



LAND ADJACENT MOSS GREEN CLOSE,
HUYTON, L36

PLANNING STATEMENT

on behalf of
THE BUILT GROUP LTD.

OCTOBER 2021

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1. Introduction

- 1.1 This Planning Statement is submitted in connection with an application for full planning permission for development of 10 no. two storey affordable houses and gardens along with an associated access and landscaping on land adjacent to Moss Green Close in Huyton, L36. The houses will be owned and managed by the Livv Housing Group.
- 1.2 The Planning Statement considers the key national and local planning policies relevant to the site and the proposed development. It provides an assessment of the proposed development against the policy requirements and puts forward any material considerations that are also relevant to the application.
- 1.3 The application site is currently vacant and derelict. Google Earth images show the site being vacant since at least 2000.
- 1.4 The application site is located on land designated as Primarily Residential Area on the Knowsley Local Plan Policies Map. It lies adjacent to Page Moss District Centre.
- 1.5 The planning application package includes the following material:
 - Completed planning application form and Certificate of Ownership,
 - Drawing package by Level 2 Architects,
 - Affordable Housing Statement by Livv Housing Group,
 - Design & Access Statement by Level 2 Architects,
 - Transport Statement by Vectos,
 - Combined Phase I & II Geo-Environmental Report by CC Geotechnical Ltd.,
 - Drainage and Flood Risk Assessment by Sanan Consulting Ltd,
 - Storm Water / SUDs Maintenance Plan by Sanan Consulting Ltd,
 - Proposed Drainage Strategy Plan by Sanan Consulting Ltd,
 - Sustainability Statement by Base Energy Services Ltd,
 - Planning Statement by pHpc, and
 - Statutory fee for full planning application.

2. The Site and its Surroundings

- 2.1 The application site, measuring 0.23ha, is located on an infill site to the rear of 128-150 Liverpool Road, 55-63 Huyton House Road and adjacent to 6 and 16 Moss Green Close in Huyton (see Location Plan). The site is vacant and derelict (see Figure 2.1). It is currently bounded by a mix of palisade and timber fencing (see Figure 2.2).
- 2.2 To the north and adjoining the site is the rear of properties which form a local parade of shops and other related services. This includes a Farmfoods supermarket, Smart Choice convenience store, Craven funeral directors, post office and newsagents, florist, Polish food market, solicitors and a takeaway (see Figure 2.3). This forms the southern part of the Page Moss/Liverpool Road District Centre which includes a Lidl supermarket and the Livv Housing Group's Huyton office.
- 2.3 To the east of the site is the western cul-de-sac of the relatively new (2011-2012) development at Moss Green Close. The previous close of short terraces were demolished to be replaced with semi-detached houses. There are 2no. two storey semi-detached houses (5-6 and 16-17 Moss Green Close) with their gable ends facing the application site (see Figure 2.4). The houses have a mix of grey and red brick and cladding in cream, buff, green and orange colouring with grey concrete tile roofs (see Figure 2.5).
- 2.4 To the south of the site is the rear of the two storey terraced houses 55-63 Huyton House Road (see Figure 2.6). These houses are mainly of red brick and red tile facing material although one has been painted white (see Figure 2.7).
- 2.5 To the west of the site is the Smart Choice convenience store (see Figure 2.8) which includes two flats on the first floor (see Planning History section).
- 2.6 In addition to the District Centre there are a number of other amenities and services close to the application site. Park View Academy (primary school) is approximately 500m to the southeast of the application site whilst St Aloysius Catholic Primary School is a further 300m to the southeast. Knowsley Community College's Institute of Advanced Manufacturing and Technology and North Huyton Community Future community centre are located to the north of the District Centre approximately 700m walking distance.
- 2.7 There are a number of health facilities within walking distance of the site including Cornerway Medical Practice and North Huyton Dental Practice. There are also a number of pharmacies close to the application site.
- 2.8 Liverpool Road, Princess Drive and Stockbridge Lane are key bus routes. These have regular services to Huyton, Kirby, Stocksbridge Village, Liverpool, Warrington and St Helens. There are also less frequent services to Fazakerley and Knowsley Industrial Park. Bus stops are located within the District Centre within walking distance of the site. The nearest rail station is at Roby which is approximately 1mile south of the site. There are regular rail services throughout the week and weekends to Liverpool, Wigan and Crewe.
- 2.9 Jubilee Park (see Figure 2.9), a key urban greenspace, is approximately 400m to the south of the site. This includes a children's play area. The smaller Greenway urban greenspace is approximately 200m south of the site.

