

Planning Statement

Site Address: 1A Newlands, Huyton Hey Road, Liverpool, L36 5SE

Proposal: Change of use from aesthetics training school (Class F1/E use) to day care centre for disabled adults (ages 18–35) (Class E/F1 use)

Applicant: Inspiring Pathworks

Date: June 2025

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1. Introduction

This Planning Statement has been prepared in support of the application for planning permission to change the use of the property at 1A Newlands, Huyton Hey Road, from an **aesthetics training school** to a **day care centre for disabled adults (ages 18–35)**. The purpose of this document is to provide a clear and comprehensive explanation of the proposal, outline its context, and demonstrate how it complies with relevant national and local planning policies. As a supporting document accompanying the application, it describes the development's objectives and **design rationale** and explains its alignment with planning requirements. The statement will address the key planning considerations, including the principle of the change of use, heritage and conservation factors (given the Grade II listed status and conservation area location), community need and benefits, access/parking, and any amenity impacts. The overall intent is to assist the decision-makers – Knowsley Council's planning officers and, if necessary, Planning Committee – in understanding the merits of the proposal and to **"provide detailed information"** to justify granting planning permission.

2. Site and Surroundings

Site Location: The application site is located on Huyton Hey Road in Huyton, within the borough of Knowsley, Merseyside. It lies approximately 0.5 km northwest of Huyton Village Centre, in a predominantly residential area known for its historic character. The site is bounded by other large properties and gardens; to one side (southwest) is No. 1 Victoria Road (a villa of similar vintage, possibly also listed), and to the other side and rear are residential plots with mature landscaping. The immediate locality is quiet and green, with tree-lined streets and substantial detached houses.

Site Description: The property at 1A Newlands (commonly referred to as "*Newlands*") consists of a substantial detached building and its curtilage. The building is a **detached Victorian villa**, constructed in brick with slate roofing and ornate details, set over four levels (basement, ground, first, and second floors). It has an expansive front driveway capable of parking numerous vehicles and a sizable rear garden. The building is a prominent example of local heritage – it is **Grade II listed**, indicating its national historical and architectural significance. The site area, including building and grounds, is roughly 0.3 hectares (an estimate, given the large garden).

Current/Last Use: The last use of the premises was as an **aesthetics and beauty training school** (which can be categorized under education/training use). This involved teaching practical skills in aesthetics (beauty treatments) and related theory, with the building's rooms used as classrooms, treatment demonstration rooms, and offices. Prior to that, the building had seen use as offices (including a law firm's offices) and historically as a private dwelling. The building is presently **vacant** following the cessation of the training school use. However, it has been maintained in good condition, and many modern facilities (heating, electrics, safety systems) are in place due to recent use.

Surroundings and Land Use: The surrounding area is primarily residential in character, with many properties of a similar period that have been converted to various uses. Along Huyton Hey Road and nearby Victoria Road, one can find: private dwellings (some single-family homes, some subdivided into apartments), institutional uses (for example, there is a school on Huyton Church Road not far away, and a church nearby), and occasional commercial or civic uses (the Huyton Library and Council offices are a short drive away). The site sits within the **Victoria Road and Huyton Church Road Conservation Area**, underscoring the historic environment of the vicinity. The conservation area status means the locale has an identifiable character worth preserving – in this case, the late 19th-century suburban villa ambience. Huyton Village centre, with shops, services, and public transport links (bus and Huyton rail station), is within walking distance (around 10–15 minutes), making the site reasonably accessible.

Transport and Access: Huyton Hey Road is an adopted highway with footpaths and street lighting. It connects to the wider road network (nearby A5080 and M62 for regional connectivity). Public transport: Bus routes run along Derby Road and Archway Road

(within 0.5 km), and Huyton railway station (Merseyrail, with services to Liverpool and Manchester) is about 1 km away. The property's driveway has an existing **vehicular access** onto Huyton Hey Road. The access has good visibility and a wide gate opening, suitable for cars and minibuses. There are no dedicated cycle lanes on Huyton Hey Road, but the quiet nature of the roads makes cycling feasible; the site can accommodate cycle parking in the garage or garden if needed for staff. The PTAL (Public Transport Accessibility Level) would be considered moderate given the relatively short distance to the town centre amenities and transport nodes.

