



LAND AT LYNEHAM AND HASLEMERE, WHISTON, L35

PLANNING STATEMENT

**(including a Statement of Community Involvement
and draft heads of terms)**

on behalf of
THE BUILT GROUP LTD.

SEPTEMBER 2022

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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 19 no. affordable houses and flats and associated access, landscaping and amenity space and the provision of a new vehicular access and 6no. car parking spaces for an existing retail unit on land at the corner of Lyneham and Haslemere in Whiston, L35. The houses and flats will be owned and managed by Onward Homes.
- 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 a car park associated with a retail unit and associated soft landscaping. It had outline planning permission for residential development granted in June 2017 (see Planning History).
- 1.4 The application site is located on land designated as Primarily Residential Area on the Knowsley Local Plan Policies Map.
- 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 Onward Homes,
 - Design & Access Statement by Level 2 Architects,
 - Transport Statement by Vectos,
 - Ecological Survey and Assessment by ERAP (Consultant Ecologists) Ltd.,
 - Arboricultural Impact Assessment by Arbor Consultancy,
 - Combined Phase I & II Geo-Environmental Report by CC Geotechnical Ltd.,
 - Drainage Strategy by Sutcliffe,
 - PRO-FORMA 1: Sustainable Drainage System: Planning Permission by Sutcliffe,
 - Planning Statement including a Statement of Community Involvement (SCI) and draft Heads of Terms by pHpc, and
 - Statutory fee for full planning application.

2. The Site and its Surroundings

- 2.1 The application site, measuring 0.385ha, is located on the corner of Lyneham and Haslemere in Whiston. It is irregular in shape and wraps around an existing retail unit. The site is a car park associated with a retail unit and associated soft landscaping (see Figure 2.1). The site is currently bounded by residential properties on three sides and a highway verge to the east.
- 2.2 To the north and adjoining the site are two short rows of two storey terraced houses. These front onto Haslemere with their rear elevations and gardens facing the application site. The boundary treatments are mainly close boarded timber fencing with some soft landscaping in the gardens (see Figure 2.2).
- 2.3 To the west of the application site are two storey houses short terraces off Haslemere. The nearest property is no. 29 which has its gable end facing the application. Where the application site extends westward the adjacent houses have their front elevations and gardens facing it (see Figure 2.3).
- 2.4 To the south of the application site is Lyneham. There are a number of parking bays on the northern side of Lyneham immediately abutting the site boundary. On the southern side of Lyneham are two storey short terraces which have their gable ends facing the application site (see Figure 2.4).
- 2.5 To the east of the site is Haslemere and Cumber Lane. In between these two roads is a wide highway verge. Beyond this is Whiston Woods in the open countryside which is within St Helens borough.
- 2.6 Whiston rail station is 0.7 miles walking distance to west of the site. There are regular rail services throughout the week and weekends to Liverpool Lime Street, Manchester Piccadilly, Warrington Bank Quay, St Helens and Ellesmere Port. There are bus stops within 50-100m of the site on Cumber Lane. Bus routes 99 (Whiston-Prescot Circular), 239 (Prescot-Broadgreen Hospital) and 248 (Huyton Bus Station-Prescot Bus Station) provide regular services between Huyton, Broadgreen and Prescot.
- 2.7 There are several amenities and services which are easily accessible from the application site including:
 - MP Food, News and Wine Store – immediately adjacent to the site
 - Southmead Childrens Centre, Sherwood Drive – 0.4 miles walking distance
 - St Leos & South Mead Catholic Primary & Nursery School, Lickers Lane – 0.5 miles walking distance
 - Licker Lane Local Shop - 0.5 miles walking distance
 - St Edmund Arrowsmith Catholic Academy, Cumber Lane - 0.4 miles walking distance
 - Halsnead Primary School, Pennywood Drive - 0.7 miles walking distance
 - Whiston Willis Primary Academy, Milton Avenue - 0.6 miles walking distance
 - Whiston Hospital, Warrington Road – less than 1 mile walking distance

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- 2.8 To the east of the application site is Whiston Woods which is a large area of recreational open space. There are other smaller amenity open spaces within the local housing estate.
- 2.9 To the north of St Edmund Arrowsmith Catholic Academy is the Glen Dimplex manufacturing plant.
- 2.10 The above illustrates that the application site is in a very accessible and sustainable location to a range of amenities and services and to key public transport nodes and corridors.



