

**DOGS TRUST REHOMING
CENTRE, WHISTON LANE
HUYTON, MERSEYSIDE
L36 6HP**

PLANNING STATEMENT

AUGUST 2023



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1.0 INTRODUCTION

1.1 This Planning Statement (“the Statement”) has been prepared by Montagu Evans LLP on behalf of the Dogs Trust (“the Applicant”) to assist with the determination of an application seeking planning permission for the redevelopment of the Dogs Trust Rehoming Centre in Huyton, Merseyside, Liverpool, L36 6HP (“the Site” / “Merseyside Centre” / Rehoming Centre”).

1.2 The description of development for the application is as follows:

“The redevelopment (and part retention) of the existing Dogs Trust Rehoming Centre to deliver new facilities including a new rehoming building, vets and puppy suite, an intake and booked building and a training barn, vehicular and pedestrian access improvements, landscaping and layout improvements, including outdoor furniture, and associated works”.

1.3 Dogs Trust have operated at the Site since 1999. The Merseyside centre comprises one of the Dogs Trust’s oldest rehoming centres containing 67 kennels. Due to the length of time the centre has been in use, the existing facilities have declined, and Dogs Trust are in a position where they are unable to offer the best, high quality care for rescued and rehomed dogs akin to more modern facilities in their other Rehoming centres.

1.4 The Merseyside Rehoming Centre is characterised by dated kennels and tired facilities. This is sub-optimal in respect of canine welfare and for visitors coming to the Site to either adopt or handover a dog. Further, given the Site is the only organisation within the local area that offers these types of services at scale, Dogs Trust are unable to satisfy their target adoption applications, which is evidenced by them turning 26.5% of applications down as they are unable to appropriately manage and take care of these dogs, due to low quality facilities.

1.5 Dogs Trust are committed to significant investment to improve the Merseyside rehoming centre. The proposals seek to replace the constrained existing facility with a high quality, sustainable new centre that is fit for purpose for the next 50 years.

1.6 The Merseyside Centre currently provides educational opportunities, mass neutering, microchipping, advising government and public sector officials and academic behavioural research and is therefore a considerable asset to the local community and the wider city. The proposed redevelopment will enable Dogs Trust to continue to deliver these benefits but also to ensure they are able to improve their services from the centre. The proposals also seek to make improvements to the layout of the Site to enable a better experience for visitors and dogs.

Purpose and Format of the Planning Statement

1.7 The purpose of this Planning Statement is to identify and assess the scheme against relevant planning policy to assist Knowsley Council in its determination of the application. This is influenced by a description of the proposals; confirmation of the extent of discussion and liaison there has been with key stakeholders and the local community; identifying planning policy at a national, regional, and local level relevant to the consideration of the proposals; identifying relevant material considerations; and, providing a conclusion as to why the proposals are acceptable.

1.8 The Proposed Development comprises delivery of the following principal elements:

- The redevelopment of the majority of existing facility including the demolition of 1,239 sqm (GEA) of existing floorspace;
- The delivery of a new high quality, state-of-the-art Rehabilitation Centre extending to 1,680 sqm (GEA) of new floorspace;
- The delivery of new kennel facilities that are appropriate to improve the welfare of dogs, particularly the more vulnerable;
- Reconfiguration of the existing visitor car park to improve the layout on Site;
- The creation of a new staff car park;
- Provision of 4 electric charging vehicles points both at the visitor and new staff car park, and accessible spaces and cycle parking facilities;
- Additional exercise paddocks to improve play activities for dogs;

- A comprehensive landscaping strategy that consists of new tree, native hedge, shrubs and flower planting; and
- Incorporation of a sustainable surface water strategy through the use of rain gardens and swales.

1.9 This Statement should be read in conjunction with the following documents which are submitted as part of this application:

Table 1.1 – Schedule of Submission Documents

Ref	Name Of Document / File	Author
1.	Schedule 1: Application Material Submitted	Montagu Evans
2.	Application Covering Letter	
3.	Planning Application Form and Certificates	Montagu Evans
4.	Community Infrastructure Levy Additional Information Form	Powell Dobson
5.	Site Location Plan	Powell Dobson
6.	Application Drawings	Montagu Evans
7.	Design and Access Statement	Powell Dobson
8.	Planning Statement	Montagu Evans
9.	Landscape and Visual Impact Assessment	Lizard Landscape
10.	Transport Statement	DTA Transportation
11.	Draft Travel Plan	DTA Transportation
12.	Energy and Sustainability Statement	Kendall Group
13.	Flood Risk Assessment and Drainage Strategy	Nolan Associates
14.	Tree Survey / Arboricultural Assessment	Brewood Landscapes
15.	UXO Assessment	1 st Line Defence
16.	Preliminary Ecological Appraisal (Including Bat Surveys)	FPCR
17.	Health Impact Assessment	Montagu Evans
18.	Lighting Impact assessment	Kendall Group
19.	Noise Impact Assessment	Powell Dobson
20.	Landscaping Plan / Landscape Management Strategy / Boundary Treatments	Brewood Landscapes
21.	Visibility and Tracking Details – New Access	Nolan Associates
22.	Waste Management Plan	Dogs Trust
23.	Social Value Strategy	Dogs Trust
24.	Operators Statement	Dogs Trust
25.	Biodiversity Net Gin Assessment	FPCR

2.0 APPLICATION SITE AND SURROUNDING AREA

The Application Site

- 2.1 The Merseyside Centre is located within the administrative boundary of Knowsley Council and is situated in the town of Huyton, towards the east of the Huyton Settlement Boundary. It is approximately 2.59 hectares in extent. Despite its brownfield nature, the Site is located in the Green Belt and not allocated for any specific use.
- 2.2 The Centre comprises of several existing buildings that are used as a reception area, 5 parasol kennels, line kennels, a puppy block and a training barn building. There is an existing car parking area located at the west of the Site on an area of hardstanding which hosts approximately 43 car parking spaces. Primary vehicular access is off Whiston Lane Road, to the west of the existing Centre which connects directly to the car park.
- 2.3 The car park is connected to the main reception building in the centre of the Site by a long, meandering uncovered pathway. This is also used by Dogs Trust vans so the dogs can be relocated easily, especially those that need medical assistance.
- 2.4 There are areas of grassland throughout the Site which are used by the dogs. There is play equipment located at these parts of the Site. The Site comprises of mature trees and hedging throughout the Site, particularly at the centre.
- 2.5 The wider context is defined by open fields bounded by hedgerows and mature trees. Prescott Brook runs through Huyton and Prescott Golf Club which is located to the north of the Site beyond the train tracks. Towards the south of the Site is hedging and open grass land. At the southwest corner boundary, beyond the hedging is land used for allotments. The M57 runs along the west of the Site, beyond existing hedgerows. All boundaries of the Site are shielded by hedgerows and mature trees. Further west of the Site are large existing residential settlements comprising of traditional two storey housing. Commercial uses further west as you enter the town of Huyton. To the west of the Site is the M57 and beyond this is large areas of open green space. Large residential settlements are located beyond this area.
- 2.6 There are no heritage assets within close proximity of the Site, nor does it fall within a Conservation Area. The Site is in Flood Zone 1 and benefits from a low probability of fluvial flooding.

Relevant Planning History

- 2.7 The Site's planning history is summarised in Table 2.1 below. The existing Merseyside Rehoming Centre has been in operation since 1999, as approved under the first planning consent on 14 June 1996 under planning reference: 95/00567/APP.
- 2.8 Further applications after this date are in relation to the Site's use as a rehoming centre for dogs, including the extensions to existing buildings, erection of new buildings/facilities and layout amendments.

Ref	Description of Development	Status
74/03948/HIST	Residential development of up to 70 houses or bungalows.	Refused 12 June 1979
74/05350/HIST	Provision of components and BLDGS for boarding facilities for dogs.	Granted 17 May 1980
95/00567/APP	Redevelopment of existing kennel complex, conversion of single dwelling into two flats, conversion of garage/workshop into shop/flat, demolition of nursery buildings and use of land in connection with kennels.	Granted 14 June 1996
96/00527/APP	Amendment to layout of circular kennels to accommodate existing trees.	Granted 15 th November 1996
96/00528/APP	Construction of new line kennels for an additional 18 dogs, provision of 3 no. night kennels adjacent to flat and provision of 6 no. dog runs.	Granted 18 April 1997
98/00707/APP	Amendments to planning permissions APP/95/00567, APP/96/00528 and APP/96/00529 for 5 no. enlarged kennels, 1 no. L-shaped kennel, part single and part two storey admin building and change of use of shop to reception/office.	Granted 18 August 1999
01/00476/FUL	Erection of building to form enclosed exercise run/behavioural training hall.	Refused 27 th September 2001
01/00393/FUL	Widening of existing site access.	Granted 17 August 2001
02/00104/FUL	Erection of building to form enclosed exercise area/behavioural training hall (re-submission of previous application 01/00436/FUL)	Granted 18 March 2002
14/00379/FUL	Erection of single storey extension to side elevation.	Granted 31 st July 2014
14/00379/NMA	Non material amendment sought to approved application 14/00379/FUL – erection of single storey extension to side elevation to allow for alterations to the fenestration, installation of additional door and changes in roof material.	Granted 15 December 2014

- 2.9 It is evidently clear that the Site is in use as a Rehoming Centre and thus, it falls within Use Class Sui Generis.

3.0 THE PROPOSED DEVELOPMENT

The Proposal

3.1 As set out in **Section 1.0** of this Statement, the proposals comprise the redevelopment of the existing Dogs Trust Rehoming Centre in Merseyside to deliver a betterment in the facility, high quality space that can appropriately manage the handling and care of dogs, meet demand within the local area and provide enhanced community benefits.

3.2 The description of development is as follows:

“The redevelopment (and part retention) of the existing Dogs Trust Rehoming Centre to deliver new facilities including a new rehoming building, vets and puppy suite, an intake and booked building and a training barn, vehicular and pedestrian access improvements, landscaping and layout improvements, including outdoor furniture, and associated works”.

3.3 The form and content of the proposed development is described in full in the Design and Access Statement, prepared by Powell Dobson that forms part of this Application.

Overview of the Applicant

3.4 Dogs Trust is the largest dog welfare company within the UK and have existed since 1891 hosting 22 Rehoming Centres across the UK and Ireland. The Trust have been acquiring sites for the strategic development of Rehoming Centres for over 20 years - 17 sites have been acquired and/or redeveloped within this time. Dogs Trust help dogs that are at risk and provide services related to healthcare, training and rehabilitation.

3.5 In Merseyside, Dogs Trust has a positive reputation within the local community and a strong relationship with other public organisations within the area. These relationships have established over time, and they continue to work closely together with the local community, especially via charity events.

Demolition of the Existing Buildings

3.6 There are 10 buildings on Site in total as part of the existing centre. It is proposed that all buildings will be demolished (1,239.9 sqm (GEA) floorspace) with the exception of the main reception / rehoming building and the maintenance facilities block both of which are located within the centre of the Site and together comprise 277.6 sqm. For completeness, the buildings to be demolished comprise:

- 1) Reception / Store;
- 2) Kennel Line Block;
- 3) Kennel Parasol Blocks; and
- 4) Training Barn.

3.7 The decision to demolish the above buildings is linked to their condition and lack of flexibility. They are not fit for purpose and are compromising Dogs Trust's ability to meet increasing demand within the local area.

New Rehoming Centre

3.8 The Proposed Development seeks to retain the following existing buildings:

- 1) Main Reception / Rehoming Building; and
- 2) Maintenance Facilities Block.