In summary, the site is a well-situated, sizable, listed building in a residential conservation area with good access to infrastructure. The context is appropriate for the proposed use: being in a peaceful neighbourhood is beneficial for a care facility, and the proximity to Huyton centre ensures convenience for employees and visitors.

3. Proposed Development

Description of Proposal: The application seeks permission for the **change of use** of the building from a Class F1 (former training/education use, potentially also sui generis) to a **Day Care Centre for Disabled Adults (Use Class E(f) or F1 depending on classification)**. The day care centre will serve adults aged 18–35 with physical and/or learning disabilities, providing daytime support, activities, and care in a non-residential setting. Importantly, **no new building works or extensions** are proposed as part of this change of use; the intention is to utilize the existing structure and rooms. Any physical changes are limited to internal alterations and refurbishments (which, if affecting historic fabric, will be subject to listed building consent separately – a parallel listed building consent application is being submitted alongside the planning application). The scope of the proposal can be summarized as follows:

- Use of ground floor rooms as communal spaces (activity rooms, lounges, therapy rooms) and facilities (kitchen for life skills training, accessible toilet, etc.) for day care activities.
- Use of upper floor rooms for ancillary purposes such as staff offices, counselling rooms, quiet activity spaces, or storage as required by the centre's operation.
- Typical hours of operation likely to be **Monday–Friday, 8:30 am to 5:30 pm** (with flexibility for staff preparation/cleanup outside these times). No overnight accommodation is provided; this is strictly a day service.
- Staffing is expected to consist of a Centre Manager, care support staff, and specialists (such as therapists or trainers) depending on client needs – initially totalling around 5–8 staff on site at any one time.
- Attendance by service users (clients) is anticipated to be in the range of **10 to 15 individuals per day**, typically attending on a scheduled basis (some full-time,

some on certain days). These numbers are modest and reflective of providing a high staff-to-client ratio for quality care.

- Minor ancillary features include signage (to identify the centre), which will be low-key; and possibly the installation of a wheelchair access ramp at the main entrance if needed (this would be a lightweight ramp that does not constitute development or can be covered under conditions).
- Use of existing on-site parking for staff and visitors. No new parking layout is proposed, but a management plan will ensure the driveway is used efficiently (e.g., designated drop-off zones and staff parking areas).

No change is sought to the external appearance of the building or the site layout (such as boundaries or landscaping). The **operational aspects** of the day care centre are inherently low impact: activities are indoor and therapeutic in nature (e.g., arts and crafts, educational workshops, light exercise, music sessions). Outdoor use of the garden will be for calm activities or recreation in good weather and will be supervised. The level of noise or disturbance is expected to be minimal, similar to that of a family dwelling or office – certainly less than a typical school playground, for instance.

Employment and Economic Considerations: The proposal will create and sustain employment for local people – with around 5-8 jobs (some full-time, some part-time) in the health and social care sector at this site. It also indirectly supports families and the local community by providing services that enable greater participation in the workforce (e.g., parents/caregivers of the disabled adults may have more opportunity to work if daytime care is available for their dependents). While the primary goal is social care, this is a productive re-use of the property that prevents it from becoming derelict and ensures ongoing investment in its maintenance.

Listed Building Consent: As the building is listed, a separate **Listed Building Consent (LBC)** application is being submitted in tandem to cover any internal alterations (such as installing sanitary adaptations, etc.). The planning application and LBC are coordinated to ensure that planning and heritage considerations are addressed holistically. However, from a *planning* point of view (as opposed to purely heritage), the main consideration is that the use is changing; the physical works are minimal and largely internal.

Overall, the proposed development can be characterized as an adaptive reuse of a heritage asset for community-serving purposes, with virtually no enlargement of built form and careful attention to preserving the building's character. The next sections of this statement will examine how this proposal sits within the planning policy framework and assess any potential impacts.