Figure 2.1: View of part of site from the east



Figure 2.2: Northern boundary with properties on Haslemere



Figure 2.3: Properties to the west of the application site



Figure 2.4: Properties to the south of the application site

3. The Proposal

3.1 The proposal involves the erection of 19no. affordable units comprising of:

- 4no. two storey two bed four person short terrace houses with a floor area of 79sqm each;
- 3 no. two storey four bed five person short terraces houses with a floor area of 106sqm each, and
- 12no. two bed three person cottage flats with six units arranged within 2no. two storey buildings of which 5no. have a floor area of 61 sqm and 7no. have a floor area 63sqm.

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3.2 The 7no. houses are located on the westward end of the application site arranged in two rows of short terraces. The westerly of these fronts onto the existing turning head off Lyneham. There is an interface distance of 22m between these houses and the existing short terrace. The eastern row fronts onto a new access road, which is located on the existing hard standing car park, and faces the existing retail unit, which is part single, part two storey. The interface distance between the front of the proposed houses and the gable of the retail unit is 17.8m. Each two bed house has one in-curtilage car parking space whilst the for bed houses have two off-street spaces. Each house also has a rear garden area with a rear alley allowing access to the middle gardens for bins, emergencies, etc.

3.3 The 12no. cottage flats are located along the northern end of the site. These are arranged within 2no. two storey buildings – one which fronts Haslemere with two flats and one with ten flats which fronts on to the internal access road. The rear elevation of the second building is 22m from the rear elevation of the existing properties to the north. The gable end of the building fronting Haslemere is 15m from the rear elevation of the existing houses to the north. There is an interface distance of 11.5m from the rear elevation of the building fronting Haslemere and the gable end of the second building. There are 15no. car parking spaces to the front of these buildings. There is communal cycle parking and bin storage provision. To the rear of the buildings is communal garden areas for the occupiers of these flats.

3.4 Two of the proposed vehicular accesses utilise the existing access points off Lyneham with a slight adjustment to the existing access to the retail unit. A new vehicular access is proposed off Haslemere to the north of the retail unit. 6no. car parking spaces are to be provided to the front of the retail unit with a new access off Lyneham.

3.5 A soft landscaped amenity area is to be retained between the existing retail store and Haslemere. In addition, the proposal includes the provision of 6no. car parking spaces for an existing retail unit with a new vehicular access off Lyneham.

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.

September 2022
peter Hamilton planning consultancy

4. Planning History

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

- 16/00608/OUT: Outline Application for the erection of houses - all matters reserved for future approval – granted 20/06/2017.
- 15/00569/OUT: Outline application for the erection of 13no 2 storey town houses and 2no two storey 4 bed detached dwellings, with associated vehicular access - all matters reserved for future approval – refused 23/10/2015.
- 03/00784/OUT: Outline application for the proposed erection of 9 no. dwellings – granted 01/10/2003.
- 96/00532/APP: Estate remodelling including new boundary treatments, vehicular hardstandings, creation of new garden areas, closure of pedestrian only walkways, road rationalisation, landscaped areas and temporary contractors compound – granted 21/11/1996.

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Adjacent land

4.2 The following planning applications relating to land adjacent or close to the application site.

Land to rear of 24 Kingsnorth to 50 Martock & 44 Lyneham to 38 Selborne and to the East of land at Berrywood Drive and Manorwood Drive

16/00242/DEMCON: Demolition of 5 no. Blocks of flats – granted 7 October 2016.