2.10 The above illustrates that the application site is in a very accessible and sustainable location to a range of shops and services and to key public transport nodes and corridors.



Figure 2.1: Application site looking east



Figure 2.2: Palisade fencing along the site's western boundary



Figure 2.3: Page Moss district centre shopping parade to the north of application site



Figure 2.4: Gable ends of 6 and 16 Moss Green Close



Figure 2.5: Moss Green Close



Figure 2.6: Rear of properties on Huyton House Road



Figure 2.7: Front of properties on Huyton House Road



Figure 2.8: Side elevation to Smart Choice convenience store



Figure 2.9: Jubilee Park

3. The Proposal

- 3.1 The proposal involves the erection of 10no. two storey houses for affordable rent to be owned and managed by the Liw Housing Group. The properties comprise 5no. semi-detached houses arranged in a U-shape around an extended cul-de-sac to Moss Green Close. This is a similar arrangement to the 2010 proposal (see Planning History section).
- 3.2 Each dwelling is 84sqm in floor area and provides three bedrooms which complies with the nationally described space standards. The proposed dwellings also comply with M4(2) (Category 2: Accessible and Adaptable Dwellings) of the Building Regulations 2010 Approved Document M.
- 3.3 The proposed vehicular and pedestrian access is off Moss Green Close. Each house has 2no. off-street car parking spaces. In all but two cases these spaces are located to the side of the dwelling. In the case of plots 1 and 10 either side of the site entrance, the car parking is to the front of the dwellings. The proposed cul-de-sac has been designed to enable a 10.5 metre bin wagon to turn around and exit the site in forward gear (at present this wagon has to reverse along Moss Green Close).
- 3.4 The facing materials to the proposed building will reflect the general character of the area. The external walls will be in red brick with varying bond patterns to the front and rear elevations. A zinc canopy is provided above each entrance door and artstone cills are used below the windows. The windows are anthracite in colour to match the existing houses on Moss Green Close. The roofing materials of dark grey concrete tiles is consistent with the remainder of Moss Green Close.
- 3.5 Hard and soft landscaping, in the form of concrete paviours and hedging, is provided to the front of each dwelling. Rear gardens comprise of lawns and patio areas.
- 3.6 Figure 3.1 and 3.2 shows the site layout and a CGI perspective of the proposed development. Further details on the proposal are included within the Design & Access Statement.



Figure 3.1: Proposed site layout (from drawing no. 414-1-PLN-003 Proposed Landscaping Plan by Level 2 Architects)



Figure 3.2: CGI view looking west into the development by Level 2 Architects

4. Planning History

4.1 An examination of Knowsley Council's planning portal provides the following planning application history for the application site:

- 10/00168/FUL: Erection of 8 no. residential dwellings (6 No. 2-storey and 2 no. bungalows) together with car parking, landscaping, boundary treatments and associated works – granted 22/06/2010. The permission was granted with a S106 Agreement relating to a financial contribution towards off-site greenspace enhancement. The applicant was the Knowsley Housing Trust. No works were started on site and therefore the permission has lapsed.