4. Planning Policy Context

The proposal is guided and informed by several tiers of planning policy and guidance: national policy (the National Planning Policy Framework), local development plan policies (Knowsley's Local Plan and any relevant supplementary guidance), and other material considerations (including conservation area appraisals and national heritage guidance). Below is a summary of key policies and how the proposal addresses them:

National Planning Policy Framework (NPPF, 2021): The NPPF sets out the government's planning policies for England. Relevant sections include:

- *Section 8: Promoting healthy and safe communities* – Paragraph 98 of the NPPF encourages planning decisions to **“plan positively for the provision and use of community facilities (such as meeting places) ... and other local services to enhance the sustainability of communities”**. The proposed day care centre is clearly a community facility providing social care services, and thus the development embodies this policy by meeting an identified social need. The NPPF also urges that valued facilities be retained and allowed to develop modern needs; here we are repurposing an existing community-oriented building (formerly a school) into a different type of care facility, thereby retaining a community service use on site rather than losing it to a non-community use.
- *Section 16: Conserving and enhancing the historic environment* – Paragraph 197 (now 203 in updated numbering) emphasizes *“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”*. The proposal aligns with this principle by providing a viable new use for the Grade II listed building that is consistent with its conservation (no harmful alterations). Paragraphs 199–202 outline how any harm to heritage assets should be assessed and weighed; our Heritage Statement (combined with the Design & Access Statement) demonstrates that the scheme causes no harm (or only minimal, if any) and delivers public benefits, satisfying the NPPF tests.
- Other NPPF sections on *Promoting sustainable transport* and *Meeting community needs* are also relevant. The site's accessible location and reuse of an existing building contribute to sustainability (supporting the NPPF's presumption in favour of sustainable development).

Local Plan – Knowsley Local Plan Core Strategy (2016): The Core Strategy forms the development plan for Knowsley. Pertinent policies likely include:

- *Policy CS2: Sustainable Development Principles* – which encourages development that contributes to social well-being, has accessible locations, and reuses existing buildings. This proposal directly contributes to social well-being by providing services for disabled residents and reuses a listed building rather

than requiring greenfield development. It's in a sustainable location near a town centre and public transport.

- *Policy CS4: Economy and Employment* – while not an employment proposal per se, the creation of jobs and training opportunities in the care sector aligns with economic diversification objectives.
- *Policy CS19: Design Quality and Accessibility in New Development* – requires high quality design and safe, accessible environments. Our design is sensitive to context (heritage design) and the development creates an inclusive environment for disabled users, fulfilling accessibility goals.
- *Policy CS20: Managing the Historic Environment* – sets out that the Council will protect heritage assets and support viable uses for them. The policy likely echoes national guidance that any harm to listed buildings must be justified and outweighed by public benefits. Our proposal complies, as it protects the asset and finds a new use that secures its future.
- *Policy CS5/CS27: (If applicable)* – There might be specific local policies encouraging provision of community facilities or safeguarding them. (For example, some local plans have policies against the loss of community uses; in our case we are not losing but gaining one). The spirit of such policies is upheld by introducing a beneficial community service at this site.

Additionally, the Council's **Development Management Policies** (if a part of the Local Plan or any saved UDP policies) concerning parking, access, and amenity will be relevant: typically, there are standards for parking provision and criteria to ensure no undue harm to neighbours – which we will show compliance with in the assessment section.

Supplementary Planning Guidance and Other Material Documents:

- The **Victoria Road & Huyton Church Road Conservation Area Appraisal and Management Plan** (2015) is a key document outlining the area's character and management objectives. It likely emphasizes preserving architectural features, controlling inappropriate alterations, and keeping the area's historic integrity. The proposal's heritage approach is consistent with these objectives, as no external changes are planned and the building's upkeep is ensured.
- *Knowsley Council Heritage Guidance*: We have noted Knowsley's guidance that Heritage Statements (combined with Design & Access Statements when applicable) must accompany such proposals [knowsley.gov.uk](https://www.knowsley.gov.uk), which we have adhered to by preparing the combined statement. Also, any Article 4 Directions in the area (none are noted for this specific site, but if any restrictions on changes exist, we comply by not altering external elements).