16/00575/FUL: Erection of 51 no. dwellings together with construction of new road, vehicular accesses, associated landscaping & ancillary works – granted 17 March 2017.

5. Pre-application community consultation

- 5.1 On the 13 September 2022, the applicant distributed a letter (see Appendix A), the proposed layout and the CGI view of the proposed development (as shown at Figures 3.1 and 3.2) to 59 no. properties within the vicinity of the application site as shown in the table below:

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Lyneham	Lyneham	Haslemere
65	29	80
66	30	80A
67	31	81
68	32	81A
69	33	82
70	34	82A
71	35	83
72	36	83A
73	37	84
74	38	84A
75	39	85
76	40	85A
77	41	86
78	42	86A
79	43	87
80	85	87A
81	86	88
82	87	88A
	88	89
		89A
		90
		90A

- 5.2 The applicants spoke to around 15no. occupiers from the above properties many of whom indicated support for the development of the site as it is currently an eyesore and used as a dumping ground.

6. Relevant Planning Policy

6.1 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 National Planning Practice Guidance N(PPG).

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6.2 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)

6.3 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)

6.4 Paragraph 60 states 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.

6.5 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'.

6.6 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)

6.7 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).

- 6.8 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)

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- 6.9 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)

- 6.10 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.

- 6.11 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.'

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

- 6.12 The KLPCS (2016) and the saved policies of the KRUDP (2006) are part of the statutory development plan for Whiston. 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
- CS22 Sustainable and Low Carbon Development
- CS24 Managing Flood Risk
- CS27 Planning and Paying for New Infrastructure

KRUDP Policies

- T7 New Development and Walking & Cycling Routes
- DQ2 Security in the Built Environment
- DQ4 Trees and Development
- ENV5 Contaminated Land

- 6.13 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)

- Trees and Development SPD (June 2016)
- New Residential Development SPD (September 2018)

7. Policy Assessment

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

Principle of residential development

- 7.2 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. The proposal will help to re-balance the housing stock by providing a wider choice of affordable housing within Whiston and regenerate and enhance an underused and unmaintained area of land within the urban area. The site is close to local amenities and services and there are opportunities to travel by non-car modes to these which makes it a sustainable and accessible location.

- 7.3 The redevelopment of this 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

- 7.4 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 most recently available report on-line] 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.

- 7.5 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.

- 7.6 Development on many of the Sustainable Urban Extensions has yet to start.

- 7.7 The proposed development will contribute towards meeting the additional housing requirement on a sustainable site close 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 housing within the Whiston township which is identified as one of the key locations for new housing in the Borough. The density

of development is 49 dwellings per hectare (dph) meeting the requirement for a minimum density of 30dph. As such the proposal is considered to comply with KLPCS policy CS3.

Housing type and mix

- 7.8 According to policy CS17 'Housing Sizes and Design Standards' developments, particularly those of 15 units or more, should have regard to table 8.1: Mix of dwelling sizes for new housing in Knowsley'. The table advises that the split should be:

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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				

- 7.9 The table above indicates that the majority of the need for social rented housing within the borough is for one and two bedroom houses (70%) with the remainder for 3+ bedroom houses. According to NOMIS the Whiston South Ward, in which the application site is located, has the following property types as compared with the borough (based on 2011 Census):

House type	Whiston South ¹	Knowsley ²
Detached	14.8	12.9
Semi detached	41.4	41.1
Terraced	33.7	35.2
Flats	6.1	10.9

- 7.10 The table above shows that Whiston South has a higher proportion of detached and semi-detached houses which would predominantly comprise 3+ bedroom houses. The ward has lower levels of terraced houses and flatted properties than the borough. This is corroborated further by the Prescott & Whiston Profile 2018³ which shows the following property types:

House type	Prescot & Whiston	Knowsley
Detached	17.0	14.0
Semi detached	40.6	42.2
Terraced	28.7	33.9
Flats	9.5	13.7

¹ <https://www.nomisweb.co.uk/reports/localarea?compare=E05000884>

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

³ <https://knowsleyknowledge.org.uk/area-profiles-2/>

- 7.11 The above tables provides further evidence that the existing housing stock within the local area is largely detached and semi-detached and assumed to be predominantly 3+ bedroom houses. Whereas there is a smaller proportion of terraced and flats particularly when compared to the borough average.
- 7.12 The provision of predominantly 2 bedroom houses and flats 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 the relevant elements KLPCS **policy CS3 and CS17(1-3)**.

