduction in social isolation amongst the elderly.
- The provision of communal facilities and spaces to ensure stimulus and social interaction.
- A sustainable location that is accessible by a range of sustainable transport modes. Local amenities such as supermarkets, restaurants and a leisure centre are within walking distance.
- The creation of a sheltered residents garden, and new open greenspaces, encouraging a biodiversity improvement to the current land use.

3. Environmental

- Remediation of the site resulting in an immediate environmental improvement to the site.
- Brownfield redevelopment, thus avoiding any negative environmental impacts from an alternative greenfield site.
- Biodiversity improvements
- Minimising waste pollution and the use of resources, together with adaptation towards climate change through the construction and operation of the development.

Summary

7.69. The application site comprises a partially cleared, under-utilised brownfield site, in a gateway location into Huyton Town Centre. In addition to the robust justification for the retirement living development, there are numerous additional benefits introduced by the scheme. The McCarthy Stone development will introduce significant improvements to the site and wider street scene, provide much needed specialist accommodation for which a need is identified, and help support the local economy.

8. Conclusions and Planning Balance

- 8.1. Planning permission is sought on behalf of McCarthy and Stone Retirement Lifestyle Ltd for the erection of a 53no. apartment retirement living development (Use Class C3), landscaping, car parking and all associated works on land at Huyton Lane, Huyton.
- 8.2. The site comprises the Huyton Ambulance Station and the former Huyton Fire Station which was demolished in 2018. As a partially cleared brownfield site, the site is primed for redevelopment, the thrust of which is supported by local and national policy. Lying in an accessible and sustainable location close to the hub of Huyton, the site benefits from a range of localised social, civic and community services and activities close to people's homes. Whilst the site is not allocated for any particular use in the adopted Development Plan, the site is a gateway site into the town centre noted as having potential for residential in the Huyton Village Masterplan. To date, the LPA have been supportive of the principal of a retirement living development in this location.
- 8.3. There is an ageing population in Huyton and the wider Knowsley area, with the proposals introducing low maintenance private apartments, exclusive to people over 60 years of age, unlock the delivery of high-quality, specialist residential accommodation and therefore serving a local need.
- 8.4. The proposal would meet the needs of a group of society with a specific housing requirement in accordance with paragraph 60 of the Framework. The retirement living development will also likely help residents remain in better physical and mental health. Residents moving into the development has the propensity to release existing housing stock. Not insignificant environmental benefits are implemented through the incorporation of sustainable technologies and construction techniques.
- 8.5. The key themes of the proposed development bring with them significant planning and community benefits:
- Considered Design – the scheme deliberately responds to the local character and context, and also provides a functional layout to aid movement through the retirement living development.
 - Brownfield Development – the proposals represent the effective use of brownfield land
 - Housing Delivery – provision of 53no. of residential units for later living
 - Affordable Housing – delivery of units at 25% below local market value, unlocking a product not previously available to the local aging population
 - Residential Amenity – the development will achieve high standards of amenity for future occupants
 - Community Facility – the development includes a resident's lounge and maintained residents garden to encourage healthy mental and physical well-being amongst residents
 - Landscape Focus – incorporation of high-quality areas of planting and landscaping, for both amenity and urban greening
 - Sustainability - the incorporation of sustainable design principles, including EVCP's and Modern Methods of Construction (MMC).
- 8.6. This Planning Statement provides a detailed assessment of the application proposals. It has concluded that the proposals comply with relevant national and local planning policies. Principles of brownfield regeneration; housing delivery; meeting the most acute housing needs; place-making and exemplary design are at the heart of this proposal and are core themes of the NPPF. It is respectfully requested that planning permission is granted.

Appendix 1: Site Layout



Scale 1:500

Notes:

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector
- All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately

Rev.	Date	Details
P1	03.02.23	Planning Issue

Rev.	Date	Details
LA	MA	
Drawn	Chkd	

Drawn By:	Project No:
AL	22053
Date:	Scale:
Dec22	1:500 @A3
Checked By:	Dwg No:
MA	1002
Date:	Rev: P1

Issued for:	PLANNING
Project/Client:	Drawing:
22053	Proposed Site Plan
Huyton Lane, Huyton	
McCarthy & Stone	

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Registered Office - 27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hants, SP6 1QX. Registered Number - 07999008

Appendix 2: Distribution Area

Appendix 1 – Leaflet Distribution Outreach



Appendix 3: Local Engagement Leaflet

Appendix 2 – Consultation leaflet

YOUR FEEDBACK IS IMPORTANT TO US

We would like to know what you think of our proposals. We collect your personal data so that we can keep you informed about our plans and offer you additional opportunities to provide feedback. If you are willing to provide feedback and would like to be kept informed, please complete the form below and return it in the FREEPOST envelope provided.