- *Access and Parking Standards:* Knowsley may have a Supplementary Planning Document (SPD) on parking or transport. The standards for a day care use would typically be considered on a case-by-case basis due to its sui generis nature, but generally, availability of on-site parking and drop-off is seen positively. As we have ample parking, we likely meet any requirements. Cycle parking provision is encouraged; if not a formal requirement for a use like this, we would nonetheless be open to adding some cycle spaces for staff.

In conclusion, the policy review indicates strong support in principle for this type of development: national policy supports community facilities and re-use of historic buildings, and local policy provides a framework that encourages sustainable, accessible development and heritage conservation. The proposal does not conflict with any known policy and in fact advances many policy aims (social inclusion, heritage preservation, sustainable development). The following section will build on this by examining the specific planning considerations and impacts.

5. Planning Assessment

5.1 Principle of Development and Land Use

The first key question is whether the **principle of changing the use** of the building from a training school to a day care centre is acceptable in this location. In planning terms, both the former and proposed uses can be considered as community or institutional uses, albeit serving different groups. The site is unallocated in the Local Plan (white land within urban area) and lies within an established community.

Loss of Previous Use: The previous aesthetics training school was a specialist educational facility. Its closure means that use has already ceased. The proposal does not displace an existing operating facility – rather, it brings a vacant property back into use. There is therefore no conflict with policies protecting education facilities, especially since this is a like-for-like substitution in terms of broad category (educational/training use replaced by social care use, both serving community needs). The Council’s policies generally resist the loss of community facilities unless adequate alternative provision exists; in this case, we are not losing one but effectively **gaining a new community service**, so this should be viewed favourably.

Appropriateness of Day Care Use in Residential Area: A day care centre for disabled adults is typically considered a compatible use in residential areas. It is generally low-impact (as discussed in amenity section) and by its nature is a daytime operation. It often fits within Use Class E(f) (day centre) or Class F1 depending on exact classification, both of which encompass uses that can be appropriately located in residential neighbourhoods, much like clinics, nurseries, or schools that are often found embedded in communities. The presence of similar uses nearby – for example, a

small school or other care homes in the wider area – sets a precedent that such uses are part of the mix of a healthy community.

Compliance with Strategic Aims: The principle also aligns with strategic planning aims. The Knowsley Council Plan (2022–2025) emphasizes supporting people and communities to thrive; a facility for young disabled adults directly contributes to that vision. At the national level, the NPPF (paragraph 93) supports provision of social infrastructure. Thus, locating a needed social care facility within an existing settlement, reusing a heritage building, is exactly the type of sustainable development planning is meant to encourage.

It's also worth noting that *Newlands* is a very large building (over 330 m²) that would be underused or difficult to justify as a single-family dwelling today; thus, finding a beneficial use for it is important. The day care use is a **viable use consistent with the building's conservation**, per NPPF heritage guidance, fulfilling the requirement that listed buildings have an appropriate ongoing use. Therefore, the principle of development is considered **acceptable**, subject to detailed considerations of how the use is implemented (which we cover below). No change of use in planning terms would be supported if it led to adverse impacts, so we now assess those specific areas.

5.2 Impact on Heritage Assets

As the site involves designated heritage assets (the Grade II listed building itself, and the conservation area), the LPA has a statutory duty to pay special regard to preserving the building and its setting, and to preserving or enhancing the character of the conservation area. A detailed Heritage Impact Assessment is provided in the Design, Access & Heritage Statement. From a planning perspective, the key points are:

- **No Physical Harm:** The change of use does not entail external alterations or extensions, meaning the **architectural integrity and appearance** of the listed structure remain intact. Thus, the proposal preserves the **special architectural interest** of the listed building. Internally, any changes will be minimal and sensitive, which can be controlled via listed building consent and conditions. This meets the requirement of Local Plan Policy CS20 (if applicable) and NPPF para. 199 which requires great weight to be given to conservation of heritage assets.
- **Enhanced Viability:** By securing an active use, the project addresses the often-critical issue for heritage assets – long-term maintenance. The NPPF explicitly recognizes putting heritage assets to **viable uses consistent with conservation** as desirable [gov.uk](https://www.gov.uk). Inspiring Pathworks' occupation will ensure the building is heated, maintained, and monitored daily, preventing decay that can occur when large historic buildings are left empty. This is a positive heritage outcome that should be weighed in favour of the proposal.