Housing tenure

- 7.13 There is a high level of private ownership within Whiston South Ward as compared with the borough according to the 2011 Census (taken from NOMIS Area Profiles):

	Whiston South	Knowsley
Owned outright or with a mortgage	71.1%	61.8%
Shared ownership (part owned and part rented)	0.6%	0.5%
Social rented	18.9%	26.6%
Private rented	8.3%	9.8%
Living rent free	1.1%	1.3%

- 7.14 The above is supported by the analysis set out in the Council's Prescott & Whiston Profile 2018 (although differences at this spatial level are not as great as at the ward level) which shows the following tenures as compared with the borough:

Tenure	Prescot & Whiston	Knowsley
Owned	65.5%	64.2%
Shared ownership	0.4%	0.5%
Social rented	21.8%	24.5%
Private rented	10.7%	9.5%
Living rent free	1.6%	1.3%

- 7.15 The proposal provides 19no. houses and flats (16no. two bedroom and 3no. four bedroom) for affordable rent to buy. The provision of additional housing for affordable rent will help re-balance the housing tenure within the ward where there is a relative shortage of this type of housing compared with the borough. The proposal for 19no. units on a sustainable and accessible site measuring 0.385ha allows Onward Homes to make most efficient use of their land holding and supports the renewal of this underused 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

- 7.16 The Design & Access Statement provides the detailed analysis of the design principles for the site and development.
- 7.17 The application site is located at the corner of Lyneham and Haslemere adjacent to MP Food, News and Wine Store. The proposed layout incorporating three rows of buildings is an appropriate solution to the site. This provides a strong and active frontage to the existing roads and to the development's internal access road. The properties face the amenity space to the east of the Store providing good natural surveillance to this open area and the Store itself.
- 7.18 The corner property on Haslemere includes an entrance on both the Haslemere elevation and the elevation fronting the internal access road. This provides active frontages to the public realm.
- 7.19 The scale of the proposal at two storeys is appropriate to the neighbouring houses and to the Store which are all two storey. The layout of short terraces and a detached block of cottage flats is compatible with the prevailing housing type of terraces, semi-detached and detached houses within the local area.
- 7.20 The scale, mass and layout of the proposed development is consistent with the general character of the immediate area. The layout of the proposed development provides dwellings which meet the 'nationally described space standards', have appropriate levels of amenities and ensure efficient and effective circulation space.
- 7.21 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

- 7.22 The interface distances between the proposed tow storey buildings in relation to front to front elevations, rear to rear elevations or flank wall to rear elevations generally meets the requirements at Appendix 4 within the New Residential Developments SPD.
- The front elevations of plots 01-04 are 22m distance from the fronts of nos. 40-43 Lyneham. This is 2m above the requirement in the guidance.
 - The rear elevations of the cottage flats to nos. 85-87 Lyneham are 22m distance. This meets the requirement in the guidance.
 - The rear to rear elevations of plots 01-04 and 05-07 are 21.5m distance. This is 2m above the requirement in the guidance.
 - The front elevations to plots 05-07 are 17.8m distance to the flank wall of the shop unit which is part single and part two storey in height. This is 5.8m above the requirement in the guidance.
 - The front elevation of the cottage flats to the rear elevation of the shop (part single, part two storey) is 16m. This is considered acceptable as the majority of the shop is single

storey and the windows to the cottage flat directly opposite have been angled away so they do not directly face the two storey element of the shop.