Title: First name: Surname:

Address:

Postcode:

Email:

- ☐ I am happy to provide my details so that you can keep me informed about these plans
- ☐ I do not wish to provide my details and would prefer not to receive further information about these plans

Are you generally in favour of the proposed development?

- ☐ Yes ☐ No ☐ Not sure

Do you have any further comments?

By completing this comment form, you are acknowledging that the information you provide can be used by Planning Potential Ltd for the purposes of the McCarthy Stone consultation exercise. Your comments may be shared with McCarthy Stone and Knowsley Council, but please be assured that your personal details will not be passed on to any third parties. The information you provide will be retained for the duration of the planning application process and data will be stored using appropriate security measures to ensure it is protected. If you wish to do so, you have the right to withdraw consent for your data to be used. Please email rogers@planningpotential.co.uk or call 01423 502 115.

McCARTHY STONE

MORE ABOUT OUR PROPOSAL

- A four-storey building, located in the town centre, that responds to the local character
- Access to a communal lounge and large attractive gardens
- Safety and security - door intercom entry, fire-detection system, and 24-hour emergency-call out system
- Low maintenance – we take care of the gardening and maintain the exterior and shared areas
- A friendly manager on-site to keep everything running smoothly



McCARTHY STONE

McCARTHY STONE

Life, well lived



LAND OFF HUYTON LANE

We wanted you to be among the first to know of our emerging plans for high quality, low maintenance private apartments exclusive to people over 60 at the ambulance station and former community fire station in Huyton.

Please let us know your thoughts

HUYTON LANE, HUYTON

The proposals represent the redevelopment of predominantly vacant brownfield land. The site is bound by Lathom Road to the west and Huyton Lane to the North. The site is within Huyton Town Centre with a large supermarket and car park to south. The site is not allocated in planning policy and the proposals therefore accord with the Council's Local Plan. This scheme will also complement the wider regeneration of Huyton, including the redevelopment of the town centre, which has been a key part of Knowsley Council's vision since 2017.

This begins a new and exciting stage in this important scheme's development, and we recognise that as a local resident, you might wish to be involved in the consultation process. McCarthy Stone is keen to ensure that any scheme is the right fit for the local community and one that can benefit everyone.

We are in discussion with Knowsley Council and other stakeholders about our plans and are fully committed to consulting the wider community to seek the views of local people and businesses.

- 🏠 The development we are proposing is Retirement Living apartments specifically designed with older people in mind and exclusive to the over 60s
- 🏠 We believe bringing this site back into use will make a valuable contribution to the local economy and community
- 🏠 Our proposed redevelopment will provide something new and different to meet an identified local housing need

McCARTHY STONE

Life, well lived

McCARTHY STONE

OUR PROPOSALS AT A GLANCE



The development we are proposing will see the existing site redeveloped into exclusive apartments for people over 60s. These are contemporary properties filled with natural light and packed with high spec fixtures and fittings.

Landscaping is planned to help enhance the setting, including new trees and hedgerows.

Access for vehicles will be from Huyton Lane and private car parking will be provided for home owners, guests and staff.

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CONTRIBUTING TO HUYTON'S HOUSING TARGETS

Retirement housing makes an enormous difference to the lives of older people across the country. It helps residents stay happier and healthier for longer, enabling them to maintain their independence, find a community and make new friendships. It combines the best features of your own home with the ability to engage with a like-minded community and have care and support on hand when required.

Residents should have the opportunity to stay close to their hometown and to their family in later life, and new housing can contribute to local regeneration.

We strongly believe that this development will be a local asset and represents an important opportunity to regenerate the site and to meet an acknowledged and growing need for specialist local housing. The development will offer Huyton's ageing population with the opportunity to downsize into a well-tailored living environment, whilst still enabling residents to enjoy their independent lifestyles.

YOUR FEEDBACK - WHAT HAPPENS NEXT?

We invite your comments until February 2023 and we will review all feedback, taking on board comments wherever possible, before submitting our planning application to Knowsley Council.

If successful, we would expect activity to start on site as soon as the relevant planning conditions have been discharged.

All our work will be carried out in a way which minimises the impacts on local people, and we will work with the community to keep you informed of activity on the site throughout the construction process.

PLEASE COMPLETE YOUR FORM

As a local resident who lives near to the site, please tell us what you think! We look forward to receiving your feedback.

You can also submit your feedback online by visiting our dedicated website: www.mccarthystoneconsultationhuyton.co.uk

If you have any questions, you can contact us using the details below: will.rogers@planningpotential.co.uk or 01423 502 115

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