3.9 Beyond the retention of the above buildings, the proposals seek to create a total of 1,680 sqm (GEA) of new Sui Generis floorspace. The new buildings will comprise of the following:

- A new Rehoming Building at the west of the Site, to the east of the existing visitor car park. This building accommodates 15 standard kennels and 1 sponsor kennel. It also will provide office floorspace at first floor level – **535.3 (GEA) floorspace**;

- A new Training Barn Building at the west of the Site, to the south of the existing visitor car park – **204.3 sqm (GEA) floorspace**;
 - A new Intake Building (inc. 'drop off') at the east of the Site. This building accommodates 20 standard kennels – **424.5 sqm (GEA) floorspace**;
 - A new Booked Building – **237.5 sqm (GEA) floorspace**;
 - A new Training and Behavioural Assessment (TBA) Kennel Building at the east of the Site. This building accommodates 18 standard kennels and 2 Training and Behavioural Assessment (TBA) kennels – **163.4 sqm (GEA) floorspace**; and
 - A new maintenance shed/store at the western corner of the staff car park, positioned within the centre of the Site – **55.6 sqm (GEA) floorspace**.
- 3.10 At present, the existing floorspace on Site extends to 1,517 sqm (GEA) of floorspace, providing a total of 67 kennel spaces. The new Development will effectively demolish 1239.9 sqm of this floorspace and deliver 1,680 sqm of new Sui Generis floorspace, creating 52 new, high quality kennels resulting in a net additional floorspace comprising 232.6 sqm.
- 3.11 This will result in a reduction of 15 kennel spaces when comparing the proposals to the existing situation on Site. The main purpose of this is to focus more heavily of the quality of facilities and subsequent care to dogs, rather than quantity. It is the opinion of the Dogs Trust based on their extensive experience that despite the reduction in the number of kennels owing to the improvements in care and kennelling, the efficiency of the centre will be significantly improved via the redevelopment and result in increased levels of rehoming and a betterment in canine care.

Landscaping Strategy

- 3.12 The application proposals comprise an opportunity to improve and enhance at the centre. As such, a comprehensive landscaping strategy is proposed. The strategy has been influenced by the Site's location within the Green Belt location and existing features and characteristics.
- 3.13 The landscaping strategy consists of tree retention as well as new tree, shrub, native and hedge planting, artificial grass and sand in some parts of the Site for the dogs to play, the improvement of existing grass areas and new grass areas and rain gardens. It also proposed new external seating and planting within the courtyard area of the Site, close to the existing visitor car park.
- 3.14 Soft landscaping plans have been produced by Brewood Landscapes Ltd and have been submitted as part of this Application. The plans provide a greater level of detail of the landscaping elements and where they will be located throughout the Site. It also provides in depth information of the species for each green feature that is proposed, including the dimensions of each. It also demonstrates that biodiversity net gain will be achieved and secured on Site.

Highways Improvements

- 3.15 Regarding access, the main point of vehicular access is obtained from Whiston Lane which connects directly to the existing car park. It is proposed that a new priority junction will be constructed in this location which will create a new form of access into the Site however it will still be obtained from Whiston Lane, at the west. Subsequently, the existing access point will be made redundant and thus, closed. The improvements will result in a betterment in respect of visibility for vehicles leaving the Site.

Car and Cycle Parking

- 3.16 There is a visitor car park that exists on Site at present which provides a total of approximately 43 car parking spaces. The proposals will retain the existing car park albeit it will be reconfigured to enable the inclusion of a new road internal road which runs along the perimeter of the northern boundary. This provides a connection to the new staff car park which will be located in the centre of the Site and to the kennel areas further east of the Site.
- 3.17 The existing car park will be reduced slightly, providing 37 car parking spaces for the use of visitors. A secondary car park will be located within the Centre of the Site, positioned in front of the main reception block for staff use only and hosts 17 car parking spaces.
- 3.18 In total, there will be an uplift of 13 car parking spaces on Site, from 43 to 55. There will also be 4 electric charging vehicle points. 2no will be at the visitor car park and 2no within the staff car park. 4 of the spaces at the visitor's car park will be accessible.

- 3.19 There will also be cycle parking provision provided on Site comprising 3 Sheffield stands which will provide a total of 6 cycle parking spaces.
- 3.20 Further details are provided in the Transport Assessment, prepared by David Tucker Associates.

Design Approach

- 3.21 Design matters are comprehensively addressed within the Design and Access Statement. The scheme has been designed by Powell Dobson Architects, informed by a detailed contextual analysis of the existing Site and the surrounding area.
- 3.22 The design of the Dogs Trust Site has been wholly based on improving animal welfare and the experience that visitors have when they come to the Centre, including how they perceive it based on its appearance and how the space could be improved to provide the best facility for visitors to interact with the dogs. The application scheme responds to this analysis and the feedback and discussions held during the pre-application process with Knowsley Council.
- 3.23 With regard to layout, the new buildings have broadly stayed primarily in the same locations, however the connections between each buildings and the exercise areas that have been improved. The new rehoming building will remain at the front of the Site, adjacent to the new visitor car park and will provide the feeling of arrival for visitors. This also means that vulnerable dogs that are due to be admitted are processed into the rehoming building more efficiently without having to navigate through the Site or come into contact with other dogs.

Public Consultation

- 3.24 The Applicant has undertaken formal pre-application consultation with Officers at Knowsley Council. The pre-application meeting took place on 18th January 2023 where the Proposed Development was discussed (reference: 22/00037/PREAPP). Advice obtained from Officers were acknowledged and has been incorporated into the design evolution of the Scheme. The rationale and evolution process of the overall design approach is set out within the accompanying Design and Access Statement ("DAS"), prepared by Powell Dobson Architects
- 3.25 There were a number of queries from Officers provided within the formal feedback response. We are confident that this Planning Statement provides a great level of detail that responds and addresses these points.
- 3.26 Further, a public consultation event was held at the Centre on 24 May 2023. Feedback Forms were provided for the local community to complete which asked whether they supported the development, are a dog owner, are aware of the work Dogs Trust undertake within the community, if they would visit and use the new facilities and if they consider the facility to be asset to the community.
- 3.27 The responses received generated 100% support from the local community and are provided in Appendix A of this Statement. The majority of the responses made reference to the importance of better facilities for dog welfare, the staff and also to attract more visitors. Respondents identified an awareness that the Merseyside centre had fallen behind more contemporary facilities, particularly that at Manchester and was in need of a betterment.

4.0 LEGISLATION, PLANNING POLICY AND GUIDANCE

4.1 This Section considers the legislative framework, planning policy and other material considerations that together provide the context against which the application for the proposed development will be considered.

4.2 Upon submission of the planning application, the Council must consider the policies in the statutory Development Plan and assess the proposal against them, unless there are material considerations which weigh in the planning balance. This is a legal requirement set out in the Planning and Compulsory Purchase Act 2004. Section 38(6) states as follows:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

4.3 The planning policy framework, comprising the statutory Development Plan and other material planning considerations, includes adopted planning policy, emerging planning policy and planning policy guidance. The planning policy framework relevant to this application is set out below.

National Policy

4.4 The National Planning Policy Framework (the “NPPF” / “the Framework”) (2021) sets out the Government’s approach to planning matters. It is a material consideration in the determination of planning applications.

4.5 In March 2014, the Government published the National Planning Practice Guidance (“PPG”) which is a material consideration in relation to planning applications. The PPG replaces several previous circulars and guidance to provide a simplified single source of guidance at the national level. The PPG is a material consideration in the determination of applications.

4.6 At the heart of the NPPF is a presumption in favour of sustainable development, to ensure that sustainable development is approved without delay (paragraph 11).

Emerging National Policy

4.7 There is currently an ongoing consultation being held in relation to the proposed changes to the NPPF, started on 22nd December 2022 and is expected to close on 2nd March 2023.

4.8 The proposed changes set out within the consultation document primarily relate to the way in which the Government intend on assessing housing need, including the removal of the requirement to apply a buffer to Council’s housing supply, they have proposed to reduce housing supply targets from 5 years to 4 years and have a strong focus towards “beauty” in new developments.

4.9 Given the document is still subject to consultation no weight has been attributed to the revisions as a material consideration.

Statutory Development Plan

4.10 The relevant statutory Development Plan comprises:

- Knowsley’s Local Plan Core Strategy (January 2016);
- Knowsley’s Replacement Unitary Development Plan (June 2006);
- Local Plan Policies Map (incorporates amendments made following the adoption of the Merseyside and Halton Joint Waste Local Plan in July 2013 and the Knowsley Local Plan Core Strategy in January 2016); and
- Merseyside and Halton Joint Waste Local Plan (July 2013).

4.11 The Site is located within the Green Belt, as identified on the Council’s Policies Map.

4.12 The Site is not subject to any other planning allocations within adopted local policy.

4.13 Policies contained within adopted plans are considered ‘out-of-date’ when it has been five years from the adopted date. The documents above that make up Knowsley Council’s Development Plan were all adopted longer than five years ago

and thus, they are now 'out-of-date'. This ultimately triggers the presumption in favour of sustainable development, in accordance with paragraph 120c of the NPPF.

Knowsley's Local Plan Core Strategy (January 2016)

- Policy CS2 (Development Principles);
- Policy CS5 (Green Belt);
- Policy CS19 (Design Quality and Accessibility in New Developments);
- Policy CS24 (Managing Flood Risk);
- Policy CS7 (Transport Networks);
- Policy CS22 (Sustainable and Low Carbon Development);
- Policy CS8 (Green Infrastructure);
- Policy CS19 (Design Quality and Accessibility in New Development); and
- Policy CS21 (Greenspaces and Trees).

Knowsley's Replacement Unitary Development Plan (June 2006)

- Policy OS7 (Educational Uses and Sites);
- Policy CP3 (Development Quality);
- Policy DQ1 (Design Quality in New Developments);
- Policy T1 (An Integrated Transport System);
- Policy T6 (Ensuring Choice of Travel to Serve New Developments);
- Policy ENV2 (Noise and Vibration);
- Policy ENV1 (Control of Pollution in New Development); and
- Policy ENV3 (Light Pollution).

Emerging Local Policy

- 4.14 From a review of the Council's website, it appears that the Council have not yet commenced a review of their Local Plan.
- 4.15 The Council's latest Local Development Scheme was adopted in July 2013 and is in relation to the adoption of the Knowsley's Local Plan Core Strategy which was taken place in January 2016. This further establishes that the adopted policies are out-of-date.

Other Material Considerations

- 4.16 The Council has adopted several Supplementary Planning Documents (SPDs), but only the following are of relevance to this Application:
- Ensuring a Choice of Travel SPD (September 2010);
 - Design Quality in New Development SPD (January 2016);
 - Developer Contributions SPD (June 2016); and
 - Trees and Development SPD (June 2016).

5.0 PLANNING ASSESSMENT

5.1 In this section the proposed development is assessed against the statutory Development Plan and other material considerations as outlined in **Section 4.0**.

5.2 The Site currently comprises of several existing buildings that are used as a reception area, five parasol kennels, line kennels, a puppy block, a training barn building and car parking, as identified on the submitted Site Location Plan (reference PDA-EX-XX-GA-A-(05)-9001). All existing elements extends to approximately 6,309 sqm of floorspace, including hardstanding, building footprint and grass / sand areas (used for exercise purposes).

The Need for the Proposed Development

5.3 An Operators Statement has been prepared by Dogs Trust and submitted in support of this application. The document outlines the fact that the Rehoming Centre in Merseyside has experienced a significant influx of new dogs that need to be re-homed in recent years. The reason for this being is twofold, the Covid-19 pandemic and the cost of living crisis. This has resulted in many owners not being able to take care of their dogs and a direct consequence of this is having to put their dogs up for adoption. In 2022, Dogs Trust took over 50,000 relinquishment enquiries from owners who were struggling to look after their dogs properly.

5.4 The cost of living crisis has loomed across the UK in recent years. From a statistical standpoint, regular polling through You Gov showed that 43% of respondents thought they would find it more difficult to give their dog all they needed, compared to before the cost of living crisis began, 64% of non-dog owners said that the rising cost of living would prevent them from adopting or buying a dog. This has had a direct influence on the Merseyside Rehoming Centre with the inability to keep up with growing demand due to sub-optimal conditions. As a result, there is a need to redevelop the existing Centre so it can be replaced with better facilities and create a more enjoyable space for visitors and dogs.

5.5 Additionally, Dogs Trust also offer opportunities for the wider community to benefit from their facilities, including educational services, dog school training, the training of local authority animal wardens, promotion of responsible dog ownership, microchipping, neutering and advice/support to government. Having a higher quality facility will enable these types of services to be enhanced.