Adjacent land

4.2 Moss Green Close

- 08/00774/FUL: Erection of 25 no. residential dwellings (23 no. 2 storey & 2 no. bungalows) together with car parking, landscaping, boundary treatments and associated works – granted 19/03/2009.
- 08/00623/FUL: Erection of new 2.13 metre high concrete and timber fencing to rear of no. 9 - 30 together with erection of 2.13 metre high palisade fencing to side of no. 6 – granted 12/11/2008.
- 05/00844/FUL: Erection of 5no.two storey terraced dwellings with additional level of accommodation in roof – granted 14/12/2005.

4.3 Pumping Station, Page Moss Avenue

- 03/00611/FUL: Widening of an existing vehicular access onto page moss avenue and a construction of a control kiosk with associated fencing and access gates – granted 22/10/2003.

4.4 Smart Choice, 128 Liverpool Road

- 17/00270/CLD: Certificate of lawful development for change of use of shop (use class a1) to a mixed use as shop (use class a1) with up to 2 flats – granted 18/05/2017.

4.5 146 Liverpool Road

- 06/00305/COU: Change of use of vacant DIY shop (use class A1) to launderette (Sui Generis) – granted 22/06/2006.

5. Relevant Planning Policy

5.1 In making decisions on a planning application the local planning authority must have regard to the provisions of the development plan, where material to the application, unless there are material considerations that indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town & Country Planning Act 1990). The National Planning Policy Framework (NPPF) (2021) represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. This is supplemented by the Planning Practice Guidance (PPG).

5.2 The Knowsley Local Plan Core Strategy (January 2016) and the saved policies of the Knowsley Replacement Unitary Development Plan 2006 (KRUDP) make up the adopted development plan. The application site is located on land designated as 'Primarily Residential Area' on the Local Plan Policies Map. There are no neighbourhood plans relating to the site.

National Planning Policy Framework (2021)

5.3 Paragraph 11 states that decisions should apply a presumption in favour of sustainable development. In terms of decision-taking this means approving development that accords with an up-to-date development plan without delay. Where policies which are most important for determining the application are out of date permission should be granted unless policies within the NPPF which protect areas or assets of particular importance provide a clear reason for refusal or any adverse impacts of the proposal would outweigh the benefits.

Delivering a sufficient supply of new homes (paras. 60-80)

5.4 To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance.

5.5 In order to significantly boost the supply of homes, the NPPF states, 'it is important that a sufficient amount and variety of land can come forward where it is needed, that the groups with specific housing requirements are addressed and land with permission is developed without unnecessary delay'.

5.6 Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and LPA should support the development of windfall sites through their decisions giving great weight to the benefits of using suitable sites within existing settlements for homes (para 69(c)).

Making effective use of land (paras. 119-125)

5.7 Planning policies and decisions should give substantial weight to the value of using suitable brownfield land for homes and (para 120 c) and promote and support the development of under-utilised land (para. 120 d).

5.8 Planning decisions should support development that makes efficient use of land taking account of the identified need and the land available to meet that need, local market

conditions and viability, capacity of infrastructure and services, desirability of promoting regeneration and change and securing well-designed, attractive and healthy places (para 124).

Promoting sustainable transport (paras. 104-113)

5.9 Paragraph 104 states, ‘development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes’. Paragraph 112 states, ‘applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations’.

Achieving well-designed places (paras. 126-136)

5.10 Paragraph 130 states, ‘Planning policies and decisions 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.

- 5.11 Paragraph 134 states, 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Knowsley Local Plan Core Strategy (KLPCS) and saved policies of the Knowsley Replacement Unitary Development Plan (KRUDP)

- 5.12 The KLPCS (2016) and the saved policies of the KRUDP (2006) are part of the statutory development plan for the Page Moss area. The site is located on land designated as Primarily Residential Area (PRA) on the Local Plan Policies Map. Saved **KRUDP policy H5** 'Development within Primarily Residential Areas' is applicable to the site. This policy supports new housing development on PRA subject to issues of impact on local amenity and local character. Other policies that are relevant to the site and proposal are:

KLPCS Policies

- CS1 Spatial Strategy for Knowsley
- CS2 Development Principles
- CS3 Housing Supply, Delivery and Distribution
- CS7 Transport Networks
- CS8 Green Infrastructure
- CS15 Delivering Affordable Housing
- CS17 Housing Sizes and Design Standards
- CS19 Design Quality and Accessibility in New Development
- CS21 Greenspaces and Trees
- CS23 Renewable and Low Carbon infrastructure
- CS22 Sustainable and Low Carbon Development
- CS24 Managing Flood Risk
- CS25 Management of Mineral Resources
- CS26 Waste Management
- CS27 Planning and Paying for New Infrastructure

KRUDP Policies

- T7 New Development and Walking & Cycling Routes
- DQ2 Security in the Built Environment
- ENV5 Contaminated Land

5.13 There are a number of adopted Supplementary Planning Documents which are relevant to the application including:

- Ensuring a Choice of Travel SPD (September 2010)
- Design Quality in New Development SPD (January 2016)
- Developer Contributions SPD (June 2016)
- New Residential Development SPD (September 2018)

6. Policy Assessment

- 6.1 This section will assess the proposal against the relevant policies within the NPPF and the statutory development plan for Knowsley.

Principle of residential development

- 6.2 KRUDP saved **policy H5** supports residential development on land designated as Primarily Residential Area providing it does not cause harm to the amenity of neighbouring residents or to the character of the local area. KLPCS **policy CS1** supports development within existing urban areas with a focus on regeneration and the reclamation and reuse of previously developed land in areas such as Huyton/Stocksbridge Village and the maintenance of district centres such as Page Moss. The proposal will help to re-balance the housing stock by providing a wider choice of affordable housing within Page Moss and regenerate and enhance the existing residential neighbourhood and Page Moss district centre.
- 6.3 The principal of residential development of the site has also been established by the planning permission ref. 10/00168/FUL granted in June 2010. Although this was prior to the adoption of the KLPCS and the NPPF, the policies within these documents continue to support the principle of residential development on previously developed land within existing urban areas in accessible and sustainable locations.
- 6.4 The redevelopment of this previously developed infill site fulfills the government's objectives of making most effective use of appropriate land for housing development and utilising small sites to contribute towards the housing land supply.

Housing need

- 6.5 According to the KLPCS the minimum net housing requirement for the borough is 450 homes per annum. According to the Local Plan Monitoring Report 2019-20 (June 2021) the net completions during 2019-20 was 647 houses. The Report states that due to slower delivery in previous years the cumulative housing delivery since the beginning of the current Local Plan period (2010/11-2019/20) has resulted in the balance being positive for the first time this year, i.e., the cumulative number of completions being higher than the cumulative requirement. However, the Report also expects net completions to decrease in 2020-21 due to COVID-19 pandemic.
- 6.6 Recent housing supply has been reliant on provision within the principal regeneration areas. According to the Monitoring Report the increase in completions has largely been due to development at:
- Huyton - North Huyton Regeneration Area Phase 2c, Site at Former Bowring Community Sports College, Land at Waterpark Drive, Former Knowsley Roby Community College and Edenhurst Avenue Sustainable Urban Extension.
 - Kirkby - Kirkby Unemployed Resource Centre and land between Shevingtons Lane and Headbolt Lane (Phase 3).
 - Prescot - the Former Prysmian Site.

- 6.7 Development on many of the Sustainable Urban Extensions has yet to start. In addition, there have been relatively lower levels of provision within the existing urban area of centres such as Page Moss. The proposed development will contribute towards meeting the additional housing requirement on a sustainable previously developed site adjacent to amenities and services. This fulfills the government's objectives of significantly boosting the supply of housing on a variety of sites and for differing housing needs. It will also provide an additional type of housing to the existing housing stock in the area which is mainly semi-detached and terraced houses. As such the proposal is considered to comply with KLPCS policy CS3.