- **Conservation Area:** The character and appearance of the Victoria Road Conservation Area will be preserved. There are no changes to the building's exterior or the site that would detract from the area's historic streetscape. The use is also in harmony with the area's established character – many buildings on this street have seen conversions to non-residential uses (schools, offices) over time, so a day centre does not introduce an alien element. The conservation area's purpose is not to fossilize uses but to manage physical changes; since no detrimental physical changes are proposed, the conservation area's character is unharmed. Indeed, keeping the building in use and well-kept contributes to the area's vitality.

The Planning (Listed Buildings and Conservation Areas) Act 1990 tests (sections 16, 66, 72) are therefore met: the scheme causes **no harm to the listed building or its setting** and at least preserves (if not enhances) the conservation area. In NPPF terms, any residual “less than substantial” harm (if one even considers minor internal adaptations as harm) is outweighed by the public benefits (discussed below in section 5.3). We highlight that this planning application should be read in conjunction with the heritage documentation for a full account, but planning officers can be satisfied that heritage impacts have been appropriately addressed and mitigated.

5.3 Community Benefit and Need

One of the driving forces behind this proposal is the substantial **community benefit** it offers. The day care centre will fill a critical gap in local service provision for young adults with disabilities. Currently, options for adults with special needs in the 18–35 age range in the Huyton/Knowsley area may be limited; many have to travel outside the borough or lack structured daytime programs once they finish formal education. This facility, operated by Inspiring Pathworks (an organization dedicated to empowering individuals with disabilities), will provide a range of supportive services: educational activities (life and social skills training), therapeutic services (physiotherapy, occupational therapy sessions as needed), recreational and social opportunities, and general care and supervision. This contributes directly to social inclusion and improves quality of life for the service users and their families.

The **need** for such a service is recognized in local social care strategies. Knowsley's community and adult social care initiatives emphasize enabling all residents to lead fulfilling lives and the Council's vision of supporting people to thrive. By focusing on young adults, the centre addresses the transitional age when individuals leave the school system and often face a lack of support. This proposal, therefore, aligns with and helps deliver local objectives around **improving health and well-being** and providing **inclusive opportunities** for disabled people.

From a planning perspective, these community benefits are material considerations. The NPPF in paragraph 93 (c) and (d) seeks to **guard against unnecessary loss of valued facilities** and ensure that such facilities are able to develop for the community's benefit. In this case, we are *adding* a valued facility. The benefit extends beyond the direct users: families get respite or ability to work, local jobs are created, and awareness and integration of disabled individuals in the community is improved by having this centre as a community hub.

It is also noteworthy that this use secures a future for a historic building in a way that allows public access (to an extent) to what was formerly a private space. While not a fully public facility like a library, it is a community-oriented use that opens the building's doors to a segment of the public, thereby indirectly fostering a greater appreciation of the heritage asset among users and staff. This intangible benefit supports the idea that heritage can be enjoyed and serve current community needs simultaneously.

In planning decisions, the LPA can and should give weight to these public benefits. The proposal does not merely seek to avoid harm; it provides a positive outcome in line with the **social role** of sustainable development (one of the three pillars in the NPPF). Therefore, the clear community need and benefit add strong support in favour of granting permission.

5.4 Highways, Access and Parking

Highways Impact: The change of use is expected to have a limited and manageable impact on the local highway network. The scale of the operation (max ~15 service users and <10 staff at a time) is modest. Vehicle movements associated with the day care centre will primarily occur at **morning drop-off and afternoon pick-up times**, similar to a small school or nursery but on a smaller scale of people. These times might roughly be around 9:00 am and 4:00 pm, which are near typical peak hours but given the low numbers, the additional traffic is negligible. We estimate perhaps 5–8 car trips in the morning and again in the afternoon (some staff will arrive earlier and leave later, staggering the flow). Compared to the building's previous use as a training school, the traffic generation is likely **lower or at most equivalent** – a training college could have had dozens of students and staff arriving at similar times, possibly generating more trips.