5.6 Further to the above, beyond Dogs Trust, animal welfare / rehoming organisations within the local area are very limited. Pressure on the centre has amplified linked to the closure of the RSPCA centre in the vicinity and heightened the requirement for investment in the Centre.

5.7 Further detail in relation to Dogs Trust's needs is provided within the Operator's Statement which has been submitted as part of this Application.

Land Use Principles

5.8 NPPF Paragraph 84a states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

5.9 The Site is an established charity run organisation that has existed within the local community for over 20 years as a Rehoming Centre. It comprises of 10 separate buildings, five of those are used as Parasol Kennels and the others comprise of the Vets / Food Prep / Isolation Building, Line Block Kennels, a Training Barn, a Store Building and the Reception Block.

5.10 The Proposed Development involves the continuation of the existing use, but significantly improving the quality of the facilities on Site through the delivery of new, high-quality buildings and outdoor play/exercise areas for dogs. These improvements not only respond to the identifies needs of the Trust, but also provide opportunities to create a better space and facilities that are more appealing to visitors and members of the community when they are involved in organised training activities.

5.11 The NPPF encourages promoting healthy and safe communities through the delivery of community facilities such as sports venues and other local services to enhance the sustainability of communities and residential environments (paragraph 93a).

- 5.12 Achieving sustainable development is key to a successful planning system as promoted within the NPPF (paragraph 7). Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development, this includes meeting the development needs of their area and improving the environment (paragraph 11a).
- 5.13 The faster delivery of public service infrastructure is an objective of the NPPF and it is stated that local planning authorities should work proactively and positive with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted (paragraph 96).
- 5.14 There are no adopted policies within the Council's Development Plan that seek to protect or promote the delivery of community uses/assets and/or social infrastructure within the Borough.
- 5.15 Nonetheless, given that the Merseyside Centre is also used for educational/training purposes, we deem that Policy OS7 (Educational Uses and Sites) within the Replacement Unitary Development Plan is applicable in this instance. This policy supports proposals for the development, alterations and extensions of educational and training facilities provided that they are located and designed in a convenient manner.
- 5.16 The Proposed Development seeks to deliver a new high-quality, state-of-the-art Rehoming Centre in replacement of an outdated, purpose built facility. The primary purpose of this is to ensure that Dogs Trust's facilities are compliant with modern day standards. It also allows for Dogs Trust to offer improved services to visitors and the rest of the community that seek to embark on training programmes that Dogs Trust offer. In land use terms, this approach is encouraged and supported in principle by national policy and thus, the Proposed Development is compliant. It is also important to highlight that the existing use of the Site has existed and been running for over 20 years which effectively establishes the acceptability of a Rehoming Centre in this location.

Green Belt Matters

- 5.17 The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (paragraph 147). However, the redevelopment and limited infilling of previously developed land within the Green Belt would not be "inappropriate" where there would be no greater impact on the openness of the Green Belt and the purpose of including land within it when compared to the existing situation, as outlined at paragraph 149g of the NPPF.
- 5.18 Paragraph 148 of the NPPF requires local planning authorities to ensure that substantial weight is given to any harm to the Green Belt and that 'Very Special Circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 5.19 National guidance in relation to the Green Belt is discussed at Chapter 13 of the NPPF. The fundamentals aim of the guidance is to prevent urban sprawl by protecting the openness of the Green Belt, as outlined at Paragraph 137. There are also five key purposes of the Green Belt set out at Paragraph 138 of the NPPF. These are to check the unrestricted sprawl of large built-up areas, to prevent neighbouring towns merging into one another, to assist in safeguarding the countryside from encroachment, to preserve the setting and special character of historic towns, and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.20 On the basis of the above, we provide a justification for the proposals having regard firstly to the impact on the objectives of the Green Belt and secondly on the impact of the proposals on openness.
- 5.21 At a local level, Core Strategy Policy CS5 (Green Belt) is in alignment with the Green Belt requirements within the NPPF, it states that *'inappropriate development will not be permitted in the Green Belt except in very special circumstances in which it has been demonstrated that the harm to the Green Belt (including any harm to its openness, purposes or to its visual and recreational amenities) would be clearly outweighed by other considerations'*.
- 5.22 The existing Site comprises of ten structures/buildings extending to approximately 1,517 sqm (GEA) of floorspace. The proposals seek to demolish 1,239.9 sqm (GEA) of existing floorspace with the retention of the reception building and the maintenance facilities block. This enables the redevelopment of the Site which consists of delivering the following six new buildings:
- 3.28 Beyond the retention of the above buildings, the proposals seek to create a total of 1,680 sqm (GEA) of new Sui Generis floorspace. The new buildings will comprise of the following:

- A new Rehoming Building at the west of the Site, to the east of the existing visitor car park. This building accommodates 15 standard kennels and 1 sponsor kennel. It also will provide office floorspace at first floor level – **535.3 (GEA) floorspace**;
- A new Training Barn Building at the west of the Site, to the south of the existing visitor car park – **204.3 sqm (GEA) floorspace**;
- A new Intake Building (inc. 'drop off') at the east of the Site. This building accommodates 20 standard kennels – **424.5 sqm (GEA) floorspace**;
- A new Booked Building – **237.5 sqm (GEA) floorspace**;
- A new Training and Behavioural Assessment (TBA) Kennel Building at the east of the Site. This building accommodates 18 standard kennels and 2 Training and Behavioural Assessment (TBA) kennels – **163.4 sqm (GEA) floorspace**; and
- A new maintenance shed/store at the western corner of the staff car park, positioned within the centre of the Site – **55.6 sqm (GEA) floorspace**.

Impact on Green Belt Objectives

5.23 The general objectives of the Green Belt are identified above. Having regard to paragraph 138, the proposal would not conflict with these principles as demonstrated below:

- **Objective 1: To Prevent Urban Sprawl**
The proposals do not include any commercial or residential uses beyond the existing settlement boundary. The Proposed Scheme is well contained and majorly relates to land that has already been developed on the Site, with the exception of providing new buildings towards the west of the Site. The proposals do seek to construct a new building towards the west of the Site next to the existing car park, however this will be located next to smaller buildings that already exist at this part of the Site. Nonetheless, the proposals will not result in any built development to protrude beyond this area and all new development will be contained within the boundaries of the Site. This scheme therefore does not affect the objective of preventing urban sprawl;
- **Objective 2: To Prevent Merging Settlements**
The proposals only consist of new development within the redline boundary and thus, will not connect to any surrounding areas. The nearest settlements to the Site are to the west, separated by Whiston Lane and as such, there is no possible for the proposals to result in merging with this settlement. Further, the Site is heavily bounded by mature trees and hedge planting to the north, east and south which act as a barrier to surrounding Green Belt land and the allotments to the south. The proposals therefore do not affect the objective of preventing the merging of settlements;
- **Objective 3: To Safeguard Encroachment on the Countryside**
Whilst the proposed buildings on Site will result in a marginal increase in footprint, the Proposed Development focuses new built form upon the previously developed part of the Site to ensure that there is no encroachment on the countryside. The extent of built development across the Site has also been limited to reinforce this and it does not protrude beyond the redline boundary. The proposed buildings have been carefully positioned to be in a similar location as to what currently exists. New development located to the west of the Site will be located within proximity of the existing built form and will be positioned away from the site boundaries. The positioning of the new buildings and landscaping assists in safeguarding any encroachment on the countryside;
- **Objective 4: To Preserve the Setting and Special Character of Historic Towns**
The Site is not located in a historic settlement. There are also no historic settlements in the wider area that would be affected by the application proposal; and
- **Objective 5: To Assist Regeneration, Encouraging the Recycling of Derelict and Other Urban Land**
A large proportion of the application Site is previously developed land which would benefit from improvement, with the delivery of more high-quality buildings and the provision of new landscaping. A better quality facility that is more aesthetically appealing will contribute to enhancing the character and quality of the surrounding countryside rather than detract from it. The redevelopment of the facility will therefore not affect the recycling of derelict and other urban land for residential or commercial development. There is no conflict with this Green Belt objective. The Council produced a Green Belt Study in November 2012 as part of their evidence base for their Development Plan. At paragraph 5.11 of this Study it is stated that there was very little evidence during workshop exercises as to how it can be determined that development was likely to have a positive or negative impact on this Objective. It was therefore concluded that whether development would or would not have an impact was likely to depend on the details of the Proposed Scheme and on future regeneration priorities as well as matters such as distance between the site being development and any regeneration priority and links between them, including the possibility of cross-subsidisation which can only be determined at the time a

planning application has been submitted. In response to this conclusion, the Proposed Development in this instance is contained within one parcel of the Green Belt that is bounded by a railway line to the north, motorway to the east, Whiston Lane Road to the west and allotments to the south. We deem that it would be very unlikely for the Council to have regeneration initiatives for these surrounding sites which this Proposed Scheme would have an impact upon. If this was not the case, and the Council did happen to have specific initiatives for the surrounding land, then we are certain that the proposed redevelopment will stay within the redline boundary and will therefore not restrict any new developments coming forward in the future.

- 5.24 The proposals would not conflict with any of the Green Belt objectives or other provisions of Green Belt policy which support beneficial redevelopment of brownfield sites. Approval of the proposed redevelopment would also contribute to improving a facility that is considered a valuable asset within the local community.

Impact on Openness of the Green Belt

- 5.25 Redevelopment of previously developed sites in the Green Belt is regarded as appropriate development where it would not have a greater impact on openness than the existing development. The definition of previously developed land includes permanent buildings, the curtilage of the developed land and any associated fixed surface infrastructure. The Site includes a number of permanent structures with associated hard standing which are lawful (as set out in **Section 3.0**). The application site forms part of the curtilage and is therefore regarded as previously developed land. It is therefore suitable in principle for redevelopment, subject to the consideration of the impact of openness.
- 5.26 This section should be read in conjunction with the Landscape and Visual Assessment, prepared by Lizard which has been submitted in support of this Application. This Document provides a detailed assessment of the potential impact arising from the Proposed Development, with particular regard to the impact on openness of the Green Belt. At present, the extent of the existing buildings on Site extend to 1,517.5 sqm (GEA) of floorspace.
- 5.27 As explained in earlier chapters, the Proposed Scheme entails the redevelopment of the Site, delivering a total of 1,680 sqm (GEA) of *Sui Generis* floorspace, this includes the retention of the reception building and maintenance facilities block.
- 5.28 As a result, the proposals seek to deliver a 223.6 sqm (GIA) uplift in floorspace compared to the existing facility.
- 5.29 The relevant legal authority on the question of openness is Turner¹ where the Court of Appeal found that:

“The concept of “openness of the Green Belt” is not narrowly limited to the volumetric approach suggested by Mr Rudd. The word “openness” is open-textured and a number of factors are capable of being relevant when it comes to the particular facts of a specific case. Prominent amongst these will be factors relevant to how built up the Green Belt is now and how built up it would be if redevelopment occurs (in the context of which, volumetric matters may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspect of openness which the Green Belt presents.”