Housing type and mix

- 6.8 According to policy CS17 'Housing Sizes and Design Standards' developments, should have regard to table 8.1: Mix of dwelling sizes for new housing in Knowsley'. The table advises that the split should be:

Housing Type/Size	1-bedroom	2-bedroom	3-bedroom	4-bedroom plus
Market Housing	10%	30%	40%	20%
Affordable Housing – Social Rented	20%	50%	20%	10%
Affordable Housing – Intermediate	20%	70%	10%	0%
Provision of new bungalows is also required across all housing types and sizes				

- 6.9 The table above indicates that the majority of the need for social rented housing within the borough is for two bedroom houses whilst there is also a strong need for 3 bedroom houses. According to NOMIS the Page Moss ward, in which the application site is located, has the following property types as compared with the borough (based on 2011 Census):

House type	Page Moss ¹	Knowsley ²
Detached	5.2	12.9
Semi detached	23.1	41.1
Terraced	65.3	35.2
Flats	6.4	10.9

- 6.10 The table above shows that the ward has a much higher proportion of terraced houses than the borough which would be considered in the main to have lower numbers of bedroom spaces.
- 6.11 The provision of 3 bedroom affordable rent semi-detached houses within the proposed development will therefore help re-balance the borough's housing market and is an appropriate mix within the context of the site and its local housing stock. The proposal is considered to comply with KLPCS policy CS17(1-3).

¹ <https://www.nomisweb.co.uk/reports/localarea?compare=E05000872>

² <https://www.nomisweb.co.uk/reports/localarea?compare=E08000011>

Housing tenure

- 6.12 There is a high level of social rented accommodation within the Page Moss ward as compared with the borough according to the 2011 Census (taken from NOMIS Area Profiles):

	Page Moss	Knowsley
Owned outright or with a mortgage	38.1%	61.8%
Shared ownership (part owned and part rented)	0.1%	0.5%
Social rented	52.2%	26.6%
Private rented	7.4%	9.8%
Living rent free	2.2%	1.3%

- 6.13 Although there is a high level of provision, the proposal will provide 3-bedroom semi-detached houses of modern construction and improved environmental standards. This will help to improve the quality of the social rented housing stock in the area. The proposal for 10no. dwellings on a sustainable and accessible site measuring 0.23ha allows the Livv Housing Group to make the most efficient use of their land holding and supports the renewal of this long-time derelict and vacant site whilst not harming residential amenity or local character (see below). The proposed development complies with the relevant elements of KLPCS **policies CS15 and 17**. It also complies with the relevant aspects of the New Residential Development SPD.

Design

- 6.14 The Design & Access Statement provides the detailed analysis of the design principles for the site and development.
- 6.15 The application site is located at the western end of the Moss Green Close cul-de-sac and to the rear of Page Moss district centre. The proposed layout incorporating a U-shape arrangement fronting on to the new cul-de-sac is similar to the layout approved under planning permission ref. 10/00168/FUL. It is considered an appropriate layout solution to the site and ensures that the dwellings front onto the public realm providing an active frontage and natural surveillance to the road. There is also a clear definition of private and public spaces
- 6.16 The dwelling on plots 5&6 is orientated so that it directly faces Moss Green Close. It provides an end feature to the view along the road helping to enclose the street.
- 6.17 The scale of the proposal at two storey is appropriate to the neighbouring houses and to the properties within the adjacent district centre which are all two storey. The layout of semi-detached houses is compatible with the prevailing housing type of semi-detached houses and short terraces.
- 6.18 The scale, mass and layout of the proposed development subject of this application is consistent with the general character of the immediate area. The layout of the proposed development provides houses which meet the 'nationally described space standards', have appropriate levels of amenities and ensure efficient and effective circulation space.

- 6.19 The appearance of the proposed buildings and the use of the materials, red facing brick and grey roof tiles, reflects the character of the local area. The proposal is considered to comply with the relevant aspects of KLPCS **policy CS19** and KRUDP saved **policy DQ2**. It also complies with the relevant aspects of the New Residential Development SPD and Design Quality in New Development SPD.

