



**DALCOUR
MACLAREN**

Planning Supporting Statement

Client: Cadent Gas Limited

Project: Roseheath Drive, Halewood, Liverpool

Date: October 2022



Project Details

Project Name	Roseheath Drive
Scheme Number	22005163
Report Number	001

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Drawings

20221121_22005163_PLN_LOC_1.1	Site Location Plan	1:1250@A3
20221121_22005163_PLN_SI_2.1	Existing Site Plan	1:2000@A3
20221121_22005163_PLN_SI_3.1	Proposed Site Plan	1:2000@A3
SO-20349 Overview Rev3	General Arrangement and Elevations	1:40@A3

1 Introduction

1.1 Background to the Planning Application

- 1.1.1 Dalcour Maclaren (DM) has been commissioned by Cadent Gas Ltd (CG) to seek full planning permission for the construction of a secure kiosk to house essential gas supply infrastructure in land off Leather's Lane, Halewood, Liverpool
- 1.1.2 The proposed development is located on land off Leather's Lane, adjacent to Higher Road (nearest post code: L26 9UE, grid reference: SJ 44671 84833), hereafter referred to as 'the Site'.
- 1.1.3 The works are required due to a number of new housing developments in the area driving an increased demand on the gas supply network. The existing gas governor off Roseheath Drive cannot support any new connections into the network and cannot be upgraded or upscaled due to engineering constraints; therefore, a new gas governor is required near to the existing to ensure a safe and effective supply to CG's customers can be provided.

1.2 Site Location and Description

- 1.2.1 The proposed development is located at SJ 44671 84833, off Leather's Lane as shown in Figure 1 and drawing 22005163_PLN_LOC_1.1. Leather's Lane is unclassified according to Knowsley Metropolitan Borough Council website and predominantly provides access to residential properties. Higher Road, adjacent to the proposed development, is a classified A Road (A562).

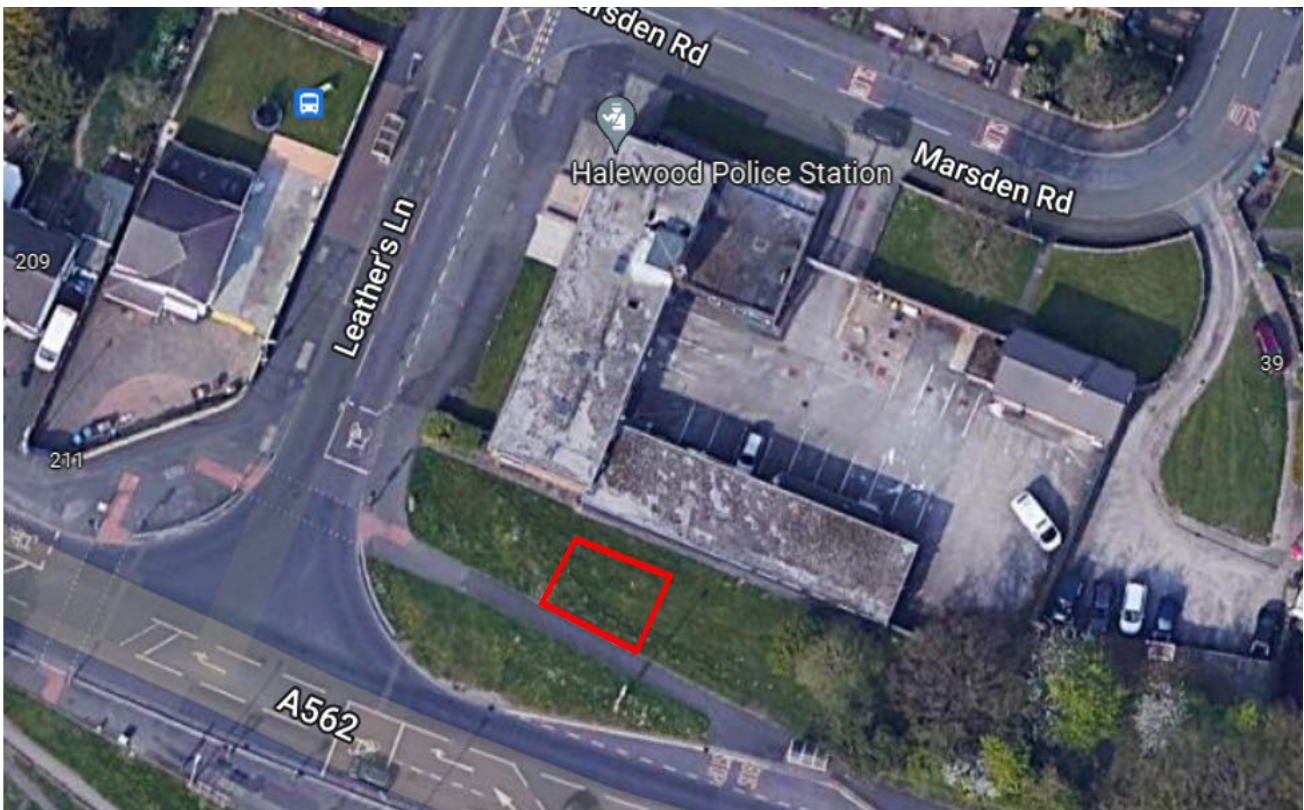


Figure 1: Approximate Site boundary (red line) off Leather's Lane (adapted from Google Maps 2022).