- 5.30 In considering the impact of the application proposals it is therefore necessary to consider all aspects of the existing Site, including existing buildings and how built up the Green Belt would be if the redevelopment occurs. Having regard to the considerations in the Turner case, and the proposed approach to redeveloping the site, as set out in **Section 4.0**, we consider that the application proposals could be regarded to be an appropriate form of development, in principle, for the reasons set out below:

- 1) The Proposed Development is primarily focused on the previously developed part of the Site, particularly at the eastern part of the Site which seeks to deliver three rectangular single storey structures in replace of the existing six round single canine enclosure structures. This will make this part of the Site more evenly distributed, with more open space between the buildings and would maintain a single storey at a comparable elevation at a reduced density in comparison to what currently exists on Site.
 - a) The proposed works to highways mainly consist of improving the existing car park and providing a new car park for staff within the centre of the Site. The new car park will comprise of hardstanding and will connect to the main reception block. Due to the size of this car park being relatively small and its positioning of being within the centre of the Site, in front of the main reception block, we consider this to have no resultant impact on the openness of the Green Belt. In addition, a new road is proposed that runs along the north boundary, connecting the existing visitor car park to the new car parking area. This is shielded by mature hedging and trees which will be retained and thus, will not be visible from

¹ John Turner v. Secretary of State for Communities and Local Government and East Dorset District Council [2016] EWCA Civ 466.

the railway tracks nor will it be visible from other locations. As a result, this will not have an impact on the openness of the Green Belt. Officers acknowledged that the presence of landscapes mounds, landscaping and trees are an advantage to this location as it means the proposed road and hardstanding areas will be enclosed either side and would therefore not be highly visible; and

- b) To the west of the Site, adjacent to the existing car park to the east, a new rehoming centre will be constructed which extends to two storeys. There is already existing built form within this location however we appreciate that this will be a new addition to the Site that will be of a larger size and will result in the loss of green landscaping area. A views analysis has been undertaken (**Viewpoint 2**) which confirms that the new re-homing building will result in a barely perceptible change to the character due to the obtuse view of the building and that there would be a slight glimpse of the roofline above the intervening railing, however despite the addition of a new building – which the assessment refers to a ‘minor additional area’ – the overall visual character and balance between greenery and built form would remain consistent and subsequently would result in a negligible effect on visual amenity and thus, the openness and function of the Green Belt would substantially remain as at present.
- 2) The Site benefits from already having secured planning permission and has been in operation for a sustained period of time. This in itself demonstrates that the redevelopment proposals will not result in or contribute to a greater amount of development being delivered on surrounding Green Belt land. The additional development that is proposed is a marginal increase to the existing situation and will be contained within the Site, thus it will not result in any greater built up form being delivered within the Green Belt;
- 3) The proposals include the delivery of a comprehensive landscaping strategy which provides for the retention of the existing boundaries and trees. It also comprises of new tree, shrub, hedge and native planting throughout the entire Site. This will ensure that views into the Site from the wider surrounding area remain limited and thus ensures the visual impact of the proposed development is negligible; and
- 4) The redevelopment proposals will allow for additional green landscaping techniques to be delivered on Site. The additional space created will create space for additional tree/shrub/hedge/native planting, whilst delivering rain gardens and biodiversity areas with swales, overall improving open space provision throughout the Site.

5.31 Within this context the redevelopment of the Site clearly would not have a greater impact on the openness of the Green Belt than the existing development and hence should be regarded as an appropriate form of development, having regard to the existing circumstances of the Site, the quantum and scale of development proposed and the landscaping and open space to be provided by the development.

5.32 Overall, it is clear that there would be no conflict with the objectives of the NPPF and the Local Plan (Core Strategy Policy CS5) in Green Belt policy terms.

Very Special Circumstances

5.33 It is necessary for applicants to demonstrate “Very Special Circumstances” (‘VSC’) where development would have greater impact on the openness of the Green Belt than the existing situation. Such judgements are related to the specific circumstances of a particular site and consideration must be based on the individual merits of a proposal, as outlined at paragraph 148 of the NPPF.

5.34 Should the Council not concur with our view that the developed could be regarded as an appropriate form of development there are a number of very special circumstances in this case that weigh significantly in favour of the proposed development. These are discussed in turn below.

5.35 With regard to the need of the Proposed Development, Dogs Trust have prepared a Statement which provides detail regarding the current pressures they are currently faced with and the fact that they are unable to meet demand within the local community. This Statement has been submitted as part of the Application.

5.36 The primary element of the VSC is the need for development in this location and the benefits that are generated as a result of this. Dogs Trust is an established charity that has run a Rehoming Centre within the Green Belt and local community for over 20 years. The current rural location for the Centre is preferred given that it is located far enough away from any residential settlements and so any noise generated from the handling of dogs is not heard. Surrounding the Site is further Green Belt land and built up urban and suburban location and therefore there is no alternative location for the Centre within the Borough that would allow for Dogs Trust to operate. The lack of suitable sites outside of the Green Belt is in itself a key part of the VSC, as not having a suitable site for a Dogs Trust Centre would result in further decline of the current facility and/or will have to relocate to a location that is not appropriate. It should also be highlighted that the loss of

this Centre would also remove dog training and educational opportunities that Dogs Trust currently offer. Further to this, there are other animal welfare/rehoming organisations within the local area however they have limited resources and the identified need within the local area for this type of facility continues to be significantly under-served.

- 5.37 The proposed redevelopment will enable Dogs Trust to provide facilities and support for stray and abandoned dogs and satisfy local demand for rescue dogs from being able to re-home them. Dogs Trust identified that almost 55% of dog adoptions take place within 15 miles of a Dogs Trust Rehoming Centre and therefore we are confident in stating that a large proportion of the dogs will go to families within the local community.
- 5.38 There are a number of considerations to which significant weight ought to be given and which fall in favour of granting planning permission. These are:
- A high quality Rehoming Centre that is able to provide the best quality of care for dogs, to improve their welfare and adoption opportunities, to meet identified demand in the Borough;
 - The continuation of educational and training opportunities for members of the local community, involving mass neutering, microchipping, education for dog owners, advising government and public sector officials, and academic behavioural research, as longer-term solutions. This will have a direct impact on reducing bad behaviour in dogs in attempt to assist with dog-on-dog attacks;
 - An improved layout that allows visitors and staff to navigate through the Site more logically, this has been enhanced through the provision of a new internal road, a revised car park for visitors and a new car park for staff;
 - The redevelopment proposals will allow for additional green landscaping techniques to be delivered on Site through the provision of tree/shrub/hedge/native planting, rain gardens and biodiversity areas with swales which show that biodiversity net gain is achieved by this development;
 - The consideration of Ground Source and Air Source Heat Pumps and PVs for energy generation; and
 - A package of sustainable transport measures through the implementation of a Travel Plan and electric vehicle charging points.
- 5.39 All points discussed above demonstrate that there are significant benefits for the redevelopment of the Site. This, in conjunction with the fact that the Landscape and Visual Assessment concludes that there will be no harm caused to the openness of the Green Belt as a result of the marginal increase in Development. All potential development impacts will be mitigated as explained by this Statement.
- 5.40 In summary, upon analysis it is clear that the redevelopment proposals do not cause any harm upon the openness of the Green Belt or conflict with the purpose of designation land as such. Accordingly, it is not inappropriate development and thus compliant with policy at all levels. Should the Council come to a differing conclusion, the Applicant is able to demonstrate Very Special Circumstances by virtue of the need to be in this location and the benefits arising from the scheme for the Dogs Trust charitable organisation and the local community. These are all capable of being given significant weight in the planning balance and are sufficient to overcome any harm caused to the Green Belt caused by the new Development. As such, the scheme is capable of being supported in Green Belt policy terms.

Design Matters

- 5.41 High quality and inclusive design is encouraged at all policy levels. The NPPF notes that good design is a key aspect of sustainable development and plays a crucial role in promoting better places for people. Paragraph 130 of the NPPF states that planning policies and decision makers should ensure that developments:
- a) *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

- 5.42 At a local level, Core Strategy Policy CS19 (Design Quality and Accessibility in New Developments) require new developments to enhance the local distinctiveness, identity and accessibility of places. The policy expects new developments to achieve the following set of criteria:
- a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;
 - b) Complement and enhance (where possible), existing landscape, topography, Green Infrastructure; and features of local importance and historic interest;
 - c) Consider provision of landmark buildings and additional detailing at and adjacent to main gateways, movement corridors, town centres and strategic regeneration opportunities;
 - d) Create spaces and places as a focal point, accommodating social interaction and active lifestyles, including provision and integration of high quality public realm and open spaces, public art (as appropriate); and landscaping which promotes biodiversity and integrates existing local habitats;
 - e) Provide safe, secure and convenient routes for movement (including signage), with priority for walking, cycling and public transport, to meet the access needs of all users, particularly pedestrians, cyclists, less mobile people and the elderly;
 - f) Integrate effectively with existing development and link to existing shopping and service provision; and
 - g) Demonstrate community engagement during the design phase of major development proposals.
- 5.43 The policy further requires new development to maintain a good standard of amenity for all existing and future occupants of land and buildings.
- 5.44 Policy CP3 (Development Quality) within the Council's Unitary Development Plan seeks all development proposals to provide an efficient use of land and buildings which will minimise the need to build on undeveloped greenfield sites to meet overall development needs. This policy requires proposals to provide a high design quality which will respond to and enhance the characteristics of the site and its surrounding area, as well as protect and enhance the environment and amenities of people who live, work in and visit Knowsley.
- 5.45 Policy DQ1 (Design Quality in New Developments) within the Council's Unitary Development Plan replicates much of the requirements set out within Policy CS19. The policy requires new development to be of a high quality design that responds to and enhances the characteristics of the immediate surrounding area through the use of appropriate scale, density, massing, height and building lines. In terms of surrounding area, this policy seeks proposals to preserve and enhance views of important landscape features/buildings in surrounding area and also, protect the amenities if neighbouring occupiers.
- 5.46 This policy goes on further to state that proposals are required to preserve and manage any existing important natural features such as trees, hedgerows, greenspace, ponds, slopes and streams and where possible make use of these as design features. New developments are also required to achieve an efficient use of land, provide an appropriate form of landscape treatment, provide high quality open spaces, designed to be well used and appreciated and provide good levels of amenity for occupiers of the development. Maximise environmental efficiency through efficient use of materials and resources, re-use of material where practicable and the promotion of energy efficiency should also be considerations in new developments.
- 5.47 As is described in the Design and Access Statement, a full contextual analysis of the Site and the surrounding area has been undertaken, along with abovementioned analyses of the existing natural landscape and surrounding built form, which has been considered within the design of the Proposed Development. The Scheme also had regard to the Council's local policies relating to design and their respective SPD, which both stipulate a set of criteria to ensure a high standard of design is achieved.
- 5.48 The design of the Proposed Development has fully assessed the opportunities on the Site and how best to maximise the amount of land available whilst avoiding causing any harm to the natural landscape that surrounds the site boundaries. The majority of the new buildings on Site will be located on existing hardstanding and have been better designed to create a more symmetrical and logical layout, especially with the removal of the 5 parasol kennels to the east. The architectural approach and materials palette draws upon the existing building and the surrounding context. The new buildings will be redesigned to appear more contemporary and be of a vernacular design to remain sympathetic and respectful to the surrounding area. All new buildings will extend no further than one storey and will remain in keeping with the surrounding area and protect and enhance the surrounding landscape environment. The material palette that has been adopted as part of the design consists of simple colours which are in line with the Dogs Trust brand, in addition to providing a simply but aesthetic appearance.

- 5.49 The layout of the Site has been redesigned to create a better welcoming experience for staff, visitors and dogs. Access to the Site remains unchanged however the existing car park at the entrance of the Site has been reconfigured to deliver a new spine road along the northern boundary of the Site. It also allows for a new Rehoming Centre to be delivered at the entrance of the Site, adjacent to the existing car park. This will be the primary access point for staff. This ensures that dogs can be admitted into the facility easier and more calmly without having to come into contact with other dogs which can cause a hostile environment, particularly for dogs that are more sensitive and require extra care. Also, the approach for the new layout was to create easier access for visitors and enhance their experience. Further, the current layout experiences poor drainage and the Trust are unable to control this effectively without imposing changes to the layout. The new proposed layout creates the opportunity to deliver a new swale. This will be located beneath the new spine road that runs along the northern boundary. Rain gardens are also proposed as part of this strategy to contribute to improving the management of water.
- 5.50 The Proposed Development is of a similar scale to the existing buildings from a height and massing perspective. The new buildings have been carefully positioned to maximise the land available and to create a new built form that is symmetrical, whilst opening up parts of the Site for new grassland, particularly at the east part of the Site. The demolition of the 5 existing parasol kennels which are currently not utilising the space available due to being irregular in shape and size, has enabled this change at this part of the Site.
- 5.51 In addition, this has maximised the opportunity to deliver a harmonious landscaping strategy that ties the development together through ensuring the new buildings, exercise paddocks, and existing and new car parking areas all respond to the surrounding landscape. The strategy ensures that these elements are enclosed through the inclusion of greenery features, so they are well integrated into the landscape. This also assists with creating a relationship between the new development and the surrounding area. Notwithstanding this, the Site already benefits from being enclosed by mature landscaping consisting of mature trees, hedges and scrubs, at all boundaries. This effectively acts as a screening measure, closing the Site off from surrounding development which at present, only consists of the train line to the north and the allotments to the south. In turn, this further reveals the Site's natural characteristics and thus, contributes to enhancing the surrounding Green Belt location, in comparison to the existing Site.
- 5.52 On the basis of the above we consider that the Proposed Development is consistent with Policy CS19, CP3, DQ1 and Paragraph 130 of the NPPF, in respect of design matters.