- The flank wall to the cottage flats to the rear elevation of no. 90 Lyneham is 15m. This is 3m above the requirement in the guidance.
- The rear elevation of the proposed cottage flats to the adjacent cottage flats is 11.5m. This is only 0.5m lower than the requirement in the guidance.
- The flank wall to plot 01 is 13m distance to the rear elevation to nos. 32-33 Lyneham. This is 1m above the requirement in the guidance.
- The flank wall to plot 07 is 13m distance to the front elevation to the adjacent cottage flat. This is 1m above the requirement in the guidance.

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7.23 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**. The proposal also, in the main, complies with the minimum interface distances as set out at Appendix 4 of the New Residential Developments SPD. Where the distance is slightly short mitigation measures have been put in place to ensure there is no severe impact on amenity.

Access and accessibility

7.24 The application site is located adjacent to an existing convenience store and close to a range of services and amenities, rail station, bus stops and Whiston Woods. As such, it is in an accessible and sustainable location.

7.25 There is safe pedestrian access to the application site linking it to the wider footway network within the area on Haslemere and Cumber Lane. There are no significant barriers between the application site and local facilities within the area. The application site is considered to have convenient and safe pedestrian access.

7.26 Lyneham is a traffic calmed road and Cumber Lane is a suggested on-road signed cycle route. The proposed development includes secure cycle storage for 18no. cycles for the 12 no. cottage flats. The property is considered to have safe and convenient access by cycle and facilities to store cycles.

7.27 The application site is within 50-100m of covered bus stops on Cumber Lane. Bus routes 99 (Whiston-Prescot Circular), 239 (Prescot-Broadgreen Hospital) and 248 (Huyton Bus Station-Prescot Bus Station) provide regular services between Huyton, Broadgreen and Prescot. The application site is also close to Whiston Rail Station (approx. 0.7 miles away) with frequent services throughout the week and weekend to Liverpool Lime Street, Manchester Piccadilly, Warrington Bank Quay, St Helens and Ellesmere Port. The application is therefore accessible by public transport, cycling and walking.

7.28 25no. car parking spaces are provided for the development as a whole of which 19no. will have electric vehicle charging points (i.e., one per dwelling). The 4 bed houses have 2no. off-street parking spaces and the 2 bed houses have one off-street parking space each. The 12no. cottage flats have 15no. car parking spaces. Section 5 of the Transport Statement provides the evidence to demonstrate that this parking provision is acceptable in this area. As such the proposal is considered to comply with the relevant aspects of KLPCS **policy CS7** and KRUDP saved **policy T7**. It also complies with the relevant aspects of the New Residential Development SPD.

- 7.29 The proposed vehicular access is off Haslemere and Lyneham. The Transport Statement by Vectos provides a technical assessment of the proposed junction and the wider highway impacts from the proposed development. It also includes a MASA, a Travel Plan Framework and further details on the access and accessibility credentials of the site and proposed development.

Flood risk

- 7.30 The site is in flood zone 1 and is less than 1ha in size. A Drainage Strategy report has been submitted by the applicant. The Report demonstrates how drainage will be designed to accommodate run-off and deal with climate change and urban creep. The drainage system has been designed to manage and discharge surface water from the site at a runoff rate of 5.0 l/s and including a 1 in 100 year storm event including an allowance of 45% for climate change. The proposal is considered to comply with KLPCS **policy CS23**.