The existing access off Huyton Hey Road is adequate in width for cars and small minibuses to enter and exit. Visibility at the driveway is good in both directions due to the road's straight alignment and setback of fences. There have been no known issues with accidents at this location; the use does not significantly alter the risk profile.

Parking Provision: The site's forecourt can accommodate more than 10 cars comfortably. For the day care use, parking demand will be limited to staff vehicles (perhaps up to 8 staff cars if everyone drives, though some staff may car-share or use

public transport) and occasional visitor vehicles (family members dropping off, or perhaps social workers visiting). Many service users will arrive via arranged transport (mini-bus or their family's vehicle) but will not require parking all day – those vehicles will typically depart after drop-off. Therefore, the on-site parking is sufficient to cater for simultaneous parking needs (e.g., if a meeting or event occurs). There should be no overspill onto the street. We anticipate marking out at least **2 disabled parking bays** near the entrance to facilitate wheelchair users. The remaining area allows for general parking and manoeuvring. In terms of local standards, even if one applied standard for, say, a medical or educational facility, the available parking would meet or exceed requirements on a per floor area or per staff basis.

Sustainable Transport: The site is reasonably accessible by public transport (as described in Section 2). Some staff or visitors may use public transit or walk from the town centre. We will encourage sustainable travel among staff through a Travel Plan: for instance, offering secure bicycle storage or flexible working to avoid unnecessary trips. Realistically, due to the nature of the service users (many with mobility challenges), private transport will be heavily used for them. However, given numbers are small, this does not pose an environmental or congestion concern.

Access for Emergency Services: The site is accessible to emergency vehicles. The driveway can accommodate an ambulance or fire engine up to the front door. The change of use does not impede any emergency access – in fact, with fewer people on site than a school, evacuation and emergency response is simplified.

In conclusion, the highways and parking considerations do not present any issues. The development will not adversely affect road safety or capacity. No objection on highway grounds is anticipated, especially since we have on-site parking mitigating any potential street congestion. If required by the Council, the applicant is willing to accept a condition for a simple Travel Plan or parking management plan, though given the scale, this may not be necessary.

5.5 Amenity Considerations

It is important to ensure that the proposed use will not cause unacceptable impacts on the amenity of nearby residents or the surrounding area, in terms of noise, disturbance, or any other factors. The day care centre use is inherently low-key and *daytime-only*, which is generally very compatible with residential neighbours.

Noise and Disturbance: The activities at the centre (indoor craft sessions, group discussions, maybe music or games) are all contained within the building, which has thick brick walls typical of Victorian construction that provide good sound insulation. The number of attendees is small, and staff will maintain a calm environment conducive to care – this is not an environment prone to loud or anti-social behaviour. Outdoor time in the garden will be supervised and consists of quiet recreation; the

number of people outside at any one time might be a dozen at most, engaged in mild activities. This is comparable to the noise from a large family gathering or small garden party, which in the daytime is not harmful to amenity. There will be no outdoor loudspeakers or amplified sound. In contrast, the former use as a training school could have generated more comings and goings and possibly evening classes; the new use is unlikely to generate more noise than the ambient neighbourhood levels.

During drop-off and pick-up times, there will be some short-lived increase in activity (car doors shutting, people greeting, etc.), but since drop-offs happen within the site (cars pulling into the driveway), it's not concentrated on the street. Also, these occur at reasonable hours (morning and late afternoon) and disperse quickly. It's much less intensive than, say, a primary school where dozens of parents arrive simultaneously; here it's a handful of vehicles.

Light and Privacy: No new lighting poles or floodlights are proposed. Security and entry lighting already exist around the building, and any additional lights will be low intensity and motion-activated for safety rather than all-night illumination. So, no light pollution issues are anticipated. The use does not overlook neighbours differently than before; no physical expansion means no new sightlines into adjacent properties. The privacy of neighbouring residents remains protected by existing boundary fences/vegetation.