Flood Risk and Drainage

- 5.53 Paragraph 167 states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. To confirm this is the case, a site specific Flood Risk Assessment is required for planning applications where the site area is greater than 1 ha in Flood Zone 1. This is also required by Core Strategy Policy CS24 (Managing Flood Risk).
- 5.54 As the total site area extends beyond 1 ha, a Flood Risk Assessment and Drainage Strategy prepared by Nolan Associates accompanies this Application. The FRA outlines the potential for the proposed development to be impacted by flooding, the impacts of the proposed development on flooding in the vicinity of the site, and the proposed measures which could be incorporated into the development to mitigate the identified risk.
- 5.55 At a local level, Policy CS24 states that new development that may cause an unacceptable risk of flooding on the site or elsewhere will not be permitted. It also states that new development should preferably be located in areas of low probability of flooding.
- 5.56 This policy notes that new development shall include flood mitigation measures, where necessary, to manage flood risk associated with or caused by the development. These measures shall be derived from the Strategic Flood Risk Assessment (SFRA), relevant FRA(s) or a local strategy for flood risk management, and:
- a) *"Be designed to contribute to the biodiversity of the Borough unless it can be demonstrated that this would not be technically feasible;*
 - b) *Incorporate a Sustainable Drainage System;*
 - c) *Be fully described in the planning application; and*
 - d) *Be funded by the developer, including long term maintenance.*
- 5.57 In terms of drainage, this policy requires new developments to be designed to reduce surface water run-off rates to those associated with a green-field site by treating it as its source.

- 5.58 The Site lies entirely in Flood Zone 1 which indicates that the site is at the lowest probability of risk from flooding, which confirms that the Site is suitable for development and an exception text is not required. The accompanying Assessment refers to the Environment Agency mapping system which confirms that there is a very low risk of surface water flooding on Site. The Assessment also concludes that the Site is not susceptible to groundwater risk.
- 5.59 The Knowsley Preliminary SFRA shows a spatial distribution of flood events across the Borough and confirms that the Site does not appear to be associated with areas of historic / sewer flooding and thus, the risk of the Site being susceptible to sewer flooding is assessed as being low.
- 5.60 In terms of foul and surface water drainage, surveys have been undertaken to assess the existing situation on Site. The results indicate that the existing separate foul and surface water outfalls to the sewers in Whiston Lane, which is identified as a watercourse. This watercourse is connected to Prescott Brook to the north and is designated as a Main River. It is proposed to connect surface water from the Development to the existing surface water drainage outfall, mimicking the existing scenario.
- 5.61 With regard to SuDS, the Proposed Development seeks to incorporate rainwater harvesting to capture rainwater from the roofs of the proposed Intake, Booked and TBA buildings. The water will then be utilised for the daily washdown of kennels, reducing the overall volume of surface water discharged off site and also reduced potable water usage. In addition to this, it is proposed to incorporate swales and raingardens as part of the surface water drainage design to maximise the potential for infiltration.
- 5.62 In summary, the supporting Assessment concludes that proposals will not increase the risk of flooding to the surrounding area, and thus the scheme complies with Policy CS24 of the development plan. Should they be required, further details of the SuDS can be secured by way of a suitably worded planning condition.

Transport Considerations

- 5.63 The sustainability of development is a key feature of local and national planning policy. This is intrinsically linked to transport and achieving a form of development that encourages a reduction in car use and alternative ways to travel. The NPPF requires Local Authorities to consider parking provision within new developments based upon the accessibility of the development and the opportunities for public transport and facilitate the provision of ultra-low emission vehicles (paragraph 107). Paragraph 111 of the NPPF states:

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

- 5.64 Paragraph 113 requires all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
- 5.65 Core Strategy Policy CS7 (Transport Networks) outlines that development is required to be located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles. Where deficiencies are identified, developer contributions will be required to improve the accessibility of the location. It also requires the submission of a Transport Statement and Travel Plan.
- 5.66 This policy also requires new developments to be in compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development, be inclusive of measures that will mitigate carbon emissions and improve air quality where appropriate.
- 5.67 Policy T1 (An Integrated Transport System) within the Council's Unitary Development Plan states that the Council's priorities for the development of the transport system are set down in the Merseyside Local Transport Plan, which aims to provide a sustainable and integrated transport system that would meet the needs of all existing and new development within and near to the Borough. UDP Policy T6 (Ensuring Choice of Travel to Serve New Developments) outlines that proposals for new development should provide or be served by a good choice of modes of travel which is appropriate to the scale and nature of the development, including car and cycle parking that are in accordance with the Council's minimum standards and parking facilities for the less mobile.
- 5.68 The Council adopted the Ensuring a Choice of Travel SPD in September 2010 which sets out the Council's key objectives and vision for the Borough from a highway's standpoint, including how improvements to the existing network could be

implemented. Policy T6 (Ensuring Choice of Travel to Serve New Developments) within the SPD echoes the requirements set out within UDP Policy T6.

- 5.69 Despite the Site being located within a Green Belt location, it is within proximity of residential settlements, a motorway and sits between two railway stations, as such, it is well served by good connection links. The nearby settlements also provide pedestrian and cycle footpaths, providing a safe route for people to walk/cycle from the Site, connecting them to bus stops as well as toward the town centre. As such, the Site is in a sustainable location and is easily accessible for staff and visitors.
- 5.70 The proposals seek to provide a new priority junction at the west of the Site, connecting the Site to Whiston Lane Road. This will be the main point of vehicular access to the Site and will be used by both visitors and staff. As a result, the existing access point in this location will be made redundant and therefore closed. The new location for the access point has been determined following a traffic speed survey and will now be located 20m north of the existing access solely for the purpose of improving visibility. The new location allows for visibility splays of 2.4m x 50m in both directions, as required by the average 85th percentile speeds of 34mph, therefore providing a betterment over the existing situation.
- 5.71 The Site is served by a singular car park for the use of both visitors and staff. This is located to the west of the Site and comprises of 43no. car parking spaces. It has become apparent that the Centre is currently unable to meet existing demand as the existing car park cannot accommodate the amount of people travelling to and from the Site.
- 5.72 The proposals seek to increase the number of car parking spaces on Site from 43no. to 55no. spaces across the existing car park and through the delivery of a new, smaller secondary staff car park to accommodate the additional spaces. The visitor car park at the front of the Site will accommodate 38no. spaces and the new staff car park will accommodate 17no. spaces. The new car park will be located at the centre of the Site, in front of the reception block. There are no parking standards at a local level for Sui Generis uses that are in relation to dog kennels. The proposed car parking provision is based solely on the identified need which has become apparent over time since the facility has been in operation.
- 5.73 4no of the 55no. car parking spaces will provide electric charging points, 2 of which will be for staff (7.2 KW) and 2no. will be for visitors (1 x 7.2 KW and 1 x 22 KW).
- 5.74 The submitted Transport Assessment identifies that the level of traffic generated by the existing facility is not significant with 114 two-way movements on a weekday (Thursday) and 177 two-way movements recorded on a weekend day (Saturday). At peak periods during weekdays, 18 vehicles arrived at the Site in the morning and 20 vehicles departed the Site in the evening. The Transport Assessment demonstrates that there will be no material change in traffic generation as a result of the Proposed Development, with the forecast visitor and staff numbers remaining largely the same. As a result, the proposals would have a negligible impact on the operation of the local highway network.
- 5.75 The submitted Travel Plan makes a number of recommendations that will be implemented by the Proposed Development in attempt to promote walking, cycling, bus travel and car sharing amongst employees and visitors.
- 5.76 Further to the above, the proposals seek to reduce and improve the existing car park through reconfiguration and creating a more suitable layout. As part of the highways works, a new road is proposed to be constructed along the northern boundary which will be the primary connection network throughout the Site. It will also incorporate swales as a drainage management technique from the railway track, which runs along the northern boundary. Network Rail have been consulted on this matter and have confirmed that the Proposed Development imposes minimal risk as such, do not raise any objections to this element of the Scheme.
- 5.77 With regard to cycle parking, the Council have local parking standards within the Ensuring a Choice of Travel SPD, however none of the categories included are relevant to the Proposed Development. In absence of these standards, the proposals seek to deliver 6no. cycle parking spaces in the form of 3 sheffield stands.
- 5.78 In summary of this, we consider that the Proposed Development satisfies adopted local planning policies and crucially demonstrates that the proposals will not result in an unacceptable impact on highway safety, nor that there would be any impact to the road network as a consequence of the marginal increase in car parking spaces. As such, the proposals are also in line with Paragraph 111 of the NPPF.

Energy and Sustainability

- 5.79 Section 14 of the NPPF relates to 'Meeting the challenges of climate change, flooding and coastal change' and states that the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the reuse of existing resources including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- 5.80 Paragraph 154 of the NPPF states that new development should be planned for in ways that can help to reduce greenhouse gas emissions, such as through its location, orientation and design.
- 5.81 Paragraph 157 requires new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 5.82 At a local level, Core Strategy Policy CS22 (Sustainable and Low Carbon Development) requires new developments to meet high standards of sustainable design and construction and minimise carbon emissions. This should be achieved by the following:
- a) *Designing new buildings for flexible uses throughout their lifetime;*
 - b) *Avoiding the creation of adverse local climate conditions by using natural systems to avoid internal overheating and excessive heat generation;*
 - c) *Ensuring developments are comfortable and safe for users;*
 - d) *Making the most effective and sustainable use of water, aggregates and other resources;*
 - e) *Limiting energy use by incorporating high standards of insulation, heat retention, natural ventilation and passive solar techniques;*
 - f) *Landscaping (including measures such as green walls or roofs) to create shelter and reduce any heat island effect;*
 - g) *Using sustainable materials from local suppliers where possible;*
 - h) *Supplying energy efficiently and incorporating decentralised energy systems, using renewable and low carbon energy where feasible;*
 - i) *Managing flood risk, including through the use of Sustainable Drainage Systems (SuDS) and flood resilient design for infrastructure and property; and*
 - j) *Promoting sustainable waste practices in new and existing developments.*
- 5.83 An Energy and Sustainability Statement has been prepared by KGA (UK) Ltd and accompanies this Submission. The Statement has been structured in line with the energy hierarchy: Be Lean, Be Clean and Be Green. It has also had regard to Part L Building Regulations (2021).
- 5.84 With regard to Be Lean, the proposed strategy involved Mechanical Ventilation with Heat Recovery (MVHR), 100% low energy lighting for efficiency, a High Efficiency Heat Pump for heating and cooling, a controlled heating system, the inclusion of an underfloor heating and air conditioning cassettes (office only, natural ventilation and split comfort/heating).
- 5.85 Investigations have been undertaken to assess whether it is possible for the development to connect to a local district heat network. It was identified that there were no local decentralised energy infrastructure in place and neither were proposed within distance of the Site. As a result, no connection to district heating systems will be considered.
- 5.86 Alternatively, other low carbon technologies have been assessed and incorporated into the energy strategy. These consist of Ground and Air Source Heat Pumps. The proposed electronically powered Air Source Heat Pumps will feed underfloor heating coils within the people and kennel spaces. These pumps are very efficient at providing water at the temperature required for these systems and will be running at a COP (Coefficient of Performance) of between 1:2.5 and 1:4. This means that for every unit of energy used, it will generate 2.5 (in cold conditions) and 4 units (mild conditions) of useful output energy.
- 5.87 A number of methods were assessed in attempt to reuse renewable energy, such as, wind power, biomass heating, solar thermal and photovoltaic panels (PVs). Wind, biomass and solar were all found as unviable options for this Site and as such, it was concluded that PV panels were the most suitable for this Scheme. The PVs will generate the energy required for the functioning of Air Source Heat Pumps.
- 5.88 From a construction standpoint, the proposals have been based on a 'fabric first' approach which means that the buildings have been designed to allow for enhanced insulation levels and airtightness figures when compared to standard

construction. This reduces the output of energy and thus, the operational costs for Dogs Trust at the end of construction stage.