Previous land use

- 7.31 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

- 7.32 The application site is adjacent to Whiston Woods which, although outwith Knowsley Borough, is an important natural recreational green space and component of the area's local Green Infrastructure. The proposal provides an area of amenity space measuring approx. 470 sqm. to the east of the site between Haslemere and the existing retail store. This area is not classed as open space in the Council's Greenspace Audit. This can be used for residents and provides some visual amenity value.
- 7.33 According to the Developers Contributions SPD at Technical Annex the site is located within Substantial Residential Area (SRA) 30. The SPD indicates there is a deficiency in some typologies of open space and a surplus in others. 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 B).
- 7.34 An Ecological Survey and Assessment has been undertaken for the site. This has assessed the site's current biodiversity value and has put forward recommendations to enable the proposed development to provide a net gain in biodiversity. No protected species were detected on the site.
- 7.35 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 and trees

- 7.36 An arboricultural impact assessment (AIA) has been undertaken for the site. 11 no. category B and 3 no. category C trees are proposed to be removed to facilitate the proposed development. There is the potential to provide tree planting within the proposed amenity space, communal garden to the Cottage flats and the gardens to the houses.

Additional, off-site tree planting could be secured via a s106 agreement. The applicant is content for the local planning authority to impose a condition to require a detailed landscaping scheme and planting plan to demonstrate that the tree replacement provision is acceptable. The proposal is considered to comply with KLPCS **policies CS8 and CS21** and KRUDP saved **policy DQ4**. It also complies with the relevant aspects of the Trees and Development SPD.

8. Conclusion

- 8.1 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.
- 8.2 The proposal provides 19 no. affordable rent houses and flats in an area that has a relatively low level of this type and tenure of housing stock. The application site is in a sustainable and accessible location to services, amenities and alternative forms of transport. Issues of contamination, biodiversity, drainage and arboricultural impacts have all been addressed by the technical reports submitted with the application.
- 8.3 In line with paragraph 11 of NPPF, as the proposal is in general accordance with the relevant policies of the Development Plan and those within the NPPF, the presumption in favour of sustainable development should be applied and it is respectfully requested that planning permission is granted for the proposed development.

Appendices

A Pre-application community consultation letter

BELFIE Ltd

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13th September 2022

Dear Resident,

Planning application for new homes at the corner of Lyneham Road / Haslemere Road, Whiston

BELFIE Ltd are submitting a planning application to build 4nr 2 bedroom houses, 3nr 4 bedroom houses & 12nr 2 bedroom cottage style apartments on the empty site at the corner of Lyneham Road / Haslemere Road. Please find enclosed the proposed site plan & visuals of the scheme.

What will happen next?

A planning application will be submitted to Knowsley Council in a few weeks. Knowsley Planning Department will review the application and carry out their statutory consultations, which includes writing to local residents like yourself about the scheme.

How will I be kept up to date about the scheme?

Once the planning application is submitted Knowsley Council will make the documents available on the website <https://www.knowsley.gov.uk/view-planning-applications> where all the supporting information will be available.

It's likely Knowsley Council will also write to people living close to the proposed new scheme to let them know the application has been submitted and give details of how to find out more information and raise any queries.

Will I be kept up to date?

Once planning has been submitted there's normally a three/six month period when the application is being considered and during this time there won't be much to update.

When we've been through the planning process we will write to you again to confirm what will happen next.

BELFIE Ltd
280 St Mary's Road, Liverpool, L19 1QD

0151 271 0261

BELFIE Ltd

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When will the scheme be built?

We hope the works will start January 2023 but this depends on a successful planning application

How long will the works take?

It's estimated the construction works will take around 12 months to build the new homes.

We wanted to write to let you know about this proposed scheme which we hope you'll agree makes good use of the unused land and provide much needed homes.

If you have any queries please email info@belfield.com

Yours faithfully,

David Belcher
Company Director

BELFIE Ltd
280 St Mary's Road, Liverpool, L19 1QD

0151 271 0261

B Draft Heads of Terms

Proposal:

The erection of 19 no. affordable houses and flats and associated access, landscaping and amenity space on land at the corner of Lyneham and Haslemere in Whiston, L35.

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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 and tree planting.

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 Numbers:

MS682468
MS595773

Interested Parties:

Onward Homes
Renaissance Court
Christie Way
Manchester
M21 7QY

The Built Group Ltd
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