- 1.2.2 The Site is currently managed amenity grassland.
- 1.2.3 To the immediate north of the Site is Halewood Police Station, with Leather's Lane and associated highways pavement to the west and Higher Road and associated highways pavement to the south.
- 1.2.4 To the east of the Site is a small group of trees. This group of trees will be unaffected by the proposals.

1.3 Environmental Constraints

- 1.3.1 The Site is not located within an Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), National Park, World Heritage Site or European Site (Special Protection Area or Special Area of Conservation).
- 1.3.2 The Site is not within any statutory designated sites. The nearest is Millwood and Alder Local Nature Reserve (LNR) located 1.3km south-east of the Site. Given the distance and the lack of connectivity due to substantial existing development separating the Site and this LNR, there are anticipated to be no adverse impacts to the designated site or any others further afield.

- 1.3.3 The Site is not located within Green Belt. The Site is designated as 'urban greenspace' within the Knowsley Metropolitan Borough Council Local Plan Core Strategy (2016) and associated policies map.

1.4 Flood Risk

- 1.4.1 The proposed development is located entirely within Flood Zone 1 which is defined as land having less than a 1 in 1,000 annual probability of river or sea flooding. Therefore, any developments in this location are considered compatible and appropriate in terms of flood risk.
- 1.4.2 There are no watercourses or waterbodies within or adjacent to the Site. The nearest waterbody to the site is an unnamed pond located 600m south-east of the Site.
- 1.4.3 The Site is less than 1ha, therefore, a Flood Risk Assessment is not required to support this planning application.

1.5 Ecology and Trees

- 1.5.1 There are no statutory designations within or adjacent to the Site. Due to the nature and scope of the Site, the proposed development is not anticipated to impact the LNR to the south-east. The land at the proposed development is maintained amenity grassland and is therefore, low in ecological value. There are no mature trees within the Site, however, there is an area of trees to the east, but these are not anticipated to be affected by the proposed development.

1.6 Heritage and Archaeology

- 1.6.1 There are no Listed Buildings within 500m of the Site, the nearest is Grade II 'Yew Tree House' located 670m north-west of the Site. Due to the distance and the fact that there is substantial built development in between the Site and the Listed asset, the proposed development is not expected to impact upon the asset or its setting.
- 1.6.2 The Site is not within any other statutory or non-statutory archaeological or heritage designations.

2 Description of Development

2.1 Need for the Proposed Development

- 2.1.1 The proposed development is required due to the increased demand on the gas supply network in the locality. This is in part a response to the recently consented residential developments totaling 1687 new properties in the area, consisting of 1112 to be built by Redrow, 413 to be built by Bellway Homes, and 162 to be built by Miller Homes.
- 2.1.2 As part of their statutory duty as set out in section 9(1) of the Gas Act 1986, CG are required to ensure an efficient and economic gas supply to their customers. The current gas governor off Roseheath Drive has insufficient capacity to accommodate any new connections; therefore, new infrastructure is required in order for CG to carry out their statutory duty.
- 2.1.3 The new governor is required to be located in proximity of the existing governor; the location in land off Leather's Lane has been identified as the most suitable site to install this new infrastructure without adversely affecting the local community.

2.2 Description of the Development

- 2.2.1 The proposed development as shown in drawing number SO-20349, includes for the installation of a kiosk containing gas apparatus.
- 2.2.2 The gas governor will be housed within a glass-reinforced plastic kiosk measuring 4.35m, 2.85m, 2.50m (length h x width x height) The proposed kiosk will have grey brick-effect walls and textured doors and roof to match the police station to the north.
- 2.2.3 The kiosk will be situated in amenity land and will not impact the footpath, nor will it affect visibility splays for vehicles emerging from Leathers Lane,

2.3 Permitted Development Rights

- 2.3.1 Cadent Gas is a regulated utility company which has statutory responsibilities for the provision of gas supply in accordance with Section 9(1) of the Gas Act 1986, and is bound by duty to:
"develop and maintain an efficient and economical pipe-line system for the conveyance of gas".
- 2.3.2 Consequently, CG benefit from permitted development rights afforded to gas transporters under Schedule 2 Part 15 Class A of the Town and Country

Planning (General Permitted Development) Order 2015, as amended, for the provision of certain apparatus in order to meet this statutory duty.