- 5.89 Having assessed the above, the Proposed Development is wholly in accordance with Policy CS22 and meets Part L2 2021 Regulations, through utilising the combination of Be Lean, Be Clean and Be Green measures. As such, we consider that this should be given positive weight in the overall planning balance.

Landscaping and Trees

- 5.90 Paragraph 130 of the NPPF sets out a set of criteria that new developments are required to meet from a design perspective which includes landscaping improvements. Parts b, c and f of section are of relevance to landscaping and are as follows.

- *“are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and*
- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

- 5.91 Paragraph 174 seeks to protect and enhance valued landscapes, sites of biodiversity or geological value and soils.

- 5.92 Core Strategy Policy CS8 (Green Infrastructure) requires new developments to deliver new integrated and functional Green Infrastructure that helps to mitigate and adapt to climate change, such as sustainable drainage systems, carbon capture and storage, soft landscaping and green roofs.

- 5.93 Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) expects new developments to complement and enhance (where possible), existing landscape, topography and Green Infrastructure.

- 5.94 The following is encouraged to be incorporated into new developments by the Council under Core Strategy Policy CS21 (Greenspaces and Trees):

- a) *Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;*
- b) *Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and*
- c) *Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.*

- 5.95 A Landscaping Plan, Strategy and Planting Details has been prepared by Brewood Landscapes Limited and has been submitted as part of this Application. The accompanying Design and Access Statement also provides further detail in relation to the landscaping element of the Scheme.

- 5.96 The proposals consist of delivering a comprehensive and attractive landscaping strategy which includes retaining all existing 90 trees on Site whilst also planting 37 new trees. It also seeks several improvements to the landscaping areas across the entirety of the Site, including provision of the following proposed features:

- Native Whip Planting – 182.33 sqm;
- Woodland Mix Planting – 383.93 sqm;
- Medium Size Stock Woodland Planting – 96.03 sqm;
- Native Hedge Planting – 615.07 sqm;
- Ornamental Hedge Planting – 146.29 sqm;
- Swale / Rain Garden – 261.16 sqm;
- Shrub Planting – 347.41 sqm;
- Herbaceous Perennial Planting – 149.92 sqm;
- Climber Planting – 6.05 sqm; and
- Ornamental Grasses Planting – 51.47 sqm.

- 5.97 The landscaping proposals will aim to enhance the quality and variety of landscape features within the Site in order to increase biodiversity and strengthen the local green infrastructure network, as well as further contribute to the attractiveness and landscape within the surrounding area. As listed above, the proposed strategy also includes the management of sustainable water through swales and rain gardens.
- 5.98 In light of the above, the proposed landscape strategy is wholly compliant with all policies at national and local levels and therefore should be considered acceptable.

Ecology and Biodiversity

- 5.99 The NPPF promotes biodiversity in recognition of its role in supporting the natural and local environment (Paragraph 174), by requiring planning policies to protect sites of biodiversity value and provide net gain for biodiversity. Whilst Schedule 7A, Part 1 of the Environment Act 2021 does not come into force until November 2023, the 10% BNG target is taken as best practice.
- 5.100 At a local level, Core Strategy Policy CS8 (Green Infrastructure) state that Knowsley's existing Green Infrastructure and its beneficial functions will be protected, managed and/or enhanced, primarily to sustain and promote biodiversity in accordance with important and contribution to ecological networks. This policy also seeks to mitigate the effects of climate change and flood risk.
- 5.101 Part 6 of this policy requires new developments to seek to protect, maintain and where possible enhance biodiversity in and around new development according to their designation and significance to provide space for nature and, to provide adequate mitigation and/or, as a last resort, compensation for green infrastructure or biodiversity loss, in circumstances where harm resulting from the development is otherwise unavoidable.
- 5.102 As part of this Application, a Preliminary Ecological Appraisal (PEA) has been prepared by FPCR which includes an Extended Phase 1 Habitat Survey, a Preliminary Bat Roost Assessment and an ecological evaluation of the Site.
- 5.103 The Site is not covered by any statutory designation and no international nature conservation designations are within 5km of the Site, as identified within the Ecological Appraisal. As such, there are restrictive policies that need to be considered to protect these types of designation.
- 5.104 The PEA identifies that the hedgerows that exist on the Site are largely ornamental, and none would meet the definition of 'important' as presented in the Hedgerow Regulations 1997. Additionally, the habitats that were present on Site are of low ecological value, including amenity grassland and woodland areas, although some were identified as having potential to support local wildlife, in particularly, amphibians, bats and birds. Due to the presence of these species, a Construction Environmental Management Plan is recommended to ensure no harm is caused during the construction stage of the development. This will be secured as a condition.
- 5.105 There is an area of dense scrub and young woodland edge habitat to the north of the Site which has been identified to offer 'some' ecological value for biodiversity and local wildlife. This area will be removed as part of the development proposals. However, the PEA identifies this area as a 'relatively small extent of habitat and context within a wider area with habitats of greater extent and diversity' and as such, concludes that the loss of this area is likely to have a minor negative effect to any wildlife using the Site and biodiversity from this habitat loss. In addition, the PEA states that any loss of shrub and planting would have a negligible effect on the Site as they are identified as having low local ecological value and thus, there would be no loss of biodiversity given that the species are non-native.
- 5.106 There are 90 existing trees on Site at present that the Proposed Development seeks to retain as part of the Scheme and no trees will be removed. In addition to this, there will be an additional 37 new trees planted throughout the Site.
- 5.107 A comprehensive landscaping strategy has been designed to maximise the ecology and biodiversity features on Site as much as possible, as well as to create an attractive, sustainable place that is in keeping of its surrounding context. The proposed strategy comprises of new planting, including trees, shrubs, hedges, native and new grass areas, of various types of species to encourage ecology and biodiversity on Site. It also seeks to do this by improving water management through sustainable measures such as a small attenuation basin to ensure water is drained naturally. This feature in itself will provide additional wet grassland habitat and ephemeral open water habitat which would be considered a benefit to local wildlife and thus, be improving biodiversity on the Site. It will also be conditioned that bat and bird boxes will be incorporated into the development, as recommended within the PEA.

- 5.108 The proposed enhancements as part of the landscaping strategy enables a **14.96%** BNG score to be achieved. As a result, the Proposed Scheme is in compliance with new Biodiversity Net Gain Regulations set out within the Environmental Act 2021.
- 5.109 In summary, the PEA has concluded that the majority of the species present on Site are of low ecological value, except from the mix of native and non-native established trees on Site which have been found as having a degree of ecological value for biodiversity. Therefore, the removal of the scrub and woodland area to the north of the Site would be significantly compensate for any potential loss to existing ecology and biodiversity features on the Site with the addition of 37 trees, as well as the other planting that is proposed as part of the landscaping strategy.
- 5.110 It is therefore evident that there are several enhancements proposed as part of the new development that will improve ecology and biodiversity on Site and therefore, the proposals are wholly in accordance with NPPF Paragraph 174 and Policy CS8. The proposals also exceed emerging targets for BNG and as such, should be supported.

Noise

- 5.111 Paragraph 185 of the NPPF requires developments to mitigate and reduce to a minimum the potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on healthy and the quality of life.
- 5.112 Part J of the Council's Principle 4 set out at Core Strategy Policy CS2 (Development Principles) requires proposals to minimise negative impact upon noise or vibration levels and ensuring any negative impacts are appropriately mitigated. Policy CS8 (Green Infrastructure) also seeks to mitigate noise pollution.
- 5.113 Policy ENV2 (Noise and Vibration) within the Council's Unitary Development Plan) states that development that will either cause an unacceptable increase in noise or vibration levels or itself be subject to unacceptable noise or vibration from an existing source will not be permitted. It also states that where developments are permitted, conditions may be attached to ensure effective noise insulation or other required mitigation measures are carried out.
- 5.114 A Noise Impact Assessment (NIA), prepared by Hepworth Acoustics has been prepared to support this Submission. The NIA focusses on the potential noise impact associated with the dogs within the new development, along with any necessary building services equipment, and the new outdoor runs adjacent to the existing main kennel building. The reason for this is that the Proposed Development will not result in an intensification of the use of the Site, nor it will it result in additional vehicle movements. As such, the assessment does not focus on the cumulative noise impact at post construction stage as there will effectively be no change from the existing situation. In addition, the generated noise levels are likely to remain the same as per the output of the existing use and its operation. As this facility has existed for a significant length of time without causing noise nuisance, we consider that this should be satisfactory, and no issues would be caused in relation to noise.
- 5.115 Noise surveys were undertaken to assess the baseline position and it was found that the main sources at the Site were found to be intermittent, but there was regular road traffic generated from Whiston Lane and from the motorway (M27) to the north east of the Site. There was also intermittent rail traffic generated from the railway line to the north. It was identified however that the noise generated both from vehicles and the train line were not frequent enough to influence background noise levels. In addition, it was found that there was no significant noise from dog barking at either of the locations where the survey was carried out. The results of the noise survey can be found within Appendix II and in Table 1 and 2 of the NIA. The existing baseline position was assessed from two separate locations (A + B, as identified within the NIA) which identify the following noise levels:

Location A

- Daytime (0700 – 19:00).
 - Peaks of noise: 68 – 85 L_{max};
 - Residual noise: 60 L_{Aeq,T}; and
 - Background noise: 53 (mean) and 56 (mode).
- Nighttime (2300 – 0700).
 - Peaks of noise: 60 – 74 L_{max};
 - Residual noise: 54 L_{Aeq,T}; and
 - Background noise: 46 (mean) and 41 (mode) L_{A90}.

Location B

- Daytime (0700 – 19:00)
 - Peaks of noise: 65 – 82 L_{max};
 - Residual noise: 58 L_{Aeq,T}; and
 - Background noise: 51 (mean) and 53 (mode).
- Nighttime (2300 – 0700)
 - Peaks of noise: 55 – 74 L_{max};
 - Residual noise: 53 L_{Aeq,T}; and
 - Background noise: 45 (mean) and 43 (mode) L_{A90}.

5.116 It is worth highlighting that Dogs Trust has operated on this Site for over 20 years and have received no noise complaints throughout the duration of this period.

5.117 Further to the above, a survey assessing the potential impact of noise levels generated from barking dogs on the nearest dwellings to the Site was undertaken. The dwellings assessed were those to the south on Whiston Lane and opposite Whiston Lane. Hepworth Acoustics have undertaken this type of survey for other Dogs Trust sites at various locations thorough the UK and makes reference to the Shrewsbury site as this is of a similar scale to this Site. The assessment includes noise generated within the kennels and the outdoor run areas that are used for dogs to exercise. The findings present the following noise levels in relation to the impacts upon the nearest residential properties:

Location	L _{max} (Peaks of Noise)	L _{Aeq,T} (Average Noise Levels)
Dwellings to the south on Whiston Lane	38	14
Dwellings opposite on Whiston Lane	44	19

5.118 The findings above indicate that the noise from the operation of the new facility and associated outdoor activity is significantly below the existing prevailing noise climate of the area (shown above at paragraph 5.110).

5.119 With regard to the proposed plant, no details of such have been developed and are therefore not available at the time of submission. The Assessment does make reference to the noise limit for plants set by policy and guidance and presents recommendations for noise limits if a new fixed plant was to be incorporated into the scheme. It also states that careful attention must be given to the selection, installation and noise attenuation of the plant that is to be incorporated into the building when the time comes. We expect that this will be secured as a condition.

5.120 In summary of the above, it is concluded that there will be no unacceptable noise impact associated with the proposals sought within this Application, and is therefore in accordance with policy and guidance, subject to the introduction of planning conditions relating to new plant equipment that will ensure the recommended mitigation measures are incorporated.