Other Environmental Factors: The use will not produce pollution, fumes, or hazardous waste. It's effectively a residential-scale use in terms of waste generation (some general waste and recyclables, perhaps medical waste if minor like bandages, which will be disposed of properly – but minimal). Bin storage will continue in the existing location (likely a side yard or designated area), and collection arrangements remain as per council schedules. The building has modern alarm systems – security and fire – which ensure safety without causing nuisance (alarms are maintained to avoid false triggers).

Amenity of Users: While considering neighbours' amenity, it's also positive to note that the site provides a high-quality environment for the users of the centre: a quiet, spacious, and pleasant setting, with natural light and outdoor space, which is beneficial for their well-being. Land use planning encourages placing sensitive uses in healthy environments, and this fulfils that ideal.

Consultation and Support: Although not a strict planning requirement for a private application of this scale, the applicant has informally engaged with immediate neighbours and the feedback has been generally understanding and positive, with neighbours appreciative that the building will be used for something beneficial rather than lying empty. Any minor concerns (such as parking management) have been addressed in our plan (e.g., staff will park on-site rather than on the road, keeping Huyton Hey Road clear).

In summary, the proposed day care centre will operate without **material detriment to the amenity** of surrounding residents. It is quiet, contained, and its traffic is low. The change of use is, therefore, consistent with Local Plan policies that protect residential amenity (typically, a criterion in development management policies) and the general requirement in NPPF paragraph 130(f) to create places that have a high standard of amenity for existing and future users. We conclude there are no adverse amenity impacts that would outweigh the scheme's benefits.

6. Conclusion

This Planning Statement has set out the justification for the proposed change of use of *Newlands*, 1A Huyton Hey Road, into a day care centre for disabled young adults. In conclusion, the development is considered to be **acceptable and desirable** for the following reasons:

- **Compliance with Land Use Policies:** The proposal aligns with both national and local planning policies which encourage the provision of community facilities, the reuse of existing buildings (especially heritage assets), and sustainable development. There is no conflict with the development plan; rather, the scheme furthers objectives of social sustainability and heritage conservation.
- **Heritage Preservation:** The Grade II listed building's special interest will be preserved. No harmful alterations are proposed, and the character of the Victoria Road Conservation Area is maintained. The proposal meets the statutory tests for heritage, and by putting the building to a viable use, it helps secure the asset's future [gov.uk](https://www.gov.uk). This is a significant benefit and satisfies heritage policies at all levels.
- **Community Benefits:** The new use will provide an invaluable service for a vulnerable segment of the community – something that has clear public interest. The positive social impact of enabling disabled young adults to have dedicated support and developmental opportunities in their own community cannot be overstated. The facility also creates local employment in the care sector. These benefits are a key consideration that weighs heavily in favour of approval, consistent with NPPF advice to support healthy, inclusive communities [gov.uk](https://www.gov.uk).
- **Traffic and Amenity:** The practical aspects of the development have been shown to be problem-free. The site can accommodate the necessary parking and access, ensuring no strain on local roads. The intensity of use is low and confined to reasonable hours, thus protecting the quiet enjoyment of neighbouring properties. No objections are anticipated from technical consultees on highways or environmental health grounds, given the benign nature of the use.

- **Efficient Use of an Existing Resource:** The development exemplifies efficient use of land and buildings – a core planning principle. It takes a large, underused historic building and repurposes it to meet a modern need, avoiding dereliction and the waste of embodied energy that demolition/new build would entail. This is inherently sustainable (environmentally, by conserving the built fabric; socially, by providing services; economically, by reducing need for new construction and creating jobs in an existing structure).

On balance, when considering the development plan and material considerations, there is a **compelling case** to grant planning permission. The proposal presents no significant negatives, and its positives resonate strongly with planning goals. We therefore respectfully request that Knowsley Council **approves this application**, subject to any conditions deemed necessary (for example, relating to hours of operation, or a requirement to obtain listed building consent for any works, which is already in progress). The applicant is willing to accept reasonable conditions and to work with the Council to ensure the success of this venture.

In the event of approval, *Newlands* will embark on a new role at the heart of the community – a tangible example of how a historic building can be adaptively reused to serve current generations. This outcome would be a win-win: preserving the past while caring for the present, truly reflecting the spirit of sustainable development in Knowsley.