- 2.3.3 The proposals here include for the installation of apparatus to control the pressure and flow of gas. Part 15 Class A(a) of Schedule 2 of the GPDO states:

“development by a gas transporter required for the purposes of its undertaking consisting of—

(a) The laying underground of mains, pipes or other apparatus;

- 2.3.4 Permission is deemed to be granted for the gas governor apparatus under CG’s permitted development rights.

- 2.3.5 The proposals also include for a kiosk in which to house the equipment. Part 15 Class A(b) of the GPDO states:

“development by a gas transporter required for the purposes of its undertaking consisting of—

(b) The installation in a gas distribution system of apparatus for measuring, recording, controlling or varying the pressure, flow or volume of gas, and structures for housing such apparatus...”

- 2.3.6 As the kiosk exceeds the threshold of 29 cubic meters as stated in Part 15 Class A.1(a), planning permission for the kiosk is required.

3 Planning Policy Review

3.1 National Planning Policy Framework (2021)

3.1.1 The National Planning Policy Framework (NPPF) which was first published in March 2012, updated in July 2018 and February 2019, then further revised in July 2021, sets out the Government's Planning policies for England and how these should be applied in planning decisions. Additionally, it sets out that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This iteration of the NPPF (2021) supersedes previously published planning policy statements and policy guidance notes. The planning policies within the NPPF relevant to this planning application are given below.

3.1.2 Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development...for decision taking this means; approving development proposals that accord with an up-to-date development plan without delay".

3.1.3 Paragraph 38 goes on to indicate that:

"Local planning authorities should approach decisions on proposed development in a positive and creative way...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible".

3.1.4 The NPPF goes on in paragraph 126 to state that:

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable in communities".

3.1.5 The proposed development seeks to provide essential infrastructure for the expanding local community whilst causing minimal adverse environmental impacts. It can be argued that the proposed development will improve the economic, social and environmental conditions of the area, thus according with the NPPF and considered sustainable development.

3.2 Local Planning Policy

3.2.1 Section 38 of the Planning and Compulsory Purchase Act 2004 replicates the provisions of section 54A of the Town and Country Planning Act 1990 (as amended) and requires that where in making any determination, regard is to be held to the Development Plan, and the determination shall be made in accordance with the Plan unless material considerations indicate otherwise. In this case, any statutory development plan relevant to this planning application consists of the Knowsley Metropolitan Borough Council Local Plan Core Strategy (adopted 2016) alongside the Policies Map.

3.2.2 **CS1 – Spatial Strategy for Knowsley** states:

“priorities for the development of Knowsley to 2028 will be to...(provide) appropriate investment in service provision and in the existing housing stock”

3.2.3 The proposed development will enable gas provision to new housing developments, as well as bolstering the existing networks for existing houses. As such, it can be considered of suitable design for the area and accord with Policy CS1.

3.2.4 **CS19 – Design Quality and Accessibility in New Development** states:

“new development within Knowsley will be expected to...integrate positive characteristics of immediate surroundings including local materials, scale, mass, form, layout, alignment and density of the existing built environment”.

3.2.5 The proposed development has been designed such that the scale of the kiosk has been minimised as far as possible but is also in context with the surrounding buildings and will not appear to overly encroach on the openness at this junction. Similarly, the proposed materials have been chosen such that the kiosk will appear similar to the neighboring building. Therefore, the development accords with policy CS19.

3.2.6 **CS21 – Greenspaces and Trees** states:

“unless the benefits of a proposal clearly outweigh the loss of urban greenspace, development will be resisted”.

Policy CS21 also states:

“New development which would result in the loss of urban greenspace will not be permitted unless...the land is considered unsuitable in terms of size,

location, or character to prevent or address individual deficiencies of different types of greenspace relative to local standards”.

3.2.7 Due to the urban greenspace on which the Site sits being a small area of managed amenity grassland adjacent to a classified road and urban development, it could be considered that the benefits of gas provision for hundreds of homes outweighs the loss of the area of greenspace. Additionally, the size and location of the greenspace covered by the Site are unlikely to be considered sufficient to prevent or address individual greenspace deficiencies in the local area, thus according with Policy CS21.

3.2.8 **CS24 – Managing Flood Risk** states:

“New development should preferably be located in areas of low probability of flooding”.

3.2.9 The proposed development is situated entirely within Flood Zone 1 and, therefore, accords with Policy CS24.

4 Conclusions

- 4.1.1 The proposed development includes for the installation of utility infrastructure necessary for local gas supply. The infrastructure will be housed within a kiosk. The proposed development is required due a number of new housing developments in the area requiring gas, and the existing apparatus being unable to support any new connections to the existing gas network.
- 4.1.2 This supporting statement demonstrates that the proposal is in accordance with national and local planning policy. This statement has demonstrated that the proposed development aligns with the principles set out in the NPPF and are in accordance with the local plan core strategy and relevant policies.
- 4.1.3 In view of the information provided within this statement, it is purported there are no material reasons why planning permission should not be granted.



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