Air Quality

5.121 Paragraph 186 of the NPPF supports opportunities to improve air quality or mitigate impacts where necessary.

5.122 At a local level, Principle 4 of Core Strategy Policy CS2 (Development Principles) seeks proposals to mitigate potential negative impacts of traffic growth and road traffic on air quality. Core Strategy Policy CS7 (Transport Networks) requires new development to be inclusive of measures that will mitigate carbon emissions and improve air quality where appropriate.

5.123 Within the Council's Unitary Development Plan, ENV1 (Control of Pollution in New Development) states that development will not be permitted which is likely to cause significant harm to amenity as a result of the impact on air quality.

5.124 There are no Air Quality Management Areas designated within the Borough and therefore is identified as having generally good air quality levels, as outlined at paragraph 2.35 within the Council's Core Strategy. It also states that the biological and chemical quality of the rivers in the Borough has improved in recent years but is still some way short of the regional average. In addition, it makes sense to reference the submitted Travel Statement and Travel Plan which identify that there will be no increased traffic congestion caused as a result of the Proposed Development. On this basis, an Air Quality Assessment has not been submitted as part of this Application as we consider that there will no change from what currently exists in comparison to the proposed which will have a negative impact upon air quality levels.

- 5.125 As a result of the above, the proposals adhere to air quality related policies within the Council's Development Plan and therefore we deem this to be acceptable in planning terms.

Lighting

- 5.126 Unitary Development Plan Policy ENV3 (Light Pollution) states that developments requiring external lighting must satisfy the following criteria:

- a) *The lighting scheme proposed is the minimum required for security and working purposes to undertake the task;*
- b) *There would be no unacceptable impact on visual amenity in the surrounding area;*
- c) *The scheme will not have an unacceptable effect on road safety;*
- d) *The scheme will not harm wildlife; and*
- e) *There will be no unacceptable loss of residential amenity.*

- 5.127 An External Lighting Assessment has been prepared by Kendall Electric Services and accompanies this Submission. This provides details of the proposed lighting strategy for the Site. The proposals include the installation of new lighting at the car parking areas, the entrance driveway, to driveways/roadways within the Site and to pathways and pedestrian routes that surround the buildings and paddock runs. For further detail regarding where the lighting is proposed, refer to Appendix A which provides a drawing identifying the different positions and further design related information.

- 5.128 Within the car parking areas, column mounted lights will be installed which are 5 metres high. The pathways and pedestrian routes within the Site that surround the building will be lit by building mounted lights which are optically directed down and towards the pathways and pedestrian routes that surround the buildings, to reduce any potential unnecessary glare.

- 5.129 Lighting will be installed along the external perimeter which will only be in use during darkness hours. This will be controlled via a timeclock and photocell arrangement which the Dogs Trust will be in control of. This allows the opportunity to reduce energy usage and thus, meet the operational needs of the organisation.

- 5.130 The proposed lighting strategy has been designed to Classification Environmental Zone E3 in accordance with *Guidance Notes for the Reduction of Obtrusive Light* (ILP GN 01/20). The luminance levels of all lights that are proposed achieve the threshold levels set out within the criteria for Environmental Zone E3, which the proposals are assessed against. As such, the proposed lighting strategy passes the compliance test, as set out at Appendix A of the Assessment.

- 5.131 With regard to the Site's Green Belt location, the lighting strategy has been carefully devised to ensure it will not cause obtrusive glare, light spillage and/or other light nuisance on neighbouring uses, such as the allotments to the south, the trainline to the north and the motorway to the east. In despite of this, all neighbouring uses are shielded through mature hedging and trees, thus acting as an effective block from any potential light nuisance. In addition to this, it is important to highlight that a robust landscaping strategy has been prepared which consists of new tree, hedge, shrubs and flower planting throughout the Site. These new features will also contribute to avoiding the potential of light nuisance, which the lighting assessment does not take account of. This is in our view, a further contributing factor to protecting the surrounding green landscape and features from a lighting perspective.

- 5.132 In the interest of protecting ecology and biodiversity, the strategy ensures the use of directional lighting, carefully placing lighting away from areas of interest such as woodland edge through adding downward lighting to the buildings, installing lighting that can be controlled by the organisation when not required and reasonable sized columns (5 metre high).

- 5.133 The proposed lighting strategy has fully considered the sensitivities of the surrounding area and has ensured that the type of lighting, the location and illumination levels are appropriate and will not have an adverse impact, whilst ensuring suitable lighting is installed for the use of the Site. Therefore, the proposed strategy is in accordance with Policy ENV3 and related lighting guidelines.

Planning Policy Conclusions

- 5.134 As discussed throughout this Statement, the Proposed Development seeks to demolish all existing buildings except from the reception building and the maintenance facilities block, to re-provide a new, high quality Rehoming Centre solely for the benefit of improving the care for dogs and for the wider community. In terms of land use, there are no policies set at local and national level that support the introduction of facilities such as kennels, however, we consider this facility to be a valuable asset within the community. The reasons for this are that it has provided employment, training and educational

opportunities for members of the community, as well as contribute to local charities. As such, we have made reference to policies that relate to community facilities / local services which the Proposed Development complies with (NPPF Paragraph 93a; Paragraph 6; Core Strategy Policy OS7).

- 5.135 The Site falls within the designated Green Belt as identified within the Council's Proposals Map. This presents a key planning consideration over the form and extent of development that can come forward on the Site. The policy position regarding new development within Green Belt is set out above and given that the Site is already in use as a Rehoming Centre, the redevelopment of the Site to re-provide a higher quality facility that has demonstrated to have no greater impact upon the openness of the Green Belt, is therefore not considered to be 'inappropriate development' within the Green Belt, as outlined under Paragraph 149g of the NPPF. Further, the Proposed Development has been designed to ensure that it will not conflict with the 5 key purposes of the Green Belt and is therefore compliant with the requirements of Paragraph 138 of the NPPF. Further, the Proposed Development has been assessed to determine whether it will have an impact on the openness of the Green Belt. It is concluded that the proposed buildings and additional development on the Site will result in a marginal increase in building footprint and will be designed using high quality materials, therefore it will be a considerable improvement to what currently exists as well as allow the organisation to operate more effectively. Further, a comprehensive landscaping strategy is proposed to ensure the building is appropriately screened and seamlessly integrated into the surrounding landscape.
- 5.136 There will be an increase in car parking provision on Site, resulting in the delivery of 13 further car parking spaces. However, we would consider this to be a slight increase and that no significant effects would be caused as a result of this. This has also been demonstrated from the traffic surveys that were undertaken. Further, the increased provision has been determined based wholly on the need of the organisation and the ability for staff to have space to park their cars in a separate car park that is close to the reception block. The proposals however also include the delivery of wheelchair accessible bays, electric charging points and cycle parking provision which should all be viewed as having a positive impact upon health and wellbeing of the community and contributing to energy efficient measures. As a result, the highway improvements proposed as part of the Scheme are in accordance with NPPF Paragraphs 107, 111, 113, Core Strategy Policy CS7, UDP Policy T1 and the Council's Ensuring Choice of Travel to Serve New Developments SPD.
- 5.137 Although the provision of the Proposed Development is wholly compliant with all levels of policy, we have provided a VSC case should the Council still consider there to be harm caused as a result of this Application. There are clear reasons for why Dogs Trust require a new facility, which at the centre of this is the ability to provide higher quality care for dogs and to accommodate demand which the organisation has currently been experiencing an increase in since covid-19.
- 5.138 Having regard to Paragraph 130 of the NPPF; Core Strategy Policy CS19; UDP Policy CP3; and UDP Policy DQ1, the Proposed Development has been designed with the use of high quality materials to ensure the new buildings are delivered that draws upon the surrounding context, whilst complying with the brand of Dogs Trust. It has also been designed to maximise the amount of land available to ensure all buildings are contained within the Site and do not encroach upon the boundaries, to safeguard the protection of the Green Belt. We consider that the new development, alongside the delivery of an attractive, robust landscaping strategy will be an improvement to what currently exists in terms of visual appearance and quality.
- 5.139 Assessments have been provided within this Submission which demonstrate that the proposals will not increase the risk of flooding to the surrounding area, and thus the scheme complies with Core Strategy Policy CS24. It is also proposed that rainwater harvesting, raingardens and swales will be incorporated into the scheme to improve the management of water on Site. Further, the Scheme will comprise of 55 car parking spaces. A robust Transport Assessment has been submitted which demonstrates that the Proposed Development will not result in an unacceptable impact on highway safety, not that there will be any impact upon the road network. The development therefore complies with NPPF Paragraphs 111, 113, Core Strategy Policy CS7, UDP Policy T1 and the Council's Ensuring Choice of Travel to Serve New Developments SPD.
- 5.140 The proposals also include the provision of PV panels, Air Source Heat Pumps and Mechanical Ventilation with Heat Recovery as part of the proposed energy strategy. The energy strategy combines Be Lean, Be Clean and Be Green measures and therefore is wholly in accordance with Policy CS22 and also meets Part L2 2021 Regulations. This is explained in greater detail within the Energy and Sustainability Statement, prepared by KGA (UK) Ltd.
- 5.141 The Proposed Scheme will deliver a robust and attractive landscaping strategy that exceeds Biodiversity Net Gain requirements. It also includes additional tree planting as well as retention of the majority of mature, high quality trees. Noise assessments have been undertaken which indicate that the noise from the operation of the new facility and associated outdoor activity is significantly below the existing prevailing noise climate of the area. As such, the proposals

are in accordance with NPPF Paragraph 185, Policy CS2 and UDP Policy ENV2. The proposals also include the installation of suitable external lighting that is respectful to the surrounding area in terms of location and illumination levels. As such, the lighting strategy is in line with the requirements of UDP Policy ENV3.

- 5.142 On the basis of the above, we consider the Proposed Development to be wholly in accordance with planning policy at national and local level.

6.0 PLANNING BENEFITS

6.1 The Proposed Development is considered to deliver the following benefits for the local community:

- A high-quality Rehoming Centre that is able to provide the best quality of care for dogs, to improve their welfare and adoption opportunities, to meet identified demand in the Borough based on the extensive experience of Dogs Trust;
- The continuation and betterment of educational and training opportunities for members of the local community, involving mass neutering, microchipping, education for dog owners, advising government and public sector officials, and academic behavioural research, as longer-term solutions. This will have a direct impact on reducing bad behaviour in dogs;
- An improved layout that allows visitors and staff to navigate through the Site more logically, this has been enhanced through the provision of a new internal road, a revised car park for visitors and a new car park for staff;
- The redevelopment proposals will allow for additional green landscaping techniques to be delivered on Site through the provision of tree/shrub/hedge/native planting, rain gardens and biodiversity areas with swales which show that biodiversity net gain is achieved by this development;
- The consideration of Ground Source and Air Source Heat Pumps and PVs for energy generation; and
- A package of sustainable transport measures through the implementation of a Travel Plan and electric vehicle charging points.

6.2 The majority of the scheme benefits are intrinsic to the proposals and what the facilities will deliver. The redevelopment of the existing facility is fundamentally necessary for Dogs Trust to be able to meet their own guidelines in terms of care for their dogs and in order to accommodate demand within the community.

6.3 A S106 Agreement is agreed to ensure necessary contributions are secured to mitigate any potential impacts from a new development, primarily relating to the community and infrastructure. Planning obligations are a mechanism which make a development proposed accessible in planning terms, that would not otherwise be acceptable, as explained under Section 106 of the Town and Country Planning Act 1990 (as amended).

6.4 Regulation 122 (Limitation on use of planning obligations) of The Community Infrastructure Levy Regulations 2010 states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

6.5 Paragraph 55 of the NPPF states that LPAs should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

6.6 Paragraph 57 states that planning obligations should only be used where they are necessary, directly related to the development and fair and reasonable in scale and kind to the development.

6.7 We anticipate that the following matters will need to be secured to ensure delivery. Given these relate to non-financial matters it is expected that these can be secured through suitably worded conditions rather than through planning obligations secured via legal agreement.

