

Supporting Planning Statement: Full Planning Application

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Huyton Ambulance Depot,
1-2 Stretton Way, Huyton, Liverpool, Merseyside L36 6JF

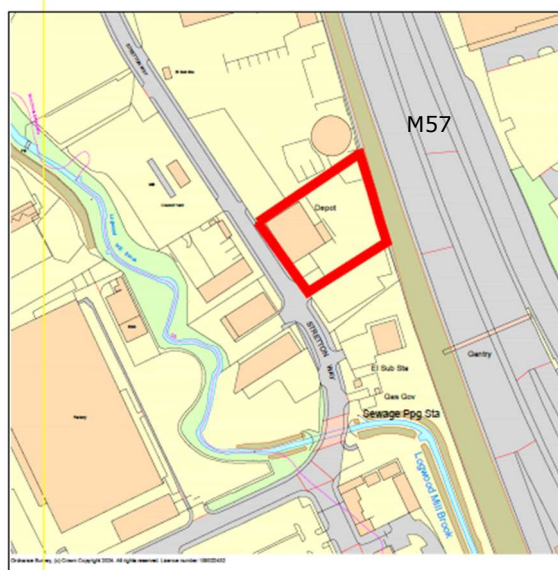
Introduction

This statement provides supporting information for a change of use to create a permanent base for Huyton Ambulance Depot within an existing vacant warehouse located at 1-2 Stretton Way, Huyton, Liverpool L36 6JF. This application is made on behalf of North West Ambulance Service.

Site

Located on a small industrial site which borders the busy M57 motorway, the existing warehouse shares access with other small industrial businesses dedicated to commercial distribution/storage. Harris Gas Limited is the owner of the site. Surrounding buildings feature several commercial distribution industrial and manufacturing units. The nearest hospital is Whiston Hospital, located 2.7km to the northeast. Huyton Bus Station is located 1.85km to the northeast. Nearby cities and towns like Rainford, Heydock, Prescot, Kirkby, Runcom, Widnes, St Helens, Warrington and Liverpool are accessible via roads withing 5km of the site.

There are no statutory designated areas or objects, such as sites of special scientific interest, ancient woodlands, ancient monuments, listed buildings or natural beauties on the Site or adjacent to it. The site is not in a conservation area and the existing buildings are not listed. There are no non-statutory designated areas or objects, such as flood zones, landfill sites, public rights of way, local wildlife sites, conservation areas, world heritage sites, registered parks and gardens, registered battlefields, green belts, country parks or greenspaces on the Site or adjacent to it.



Local Policies for the Site.

Industrial Area applies in the entire site.

Policy CS4 from the Knowsley Local Plan Core Strategy 2016 focuses on fostering sustainable economic growth and supporting the employment sector within the Liverpool City Region. It outlines a multifaceted approach that includes planning and interventions to ensure sufficient employment development land up to 2028, improve job accessibility, enhance the quality of existing employment areas, and encourage new businesses, including social enterprise.

Core strategy Policy CS4 (Economy and Employment) states that planning will be used to provide sufficient land to meet employment development needs to 2028, and that provision will be made for at least 164 hectares of land to be developed for employment uses between 2010 and 2028. Part (7) of the Policy goes on to state that land which is currently in use or allocated for employment development will be safeguarded from changes to other types of development, except where:

- there is no current or likely future demand for employment uses on the land **or**,
- where other uses would bring wider, regeneration, environmental and amenity benefits.

Saved UDP Policy EC4 states that proposals for development for other uses in these areas (either on sites which are allocated for development or on other land or buildings) will only be permitted where they would:

- Be complementary to and compatible with the surrounding employment uses;
- Be consistent with any approved regeneration strategy for the area;
- Preserve or enhance the image of the industrial area; and
- Avoid causing an unacceptable loss of land available for industrial development.

The proposal is to refurbish an existing vacant warehouse at 1-2 Stretton Way and convert the premises to provide a new secure home base for Huyton Ambulance Depot. The use class of the site is defined as Sui Generis and does not meet the classification for employment protection in line with Policy CS4. However, there is justification for granting permission under (Part 7) and UDP Policy EC4.

- The proposal to refurbish and re-purpose an existing premises will make use of an existing vacant premises which has been vacant since April 2021. The premises is vacant due to lack of demand.
- The re-purposing of an existing building is a sustainable response to the need to secure new premises for an essential emergency service.
- The proposal is complementary to and compatible with the surrounding employment and by re-purposing an existing building will preserve the image of the industrial area.
- The relocation of Huyton Ambulance depot to Stratton Way will improve the service provided by North West Ambulance Service and to the wider community it serves.
- The site benefits from close proximity to a wide selection of a strategic transport infrastructure network and links to the M57 motorway.

The Proposal

The lease has expired on the existing premises at Huyton Lane and North West Ambulance Service are in the process of securing the lease at the existing warehouse at Stretton Way to provide a permanent home for Huyton Ambulance Depot. The main advantage of the premises at Stretton Way is that it is already on a secure site with adequate space for staff parking provision.

The existing warehouse is currently vacant and the entrance to the building is hidden from any public pathways / routes. The existing palisade fence surrounding the site will remain. The north elevation of the existing warehouse will house the new canopy to allow staff to clean and maintain the ambulances when not in use. There will be additional windows to the west elevation to provide light and ventilation to the offices. There is no intention to extend the area of the existing premises. The materials selected for the replacement of the existing windows and doors are in keeping with the palette of the existing premises. The internal remodeling works will involve the demolition of internal partitions to form new offices, a large meeting room, kitchen, changing rooms and associated ancillary accommodation.

Accessibility, Parking and Refuse

There is adequate Vehicle Parking for ambulances and staff cars and refuse arrangements will remain as existing.

Landscaping

The site is laid to tarmacadam and concrete and this will remain. The boundary fence is a secure metal palisade. North West Ambulance Service will maintain security and access to their new premises.

Conclusion

Overall, we feel the proposal has met the criterial for satisfying the Council's planning policies and Local Plans. The proposed works are contained within the boundary of the existing premises and will have minimal impact on adjacent premises.





View of Entrance to Proposed Ambulance Depot at rear of site.



View of existing warehouse premises at 1-2 Stretton Way



View of existing Car Park looking towards north site boundary adjacent to M57



View of Entrance Gates into Proposed Ambulance Depot