Residential amenity

- 6.20 The generous interface distances between the proposed houses and existing properties help protect the amenity of existing residents.
- 6.21 The northern two pairs of semi-detached houses (plots 1-4) are approx. 22m from the rear of the properties at Page Moss district centre. This meets the minimum interface distances as set out at Appendix 4 of the New Residential Development SPD (NRDSPD).
- 6.22 The southern two pairs of semi-detached houses (plots 7-10) are approx. 20m and 20.5m from the rear of the properties on Huyton House Road. This compares with the interface distances of 18.5m and 20m of the previously approved scheme. Although, the proposed scheme is marginally shorter than the distances set out at Appendix 4 of the NRDSPD they are longer than the distances of the previously approved scheme.
- 6.23 The western semi-detached property (plots 5-6) are approx. 12.5m from the side elevation of the Farmfoods store. This meets the minimum interface distance of 12m for principal elevation to gable. In addition, the side elevation of the adjacent building does not have any habitable room windows at first floor level facing the nearest proposed dwellings.
- 6.24 As such, it is considered that there will be no severe harm caused to local amenity and that the proposed development complies with relevant aspects of KLPCS **policy CS19**.

Access and accessibility

- 6.25 The application site is located adjacent to Page Moss district centre which has a range of services and amenities including a convenience store. In addition, the site is located within walking distance to primary schools, health centre, dental practice, bus stops with frequent services to key centres and Jubilee Park. As such, it is in a highly accessible and sustainable location.
- 6.26 There is safe pedestrian access to the application site linking it to the wider footway network within the area on Moss Green Close and Huyton House Road. There are no significant barriers between the application site and local facilities within the Page Moss district centre. There are formal pedestrian and cyclist crossing points on Liverpool Road and Princess Drive. The application site is considered to have convenient and safe pedestrian access.
- 6.27 There are a number of suggested cycle routes and traffic calmed streets within the vicinity of the application site. Twig Lane and Church Road are a traffic calmed route providing access to Roby rail station. There are cyclist crossing points on Liverpool Road and Princess Drive and secure cycle stands within the Page Moss district centre. The application site is considered to have safe and convenient access by cycle and there are facilities to store cycles in the adjacent district centre.

- 6.28 The application site is within safe and convenient walking distance to a number of bus stops, within Page Moss district centre, providing high frequency bus services to Huyton, Kirby, Stocksbridge Village, Liverpool, Warrington and St Helens. There are also less frequent services to Fazakerley and Knowsley Industrial Park. The nearest rail station is at Roby which is approximately 1 mile south of the site. There are regular rail services throughout the week and weekends to Liverpool, Wigan and Crewe. The application is therefore accessible by public transport, cycling and walking.
- 6.29 20 no. car parking spaces are provided at 2 no. spaces per dwelling. This meets the parking standards requirements for 3 bedroom dwellings within the Ensuring a Choice of Travel SPD. As such it is considered to comply with the relevant aspects of KLPCS **policy CS7** and KRUDP saved **policy T7**.
- 6.30 The proposed vehicular access is off Moss Green Close. The Transport Statement provides a technical assessment of the proposed access and the wider highway impacts from the proposed development. It also includes a MASA.

Flood risk

- 6.31 The site is in flood zone 1 and is less than 1 ha in size. Nevertheless, a drainage and flood risk assessment report has been submitted by the applicant. In addition, the applicant has completed the Council's Pro-Forma 1: Sustainable Drainage System. The site benefits from utilities and services and the proposed development will connect with the existing network in relation to surface water and foul water drainage. The proposed drainage strategy for the development is for United Utilities to adopt the network – including oversized pipes for the 1 in 30 year event - and for the 1 in 100 year + 40% climate change attenuation storage. The proposal is considered to comply with KLPCS **policy CS23**.

Previous land use

- 6.32 Due to the previous use of the land, a Phase I and II geo-environmental investigation has been carried out. This provides a detailed assessment for any contamination and puts forward mitigation measures to address these. The proposal is considered to comply with the relevant aspects of KRUDP saved **policy ENV5**.

Green Infrastructure and Open Space

- 6.33 The proposal provides garden space for each dwelling. In relation to public open space provision the applicant is prepared to enter into discussions with the Council regarding the provision of off-site improvements to a nearby greenspace in lieu of on-site provision (see draft Heads of Terms at Appendix A). The previous permission ref. 10/00168/FUL was subject to a S106 agreement for a contribution towards off-site greenspace improvements.
- 6.34 The proposal is considered to comply with KLPCS **policies CS8** and **21**. It also complies with the relevant aspects of the Developer Contributions SPD.

Landscaping

- 6.35 There are no trees or hedges on the site. There is hard and soft landscaping proposed to the front and rear of each of the dwellings. This will help soften the development on the street scene as well as provide a distinction between public and private space. The

proposal is considered to comply with KLPCS policies CS8 and CS21 and KRUDP saved policy DQ4.

Sustainability

6.36 A Sustainability Statement by Base Energy has been submitted with the application. This sets out the requirements of the relevant planning policies and what can be achieved for the proposed development. The main features of the site and proposal to meet the building environmental standards are:

- The energy efficiency measures of the building are to go beyond Part L1a 2013, with a potential 7% improvement and saving in CO2 emissions
- The development is to take a fabric first approach, which is to be designed to be highly insulated, with low u-values, good air tightness, high heating efficiency and controls and a heat recovery system
- Water efficiency is a big driver of sustainability and indoor fittings which will have water efficiency will be installed. These will help to meet Part G minimum standard of 125L/person/day
- The contractor to be used for this development will need to monitor, record construction site impacts (energy, water and transport), having policies in place for reducing air and surface water pollution
- The contractor will need to have a site waste management plan in place from the beginning of construction and use this throughout the construction period. Any demolition waste will be recycled
- The location lends itself to good transport links.

6.37 The proposal is considered to meet the objectives of KLPCS policies CS22, CS23, CS25 and CS26.

7. Conclusion

- 7.1 The Statement has demonstrated that the proposal complies with the relevant policies of the NPPF and the Knowsley Local Plan Core Strategy and the saved policies within the Knowsley Replacement Unitary Development Plan. It has been demonstrated that the proposed development is appropriate to the character of the area and does not have an adversely harmful impact on the amenities of the occupiers of adjacent properties.
- 7.2 The proposal provides 10 no. three bedroom affordable rent semi-detached houses in an area that has a relatively low level of this type and tenure of housing stock. The application site is in a highly sustainable and accessible location to services, amenities and alternative forms of transport. Issues of contamination and drainage have all been addressed by the technical reports submitted with the application.
- 7.3 In line with paragraph 11 of NPPF, as the proposal accords with the relevant policies of the Development Plan and those within the NPPF, the presumption in favour of sustainable development should be applied and planning permission should be granted without delay.

Appendices

A Draft Heads of Terms

Proposal:

The erection of 10 no. two storey affordable houses and gardens along with an associated access and landscaping on land adjacent to Moss Green Close in Huyton, L36.

Obligations:

In accordance with the provisions of the Knowsley Local Plan Core Strategy (January 2019) and Knowsley Council's Developer Contributions Supplementary Planning Document (June 2016), the applicant will enter into discussions with the local planning authority regarding infrastructure requirements associated with the proposed development. It is anticipated that the proposed development may require a financial contribution towards the enhancement of off-site greenspace.

Other contributions may be identified through the planning consultation process. Consideration will be given to their inclusion subject to meeting the appropriate tests of necessity and reasonableness.

Land Registry Title Number:

MS509551

Interested Parties:

Livv Housing Group
Lakeview
Kings Business Park
Prescot
Knowsley
L34 1PJ

The Built Group Ltd
278 St Mary's Road
Liverpool
L19 1QD

Solicitor Contact Details:

Melanie Morris
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