6.8 To assist with the determination process we respectfully suggest that the following conditions would be attached to any permission issued by the Council:

Standard Conditions

- Time limit for implementation (compliance only);
- List of approved documents (compliance only);
- Parking compliance with drawings (prior to occupation);

- Hard and soft detailed landscaping (prior to commencement of relevant works and implementation prior to occupation);
- Refuse and recycling plan (prior to commencement of development (excluding demolition);
- Tree protection plan (prior to commencement of development);
- Construction Management Plan (prior to implementation);
- External Materials (prior to above-ground works);
- Full details of electric vehicle charging facilities (prior to occupation or the use of the development);
- Details of highway improvement works (prior to commencement of development);
- Details of cycle parking facilities (prior to occupation);
- Detailed drainage strategy (prior to commencement of development (excluding demolition);
- BREEAM Pre-Assessment (prior to occupation);
- Details of local community training/education opportunities (prior to occupation); and
- Incorporation of carbon dioxide reduction measures (prior to occupation).

7.0 SUMMARY AND CONCLUSIONS

7.1 This application proposes the redevelopment of the Site to provide:

“The redevelopment (and part retention) of the existing Dogs Trust Rehoming Centre to deliver new facilities including a new rehoming building, vets and puppy suite, an intake and booked building and a training barn, vehicular and pedestrian access improvements, landscaping and layout improvements, including outdoor furniture, and associated works”.

7.2 Positive pre application discussions have been held with the Council prior to submission of the application. The pre submission discussions influenced the as submitted the scheme. The intended development has been assessed against key policy considerations as well as other considerations material to the determination of the application within this statement.

7.3 The redevelopment proposals allow the delivery of a new high-quality, state-of-the-art Dog Rehoming Centre in replacement of an outdated, purpose built facility. The primary purpose of this is to ensure that Dogs Trust’s facilities are compliant with modern day standards. This ensures the longevity of the organisation and avoids the Centre from deteriorating any further, which is a high possibility if planning permission was not permitted, and the current Site was left as is. Further, it also allows for Dogs Trust to offer improved services to visitors and the rest of the community that seek to embark on training programmes that Dogs Trust offer, as well as their overall experience when visiting the Site.

7.4 With regard to the Site’s Green Belt designation, the redevelopment of the Site is supported by national guidance (paragraph 149) where it can be demonstrated that there would be no greater impact on the openness of the Green Belt. The impact on the openness has been thoroughly assessed, considering all aspects of the existing Site, including existing buildings, hard and soft landscaping and the relationship with the surrounding context.

7.5 It was demonstrated within the accompanying Landscape and Visual Assessment that the Proposed Scheme would not have a greater impact on the openness of the Green Belt as the new development would in fact be of a higher standard than what currently exists on the Site due to the following reasons:

- The existing 6 round single canine enclosure structures are outdated and are irregular in shape and size, thus overall having a negative effect on the layout and the optimisation of the Site. the replacements of these structures with 3 rectangular single storey structures will provide an even distributed layout that maximise the land available, whilst avoiding the need to add additional height, therefore remaining within the same height as per the existing situation;
- An improvement highway system within the Site through the reconfiguration of the existing car park, the provision of a new internal road and a new staff car park. As the Site is heavily shielded by mature landscaping, the Assessment concludes that these proposed amendments will not have an impact upon the openness of the Green Belt. This was also recognised by officers at pre-application stage;
- A views analysis was undertaken to assess whether the new buildings on the Site would be visible from alternative locations outside of the site boundary. The Assessment refers to the additional development as a ‘minor additional area’ and confirms that the overall visual character and balance between greenery and built form would remain consistent and subsequently would result in a negligible effect on visual amenity and thus, the openness and function of the Green Belt would substantially remain as at present;
- The additional development that is proposed as part of the Scheme will only result in a marginal increase and will be tightly contained within the Site and will therefore not result in any greater built-up form within the Green Belt; and
- The proposed landscaping strategy allows for new soft landscaping to be delivered on Site in comparison to what currently exists, whilst also improving biodiversity opportunities.

7.6 The development would have no greater impact on the openness on the Green Belt than the existing situation and therefore we argue the proposals must be considered appropriate development in the Green Belt. Were the Council to disagree and take the view that the proposals represented inappropriate development, a number of clear benefits are provided that clearly represents very special circumstances that outweigh any harm to the Green Belt that the Council might identify. This includes:

- A high-quality Rehoming Centre that is able to provide the best quality of care for dogs, to improve their welfare and adoption opportunities, to meet identified demand in the Borough;

- The continuation and betterment of educational and training opportunities for members of the local community, involving mass neutering, microchipping, education for dog owners, advising government and public sector officials, and academic behavioural research, as longer-term solutions;
- An improved layout that allows visitors and staff to navigate through the Site more logically, this has been enhanced through the provision of a new internal road, a revised car park for visitors and a new car park for staff;
- The redevelopment proposals will allow for additional green landscaping techniques to be delivered on Site through the provision of tree/shrub/hedge/native planting, rain gardens and biodiversity areas with swales which show that biodiversity net gain is achieved by this development;
- The consideration of Ground Source and Air Source Heat Pumps and PVs for energy generation; and
- A package of sustainable transport measures through the implementation of a Travel Plan and electric vehicle charging points.

- 7.7 From a land use perspective, the Site is an established charity run organisation that has existed within the local community for over 20 years as a Rehoming Centre and the proposals sought will allow for this operation to continue and retain its presence within the local area. We consider that the sustained period this facility has operated for evidences the acceptability of such use within this location.
- 7.8 The proposals respond to the surrounding character and ensuring that a modern building that seamlessly integrated into the landscape is delivered. This will be assured through the use of high-quality design and a comprehensive landscaping strategy.
- 7.9 With regard to other planning matters, the proposals provide the opportunity to deliver a more functional drainage system and to incorporate energy efficient measures which in turn, produce a more sustainable building that contributes to achieving key objectives at a national and local level.
- 7.10 This Statement has provided an assessment of the proposals against the statutory Development Plan, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004. This Statement demonstrates that the scheme is compliant with the Development Plan and that there are a number of tangible material planning considerations that weigh heavily in favour of the scheme. We therefore conclude that the development should be permitted.

APPENDIX 1.0

PUBLIC CONSULTATION RESPONSES

Dogs Trust Merseyside Public Consultation Event 24 May 2023



Dogs Trust are proposing an upgrading of the existing Merseyside rehoming centre as the facility is in need of modernisation. It is the intention to submit a planning application proposing the upgrades to the facility in the near future. The state-of-the-art, modern design, incorporating best in class canine welfare facilities is planned to open in 2026.

Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?



Yes



No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

That looks like the most
attractive set of buildings I have ever
seen. Architect is pure class.
Enter for Stirling award. 😊

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

Dogs Trust Merseyside Public Consultation Event 24 May 2023



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Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?



Yes



No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

Lets go do it! x

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

Anything that enhances the time the dogs stay at the centre. It will also make staff and volunteers feel better.

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

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Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?



Yes



No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

Dogs Trust Merseyside Public Consultation Event 24 May 2023



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Do you support the proposed development?

☒

Yes

☐

No

☐

Unsure at this time

Do you own a dog?

☒

Yes

2

☐

No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?

☒

Yes

☐

No

☐

Unsure

Definatley.

Do you consider Dogs Trust to be an asset to the Merseyside community?

☒

Yes

☐

No

☐

Unsure

without a doubt.

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

I believe the plans are excellent.
We are so very lucky to have
such a wonderful organisation in
our area. Saving these lovely dogs
and changing people's lives.

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

Dogs Trust Merseyside Public Consultation Event 24 May 2023



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Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?



Yes



No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

as a
do all I can to assist I will

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

Dogs Trust Merseyside Public Consultation Event 24 May 2023



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Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?



Yes



No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

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Do you support the proposed development?

☒

Yes

☐

No

☐

Unsure at this time

Do you own a dog?

☒

Yes

☐

No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?

☒

Yes

☐

No

☐

Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?

☒

Yes

☐

No

☐

Unsure

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

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Do you support the proposed development?

☒

Yes

☐

No

☐

Unsure at this time

Do you own a dog?

☒

Yes

☐

No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?

☒

Yes

☐

No

☐

Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?

☒

Yes

☐

No

☐

Unsure

Are you aware of the work Dogs trust undertakes in the community?

☒

Yes

☐

No

☐

Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?

☐

Yes

☐

No

☒

Unsure

We would welcome your views on the proposed development, please make any comments below.

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pressoffice@dogstrust.org.uk.

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Do you support the proposed development?

☒ Yes ☐ No ☐ Unsure at this time

Do you own a dog?

☒ Yes ☐ No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?

☒ Yes ☐ No ☐ Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?

☒ Yes ☐ No ☐ Unsure

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

I really like the plan, it looks like it will benefit all the dogs massively and give them a better quality of life whilst in Dogs Trust Care.

I'm unsure if there will be any added enrichment areas in the new hilly field, I think that would be really beneficial.

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

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Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?



Yes



No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

Foster for 5 years. Really welcome
the proposed improved facilities
Bring it on!!!

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

Dogs Trust Merseyside Public Consultation Event 24 May 2023



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Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?

FOSTER FOR Merseyside



Yes



No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

I think this would be very beneficial. We are foster carers for Dogs Trust and are aware of the difficulties that the centre has with the mixing of public with the dogs. It would enhance the well-being for the dogs being temporarily housed at the centre as it would provide a less stressful environment. Dogs Trust does a lot for the local area and the Merseyside region and they offer a lovely, welcoming place of safety for so many vulnerable dogs from near and far.

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

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Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?



Yes



No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

I've always liked the Dogs Trusts rehoming centre here but appreciate the facilities are getting tired. Excited to see the new buildings.

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

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Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?



Yes



No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

Are you aware of the work Dogs trust undertakes in the community?

Highly respected



Yes

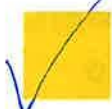


No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

The New proposed development is Brilliant and will Be An Asset to the Wonderful work. I have been a supporter of DT. Before they moved here (It was a Nursery) As a friend of DT we used to have table sales to raise funds, Dog Shows other forms of raising funds. The DT has made such a impact in this area & Merseyside, people know & Trust the staff for help & guidance & Training lessons. They have brought so much to the public, They are a Household word Joy & Happiness to people in their saddest times and giving the dogs a second chance of a forever Home.

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

Dogs Trust Merseyside Public Consultation Event 24 May 2023



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Do you support the proposed development?

☒

Yes

200%

☐

No

☐

Unsure at this time

Do you own a dog?

☒

Yes

☐

No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?

☒

Yes

☐

No

☐

Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?

☒

Yes

☐

No

☐

Unsure

without any doubt

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

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pressoffice@dogstrust.org.uk.

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Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?



Yes



No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

(I am a volunteer)

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

I think the proposed redevelopment is really great.

It will be much better for staff, and even more for the dogs.

I'm sure it will attract even more visitors, which in turn, will mean more and more "doggies" rehomed.

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

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Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?



Yes



No *Not now, sadly.*

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

Are you aware of the work Dogs trust undertakes in the community?



Yes



No



Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?



Yes



No



Unsure

We would welcome your views on the proposed development, please make any comments below.

This is great for the centre, staff and dogs.
Also for the area and environment. This is
the only centre in Liverpool and we need
this centre for all concern. This will
not affect people who live here, this will
enhance the area.

Well done. Let's get this up and running
for all staff & dogs.

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

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Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?



Yes



No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

Are you aware of the work Dogs trust undertakes in the community?

☐

Yes

☐

No

☒

Unsure

If the Rehoming centre was to be upgraded, do you think you would be more likely to visit and use the facilities?

☒

Yes

☐

No

☐

Unsure

We would welcome your views on the proposed development, please make any comments below.

You can also provide feedback by emailing
pressoffice@dogstrust.org.uk.

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Do you support the proposed development?



Yes



No



Unsure at this time

Do you own a dog?



Yes



No

Do you consider the proposed modification of the Dogs Trust centre will result in community benefits and an improvement in the operation of the centre?



Yes



No



Unsure

Do you consider Dogs Trust to be an asset to the Merseyside community?



Yes



No



Unsure

MONTAGU EVANS
70 ST MARY AXE
LONDON
EC3A 8BE



London | Edinburgh | Glasgow | Manchester

WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL