

REDROW HOMES NORTH WEST LTD

**FORMER NEW HEYS SCHOOL, ALLERTON,
LIVERPOOL**

PLANNING STATEMENT

APRIL 2013

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Appendix A - 1.5 mile playing pitch catchment area

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1. Introduction

- 1.1 This planning statement has been prepared on behalf of Redrow Homes North West Limited (“Redrow”) in support of an application for full planning permission for the erection of 122 dwellings on the site of the former New Heys School, Allerton, Liverpool.

Background

- 1.2 Until March 2013, the former New Heys School was occupied by the Enterprise South Liverpool Academy (ESLC). The Academy has since relocated to a new facility at the former St. Benedict’s Catholic College located off Highbank Drive approximately 1 mile to the south of the application site. The relocation is part of a major programme of investment in secondary schools within the City. This has resulted in the amalgamation of the New Heys Community School and St. Benedict’s College within a new state of the art secondary school campus.
- 1.3 As a result of this relocation, the former New Heys School and its associated playing field have become surplus to requirements for educational purposes. Under Schedule 1 of the Academies Act 2010 and Section 77 of the School Standards and Framework Act 1998, the Secretary of State has approved the disposal of the former school site by the Council.
- 1.4 The site has subsequently been marketed for sale by the City Council and expressions of interests were sought from developers with a view to bringing forward the redevelopment of the site for residential purposes. Redrow subsequently secured the site and planning permission is now sought for its redevelopment for residential uses.

Scope of Planning Statement

- 1.5 The principal aim of this Planning Statement is to provide a comprehensive appraisal of the proposed development of the site for residential uses against the relevant planning policy context which will provide the basis for the application’s determination. This includes the National Planning Policy Framework and saved policies of the Liverpool Unitary Development Plan.

Accompanying Documents

- 1.6 The Planning Statement comprises one of a number of documents submitted as part of the planning application. These are as follows:

- Geo Environmental Report - prepared by REC
- Ecology Report - prepared by REC
- Flood Risk Assessment – prepared by REC
- Air Quality Assessment – prepared by REC
- Noise Assessment – prepared by REC
- Existing Drainage Survey – prepared by Invek Surveys
- Topographical Survey – prepared by PM Surveys
- Appraisal Layout – prepared by Geoff Perry Associates
- Existing Non-Intrusive Utilities Report – prepared by Sumo Survey
- Transport Assessment – prepared by Singleton Clamp

Overview of Planning Case

1.7 Through this Planning Statement it is demonstrated that:

- The application site occupies a sustainable location for housing development being located within the defined urban area of the City and benefitting from good access to local services and facilities, including Liverpool City Centre;
- The proposed development will deliver high quality family housing for which there is a pressing need within the City;
- The proposed development will make an important contribution to the five year housing land supply in the City;
- The school and its associated playing pitches are surplus to requirements and their release for redevelopment should be permitted. The playing fields serve no function for recreational use, and are located within an area of playing pitch surplus. In addition, the loss of the playing pitches for educational recreation purposes has been mitigated by re-provision at the new Enterprise South Liverpool Academy;
- Overall the proposed development meets the requirement of relevant saved Development Plan policies and, in accordance with the National Planning Policy Framework, should be approved without delay.

Structure of Planning Statement

1.8 This planning statement elaborates the case in support of the application. It is structured as follows:

- Section 2 describes the application site and its surroundings;
- Section 3 summarises the development proposals;
- Section 4 comprises an overview of relevant planning policy; including an assessment of the level of weight to be given to the Development Plan in light of the publication of the National Planning Policy Framework;
- Section 5 identifies the key planning considerations relevant to the application's determination;
- Section 6 comprises the planning appraisal of key issues; and
- Section 7 is a summary and conclusion of the report.

2. Application Site and Surroundings

Allerton and surrounds

- 2.1 The application site lies within the defined urban area of the City of Liverpool within the Allerton and Hunts Cross ward of the City. The population of Allerton and Hunts Cross was 14,853 in 2011¹.
- 2.2 Allerton has low levels of deprivation, unemployment and crime when compared to both the national and Liverpool average. Household incomes are amongst the highest in the City with the location proving popular to those residents wishing to combine relatively easy access to the City Centre with a suburban setting.
- 2.3 The application site occupies a highly sustainable location within the Liverpool context. It is located approximately 5 km to the south of Liverpool City Centre, the economic driver of the Liverpool City Region, and approximately 1.5 km to the south of Allerton Road District Centre. The District Centre contains a concentration of local retail and related services, including a Tesco Foodstore. The site benefits from a direct connection to both the District Centre and the City Centre via the B5180 along which a number of regular bus services operate.
- 2.4 West Allerton train station is located 1 km to the west of the site, providing frequent direct services to Liverpool City Centre whilst Liverpool South Parkway, a major multi-modal public transport interchange serving the south of the City is located approximately 1km to the south of the site. A range of other local facilities including schools, healthcare facilities and recreational facilities are also located within the immediate vicinity of the site.

Site and Surroundings

- 2.5 The area surrounding the site is largely residential in character, consisting predominantly of modern detached and semi-detached housing within an attractive suburban setting. Such uses bound the site to the north and located on the opposite side of Heath Road which bounds the site to the south. The B5180 (Mather Avenue) bounds the site to the west, with further similar residential uses located on the opposite side of this. Allerton Road bounds the site to the east on the opposite side of which are Dudley Golf Club and Allerton Tower.

¹

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6499237&c=allerton&d=14&e=62&q=6349385&i=1001x1003x1032x1004&m=0&r=1&s=1366647097105&enc=1&dsFamilyId=2473>

- 2.6 The application site comprises a broadly rectangular plot of land, approximately 6 ha in area. It comprises a mix of previously developed land, comprising former school buildings and associated hardstanding (car parking, playground area etc) and an area of previously undeveloped in the form of the former school playing fields. The school playing fields are located within the western part of the site and account for approximately 3.7 ha of the site. They are no longer in active use following the closure of the school in March 2013 and are not accessible to the local community. The school buildings and associated hardstanding are located to the east and account for the balance of the site (approximately 2.3 ha).
- 2.7 The site is currently served by two vehicular access points both located off Heath Road along the site's southern boundary.
- 2.8 The site contains a number of trees, most notably along its perimeter edge, though with some clusters around the former school buildings.

Planning History

- 2.9 The application site is subject to an application for the demolition of the existing school buildings on site which is currently pending determination by the Council (app ref: 13PM/0709). The target determination date for this application is 15 May 2013.

3. Description of Development

- 3.1 The application seeks full planning permission for the development of 122 residential dwellings with associated access and landscaping proposals. The proposal comprises a mixture of four and five bed detached properties.
- 3.2 In summary the development provides for:
- 90 No. four bedroom dwellings
 - 32 No. five bedroom dwellings
 - Associated in curtilage parking
 - Access and internal roads
 - Landscaping
- 3.3 The development will focus on providing high quality, family housing to meet growing demand within the City and respond to a significant undersupply of such housing. The City's housing market is heavily skewed towards a predominance of smaller properties, including low value terrace properties, and a low supply of detached properties, as noted at § 3.30 of the Liverpool Strategic Housing Market Assessment (May 2011). The proposal will help to address this imbalance and in turn support the City in attracting and retaining economically active family households needed to support the continued economic growth of the City.

Access

- 3.4 The application proposes the creation of one new access point off Allerton Road along the site's eastern boundary and the retention and enhancement of the two existing access points off Heath Road. The Heath Road access points will provide the primary access points into the development site serving the western part of the site with the Allerton Road access performing a secondary access function and serving the eastern part of the site.

Layout

- 3.5 The layout of the development will take a traditional suburban form, mirroring that of the surrounding residential area. It will consist of a network of internal roads and shared surfaces which individual properties will front onto. Each dwelling will be set back from the road to provide a front garden and off-street car parking space. Each will also contain an integrated or separate garage. Those properties fronting onto

the B5180 (Mather Avenue) along the site's western boundary and Heath Road along the southern boundary will be accessed directly off these roads rather than via the internal road network.

Landscaping

- 3.6 The site will be appropriately landscaped to achieve integration into its setting. This will include tree planting within front gardens which will provide a continuous frame to the internal road network.
- 3.7 Further information on the detailed design of the proposal is provided in the submitted Design and Access Statement.

4. Planning Policy Context

4.1 This section of the Planning Statement provides a summary overview of the planning policy context against which the planning application will be determined. This includes:

- The National Planning Policy Framework (Framework)
- The Development Plan comprising:
 - The Regional Spatial Strategy
 - The Liverpool Unitary Development Plan
- Associated local supplementary planning documents/guidance including:
 - Ensuring a Choice of Travel SPD
 - Design for Access for All SPD
 - Trees and development SPG
 - New residential development SPG
 - Planning advice note on refuse storage and recycling facilities in new developments SPG
- Emerging Local Development Framework and associated evidence
- Other material considerations including ministerial statements, circulars and reports.

4.2 The key messages from this policy context can be summarised as follows:

The National Planning Policy Framework

4.3 The Framework was published on 27 March 2012, replacing a number of existing Planning Policy Statements and Planning Policy Guidance.

4.4 The Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. To this end, the cornerstone of the Framework is the presumption in favour of sustainable development. This requires that applications which accord with the development plan are approved without delay and that where the development plan is absent, silent or relevant policies are out of date, they should be approved unless any adverse impacts of doing so

would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole or specific policies in the Framework indicate that development should be restricted.

4.5 The Framework represents a step change in how the planning system operates. It is purposefully positive, opportunity focused and pro-growth in seeking to facilitate development which will contribute to meeting wider Government objectives, particularly around economic growth and stabilisation. This is reflected in both the presumption in favour of sustainable development and the Core Planning Principles set out in §17 of the Framework. These require the planning system to, inter alia:

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- Make effort to objectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

4.6 Reflecting that the overriding objective of the planning system is to deliver sustainable development, the Framework sets out the Government's definition of sustainable development based around the policies provided at § 18-219. These paragraphs reflect the social, economic and environmental dimensions of sustainable development and include the following headlines:

- Building and strong, competitive economy
- Promoting sustainable transport
- Delivering a wide choice of quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the nature environment

4.7 In terms of housing development, and consistent with the objective of stimulating new house building, the Framework requires Local Planning Authorities to maintain a five year supply of deliverable housing sites at all times. Consistent with the Framework's pro-growth approach and emphasis on the delivery of development, a

5% buffer is required on top of this to ensure choice and competition in the market. A 20% buffer is required where there has been a record of persistent under delivery of housing within the authority area.

- 4.8 It also requires housing applications to be considered in the context of the presumption in favour of sustainable development (§ 49). It stresses that relevant policies within the development plan should not be considered up to date if the Local Planning Authority cannot demonstrate a five year housing land supply.
- 4.9 Where the policies of the plan are absent, silent or not up to date, or where they conflict with the Framework, the weight to be given to such policies is reduced and the Framework will provide the primary basis against which relevant applications should be determined in accordance with the presumption in favour of sustainable development.
- 4.10 Paragraph 74 of the Framework states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss

North West Regional Strategy (RS)

Status of RS

- 4.11 Whilst the Government has announced its intention to abolish Regional Strategies, the Courts have held that they remain part of the development plan until such time as they are revoked through enactment of the Localism Bill, consequently the North West Plan will remain in place as part of the development plan. The planning authority is duty bound to determine the application in accordance with RS, subject to other material considerations.
- 4.12 Furthermore, the Court of Appeal concluded, in May 2011, in the case of *Cala Homes vs. Secretary of State for Communities and Local Government* that the

Government's intentions to revoke RS would only be a material consideration of significant weight in a very limited number of cases. The Secretary of State has recently confirmed that he attaches limited weight to the intention to revoke.

- 4.13 The Strategic Environmental Assessment (SEA) consultation into the proposed revocation of the North West RS commenced 17 December 2012 and expired on 18 February 2013. It was announced on 18th March 2013 that the order to revoke the North West RS would be laid before Parliament after the Easter recess; no specific date has been set. RS will remain part of the development plan until such time as any revocation is enacted.

RS Policies

- 4.14 RS seeks to promote sustainable development and economic growth through making the most of existing resources and infrastructure, reducing travel needs and promoting environmental quality in order to adapt to climate change.
- 4.15 The RS aims to ensure that everyone can have a decent home, which is affordable, in a secure environment and with access to key services, public transport and facilities to minimise the reliance on private car use. It seeks to expand the quality and choice of housing and to maintain and enhance existing centres. In order to help achieve the provision of additional housing, RS sets a minimum target of 1,950 net additional dwellings per annum for Liverpool.

Liverpool Unitary Development Plan

- 4.16 The Liverpool Unitary Development Plan (UDP) was adopted in 2002 and was prepared under the provisions of the Town and Country Planning Act 1990. The UDP therefore pre-dates the adoption of the RS and was written and adopted in the context of a requirement to plan for a level of housing development in line with the target set out in the Strategic Guidance for Merseyside; 1540 dpa between 1986 and 2001. This figure is c.25% less than the RS requirement (1,950 dpa).
- 4.17 In the circumstances, and in accordance with § 215, due weight should be given to saved policies only to the extent that they are consistent with the Framework.

UDP Strategy

- 4.18 The UDP places a strong emphasis on ensuring that the City provides a sufficient supply of housing in order to meet the requirements of those wishing to live in the City. It seeks to secure improvements in the quality and range of housing, as well

as the amount, with a particular emphasis on ensuring full and effective use of land within the existing urban area (Policy GEN4).

Housing

- 4.19 Policy OE14 requires new residential development of over 25 family dwellings, to make appropriate provision for recreational open space, with priority given to on-site provision on the basis of 50sq m per dwelling provided as a single plot. If on-site provision cannot appropriately be achieved, the Council will consider off-site provision or a commuted sum to enhance an existing open space situated within easy walking distance of the application site.

Site Specific Considerations

- 4.20 The application site is designated as 'green space' in the UDP Proposals Map (Figure 4.1 extract below). In the circumstances, any application for development would be subject to the provisions of Policy OE11.

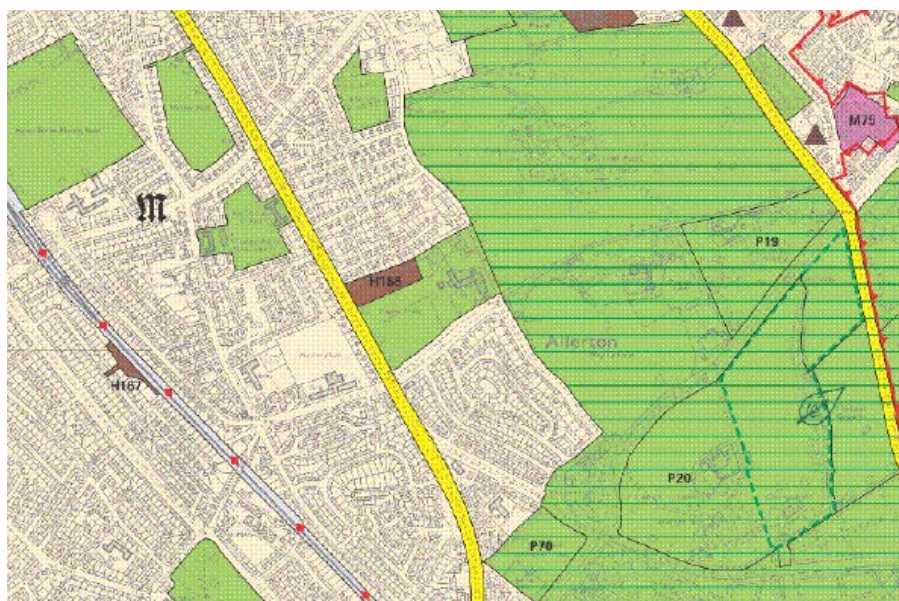


Figure 4.1: UDP Proposals Map extracts

- 4.21 Policy OE11 affords protection to designated green space. Development on such sites will be resisted unless it can be demonstrated that this can be accommodated without material harm to the recreational function of the green space unless:
- The development is ancillary to the use of the site as open space;
 - The site does not lie in an area of open space deficiency;

- A replacement facility of at least equal quality is provided in a suitable location; or
 - The development is specifically required for educational purposes and that suitable and convenient alternative recreational facilities are available
- 4.22 In addition, the policy requires that development on green space should not affect the visual amenity value of the open space; its relationship to adjoining greenspaces or any known nature conservation value.
- 4.23 The UDP also contains a number of general development control policies including requiring proposals to accord with the principles of sustainable development; positively contribute to the character of the area; be accessible; and not to have unacceptable impacts in respect of detailed matters such as transport, flooding, residential amenity and the environment.

Other Policy Documents

Design for Access for All Supplementary Planning Document

- 4.24 This SPD provides advice in relation to the integration of inclusive design principles into planning proposals, promotion of high quality design and inclusive environment for all. The SPD specifically sets out the requirements with regards to disabled access.

Ensuring a Choice of Travel Supplementary Planning Document

- 4.25 This SPD was developed in partnership with the Merseyside Local Authorities and Merseytravel and adopted in December 2008. The key objectives of the document are to ensure a reasonable choice of access by all modes of transport to new development; reduce the environmental impact of travel choices' improving road safety; promote healthier lifestyles; reduce the level of traffic growth and encourage opportunities to improve the quality of development proposals.

Trees and development Supplementary Planning Guidance

- 4.26 This SPG supplements UDP Policies HD22 and HD23. It provides information and advice to developers regarding the protection of existing trees; integration of existing trees into new development and the requirements for new tree planting as part of development proposals.

New residential development Supplementary Planning Guidance

- 4.27 This SPG was in April 1996 and supplements UDP Policy H5. The main objectives of this SPG is to ensure that new developments are well integrated with their surroundings and offer a good standard of amenity to future occupants whilst protecting the amenity of existing occupiers.

Emerging Local Plan

- 4.28 The Council is currently in the process of producing a new Local Plan in accordance with the provisions of the Planning and Compulsory Purchase Act 2004. This follows the decision not to progress the emerging Core Strategy at in February 2013 having identified a preference for a comprehensive plan which will include site allocations and detailed development management policies alongside strategic policies.
- 4.29 The Council have yet to consult upon the Local Plan, with consultation on the initial Informal Draft Local Plan not expected until early 2014. The Local Plan is expected to be submitted for examination in June/July 2014 with adoption expected July 2015.
- 4.30 Given that the preparation of the Local Plan is at the early stages limited weight can be given to its policies at this time.

Evidence Base

Strategic Housing Land Availability Assessment (2012 Update)

- 4.31 The Framework requires Local Planning Authorities to maintain a deliverable five year supply of housing land with either a 5% or 20% buffer carried forward from later in the plan period depending on whether there has been a persistent record of under delivery in the area (§ 47 of the Framework).
- 4.32 In February 2013 the council published its Strategic Housing Land Availability Assessment (SHLAA) Update with a base date of April 2012. The SHLAA identifies a total deliverable 5-year (2012-2017) housing supply of 12,019 units across the City (including a windfall allowance). The SHLAA identifies that this represents a 5.6 year supply against the Core Strategy proposed requirement between 2012 and 2017 of 10,695.
- 4.33 However, until revoked, RS continues to provide the policy basis for determining the City's strategic housing requirement. This requires the City to plan for the

provision of 1,950 dwellings per year net of clearance between 2003 and 2021 (total of 35,100).

- 4.34 Between 2003 and 2012, the City was required to provide 17,550 dwellings, in accordance with RS. During this period, it delivered just 12,257 dwellings net of clearance, representing a shortfall of 5,298.
- 4.35 This shortfall is required to be made up and should be included within the future requirement over the next five years to 2017 (known as the Sedgefield approach) or over the remainder of the plan period to 2021 (known as the residual approach). In the case of the former, this would result in a five year requirement of 15,048 dwellings. In the case of the latter, this would result in a five year requirement of 12,693.
- 4.36 Against these two requirements, the five year supply of 12,019 equates to a supply of either 4 years (Sedgefield) or 4.7 years (residual). Applying a 5% buffer to the requirement in accordance with the Framework would result in a five year requirement of 16,803 (Sedgefield) or 14,448 (residual) meaning that the identified supply would equate to 3.6 or 4.1 years of supply. Applying a 20% buffer would result in a five year requirement being 22,068 (Sedgefield) or 19,713 (residual) meaning that the identified supply would equate to 2.7 or 3 years.
- 4.37 In conclusion, at best the City can demonstrate a deliverable housing land supply of 4.1 years (residual approach with 5% buffer). At worst this supply is reduced to just 2.7 years (Sedgefield approach with 20% buffer).
- 4.38 Whichever approach is taken, it is clear that the City holds less than a five year supply of deliverable housing sites and is therefore not currently meeting the requirement of § 47 of the Framework. This is an important material consideration in the determination of this and other housing applications.

Strategic Housing Market Assessment May 2011

- 4.39 The Liverpool Strategic Housing Market Assessment (SHMA) was carried out by GVA on behalf of the Council in 2011 and published in May of that year.
- 4.40 The SHMA notes that Liverpool is characterised by a high proportion of terraced properties (45.8%) and semi-detached properties (28.5%). Detached properties account for only 6.9% of the total housing stock which is significantly below the regional (17.6%) and national (22.5%) averages. However, the Suburban Core (within which the application site is located) presents a different housing stock proposition compared to the City average; with the size of dwellings predominantly 3 bedrooms and a significant element which are four or more bedrooms.

- 4.41 Importantly, the SHMA concludes that to achieve the economic aspirations of the City, including the aspiration to achieve a higher level of household containment within the city, the development of additional family-sized housing is required.
- 4.42 Current migration flows out of the City and daily commuting patterns into the City largely comprise economically active persons seeking aspirational housing in good quality neighbourhoods with good access to good schools and services. This is evidence of a clear mismatch between the economic role of the City and its housing offer to the extent that high income households are leaving the City and having to commute into the City on a daily basis for employment.
- 4.43 In response, there is a pressing need to increase the stock of high quality family housing in attractive parts of the City to reverse this trend.

5. Key Issues

5.1 This section of the statement outlines the key issues to the determination of the planning application having regard to the development plan, national planning policy and other material considerations including technical and site specific issues.

5.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) refers to the Development Plan as a whole and states that:

'If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'

5.3 This section is in addition to S54A of the Town and Country Planning Act (1990), and is a reiteration of the presumption in favour of development that accords with the development plan.

5.4 This presumption is confirmed in the Framework which continues to place importance on the plan-led approach. However, the Framework makes clear that development plans should be up-to-date and in accordance with the Framework. Where the policies of the plan are absent, silent or not up to date, or where there is more than limited conflict with Framework, the Framework will carry greater significant weight. The weight to be given to the Development Plan should be reduced in these circumstances.

5.5 In view of the above, the relevant context for assessing the proposal is as follows:

- The degree to which the development plan is up-to-date and its relevant policies are consistent with the Framework and the weight to be attached to them.
- Whether the proposals comply with the relevant policies of the adopted development plan that can be afforded weight.
- Whether there are any other relevant material considerations to be taken into account, including the national planning policy framework and the application of the presumption in favour of sustainable development.

5.6 These issues are addressed in turn in the following section.

6. Planning Appraisal

- 6.1 The development plan is the starting point for the determination of the application. However the Framework confirms that the weight to be attached to development plan policies will depend upon their degree of consistency with the Framework (§ 215) which is a material consideration that may carry greater weight. In addition, weight may be attached to emerging plans depending upon their stage of preparation, unresolved objections and consistency of policies to the Framework (§ 216).
- 6.2 Planning permission should be granted, without delay, for development that is in accordance with the development plan; or where the development plan is absent or silent, or relevant policies are out-of-date, and should only be refused where the adverse impacts of granting consent would *'significantly and demonstrably outweigh the benefits'* (The Framework, § 14).

Is the Development Plan Up-to-Date?

- 6.3 The first issue is to assess the weight to be attached to relevant policies in the adopted and emerging development plan. In doing so, it is necessary to consider whether those policies are up-to-date and their degree of consistency with the Framework. In coming to a judgement relative to the current proposals the following questions are relevant:
- Are the development plan documents up-to-date according to the definition set out in Annex 1 (§ 214 – 216)?
 - Does the development plan positively seek opportunities to meet the development needs of the area (§ 14)?
 - Does the plan meet objectively assessed needs, with sufficient flexibility to adapt to rapid change (§14)?
 - To what extent can it be said that the development plan is underpinned by the 12 Core Principles (§17)?
- 6.4 In this case the Development Plan comprises the Regional Spatial Strategy (2008) and the saved policies of the Liverpool Unitary Development Plan (2002).

Regional Strategy

- 6.5 The policies of RS set out a pro-active framework for development and growth across the region to 2021. Overall objectives include, *inter alia*, promoting sustainable communities and economic development by making best use of existing infrastructure and reducing travel needs, whilst promoting environmental quality in order to adapt to climate change (Policies DP1-DP9).
- 6.6 The application site lies within the Outer Area of the Liverpool City Region as defined by Policy LCR1. The policy requires Local Planning Authorities to produce development plans and strategies which support interventions necessary to achieve a significant improvement in the economic performance and promote the urban renaissance of the region; and focus a sufficient proportion of new housing development and renewal within the inner areas (Policy LCR1).
- 6.7 Policy LCR3 relates specifically to proposals in the outer part of the Liverpool City Region. This policy requires plans and strategies to support significant intervention in areas where housing market restructuring is required and expand the quality and choice of housing in line with Policy L4.
- 6.8 In order to meet the development strategy, the plan sets out minimum annual housing targets for each borough. The minimum requirement for Liverpool City Region is 1,950 dwellings per annum (Policy L4 relates).
- 6.9 The RS policies set out a strategic framework for determining planning applications; they are relevant and considered to be consistent with the aims and objectives of Framework. In the circumstances and until the plan is revoked, full weight can be afforded to the relevant policies of RS in the determination of the application.

Liverpool Unitary Development Plan

Site allocation

- 6.10 As set out in Chapter 4 of this Statement, the site is allocated as 'Green Space' on the UDP Proposal's Map and as such any proposed development on this site is subject to UDP Policy OE11.
- 6.11 Policy OE11 seeks to resist development on part or all of any green space unless any negative impact upon the recreational function of the green space can be fully mitigated/justified (See § 4.21 above).

- 6.12 This policy approach is considered to be consistent with the Framework and as such can be allocated weight in the determination of this application.

Development Management Policies

- 6.13 The UDP sets out a number of relevant environmental, design and technical development management policies which are largely consistent with the Framework. Weight can therefore be attached to those policies.

Housing Policies

- 6.14 Due to the five year housing land supply position as set out above, and in accordance with § 49 of the Framework, the housing policies of the UDP are not up to date and should not be given weight in the determination of this planning application. However, this applies only to those housing policies which determine whether the principle of the development is acceptable. Policies relating to matters such as housing design and open space provision are not considered to be out of date and can be given weight.

Conclusion on weight to be given to the Development Plan

- 6.15 RS is up-to-date and its strategic policies are in conformity with the Framework. Full weight can be afforded to RS in the determination of this application.
- 6.16 The housing policies of the UDP are not up-to-date and should be given no weight. However, the site specific policy requirements and relevant development management policies are considered to be in general accordance with the Framework. In the circumstances, weight can continue to be given to relevant policies of the UDP. These include Policy OE11 as well as various development management policies relating to detailed and technical matters.
- 6.17 Notwithstanding this, the provisions of the Framework are material considerations in the determination of the application. This includes the current five year housing land supply position.

Assessment against relevant policy

- 6.18 The second part of § 14 of the Framework sets out clear guidance for decision makers, stating that, unless material considerations indicate otherwise, the presumption in favour of sustainable development means:

“Approving development proposals that accord with the development plan without delay”

- 6.19 Having identified those parts of the development plan that are relevant and up-to-date, the following paragraphs go on to assess whether the development proposals are in accordance with the development plan.

Regional Strategy

Liverpool City Region Policies

- 6.20 The Spatial Framework for the Outer Area (Policy LCR3) and Liverpool City Region policy (LCR1) are relevant to the application proposals. These policies support development which would expand the amount, quality and choice of housing in the Outer Area of the Liverpool City Region. As noted above, the proposal will make an important contribution to diversifying the housing offer in the City and particularly responding to a critical undersupply of higher quality family housing, reflected in a highly unbalanced housing market characterised by an oversupply of smaller housing products. The proposal complies with Policies LCR1 and LCR3 therefore.

Strategic housing requirement

- 6.21 RS establishes a housing requirement for Liverpool City as a whole (i.e. 1,950 dwellings per annum). It does not disaggregate this figure to different parts of the City. Policy L4 also sets out an indicative target for proportion of housing development which should be delivered on previously developed sites (90%). Whilst the proposal will deliver some development on previously undeveloped land, this is not precluded by Policy L4. Moreover, the target is established as indicative only and so should not be given significant weight in determining planning applications in the context of the City not having adopted a local target.
- 6.22 The annual rate of housing delivery in the City since the adoption of RS has been significantly below the requirement of Policy L4. On average the City has delivered only 1,361 dwellings per annum between 2003 and 2012 (an annual average shortfall against RS of 589). The proposal will therefore make an important contribution to meeting the strategic housing requirement set out in Policy L4 in the context of a significant under delivery against this target. In the circumstances, the proposed development complies with and makes an important contribution to the achievement of Policy L4.

Development Principles

- 6.23 RS also sets out a series of 'development principle' policies to guide decision making on all development proposals. Those principles are broadly consistent with the core principles set out in § 17 of the Framework.
- 6.24 The overarching policy, DP1, sets out the general principles for development management including the promotion of sustainable communities, managing travel demand and reducing the need to travel, promoting environmental quality, reducing emissions and making the best use of resources and infrastructure. The application proposals are tested against the subsequent detailed policies as set out below:
- **Promote sustainable communities (Policy DP2)** – the applications site occupies a highly sustainable location for residential development being located within the defined urban area and benefitting from access to local services and employment opportunities;
 - **Promote sustainable economic development (Policy DP3)** – the proposal will provide high quality family housing which is in acutely short supply in the City and which is needed to attract and retain economically active households needed to support the continued economic growth of Liverpool;
 - **Making the best use of resources and infrastructure (Policy DP4)** – the site is located within the urban area and well integrated into the existing infrastructure network, including transport connections. No significant investment in such infrastructure will be needed to accommodate the proposed development;
 - **Managing Travel Demand (Policy DP5)** – the site occupies a highly sustainable location being located within the defined urban area and benefitting from access to local services and employment opportunities. It will promote the adoption of more sustainable travel patterns therefore;
 - **Marrying opportunity and need (Policy DP6)** – The site is no longer required for its previous use (i.e education facility) and is therefore an unutilised resource. This provides the opportunity to redevelop the site to meet an identified need for family housing in an established and attractive residential area.
 - **Promoting environmental quality (Policy DP7)** – the development will be designed to a high environmental standard in accordance with Redrow's commitment to reduce the environmental impacts of all of its

developments and to achieve compliance with current Building Regulation requirements.

- ***Reducing emissions and adapting to climate change (Policy DP9)*** – the site occupies a highly sustainable location and will promote the adoption of more sustainable transport practices amongst future residents of the development thereby contributing to localised emission reductions arising from the use of private cars;

6.25 In summary the proposal complies with the requirements of Development Principles Policies DP2 to DP9. Accordingly, and having regard to the assessment provided at § 6.20 to 6.24, the proposal is in full accordance with RS.

Liverpool Unitary Development Plan

Spatial Strategy

6.26 At a strategic level the UDP places significant emphasis on delivering an appropriate supply of housing to meet the identified housing needs. The proposals are wholly consistent with these aims in providing a range of high quality family housing for which there is a need in the City.

6.27 Whilst Policy GEN8 seeks to promote the recycling of land for productive use through the treatment of vacant, derelict and underused land it does not advocate a sequential approach to the release of sites for development, nor does it preclude development on greenfield sites. The proposal therefore satisfies Policy GEN8.

Green space designation (Policy OE11)

6.28 The whole site is designated as greenspace in the UDP. Notwithstanding this, only the playing field area located on the western part of the site and covering approximately 3.7 ha of the total site area, has a green space character/function. Insofar as Policy OE11 seeks to restrict development on designated greenspace sites, this should only apply to the playing field area and not the school buildings and associated hard standing.

6.29 As set out in § 4.21 above, Policy OE11 does not preclude development on green space and sets out circumstances in which development on designated green space sites will be acceptable.

Recreational function of the site

- 6.30 Policy OE11 is clear that should development be possible without material harm to the ***recreational function of the green space***, then development should not be resisted as a matter of principle, subject to the proposal being in accordance with other relevant UDP policies.
- 6.31 In this instance, the playing fields' recreational function is inherently linked to the occupation and operation of the school. These playing fields were used exclusively by the school and were not accessible to the local community either on an open access basis or by prior arrangement.
- 6.32 As set out above, the school closed in March 2013 and has since relocated to a new facility at the former St. Benedict's College approximately 1 mile to the south of the site.
- 6.33 All pupils at the former New Heys School have relocated to the new school, known as Enterprise South Liverpool Academy. A total of 50,409 sq m of outdoor sports pitches are provided at the new site. These new facilities comply with Sport England quantitative and qualitative standards and are therefore sufficient to meet the needs of the new school. In the circumstances, the playing pitches at the former New Heys School site are no longer needed for recreational purposes associated with the school and there is no intention for the new school to make use of these. As such, and given that the playing fields are not accessible to the wider community or used for any other purpose, it is concluded that they do not presently have a recreational function.
- 6.34 In being devoid of any active recreational function, it follows that the redevelopment of the playing fields for alternative uses would not harm the recreational function of this greenspace. Accordingly, the proposed development should not be restricted on the grounds of conflicts with Policy OE11.

Local green space provision

- 6.35 Notwithstanding the above, even if the view were taken that the playing fields did have a recreational function, Policy OE11 would still permit the site's redevelopment for alternative uses if one of a number of criteria were satisfied. These includes where:

'The site does not lie within an area of open space deficiency or its development would not create a position of open space deficiency'

- 6.36 The Council has not adopted any standards relating to the provision of playing fields. For the purposes of this assessment, it is therefore appropriate to use the Fields in Trust standard of 1.15 ha of playing pitches per 1,000 residents² and the standard recommended in the Liverpool Open Space Study of 0.93 ha per 1,000 residents.³
- 6.37 The Council is currently preparing a new Playing Pitch Strategy which will assess local provision and make recommendations regarding the adoption of a local standard. A draft of the Playing Pitch Strategy is not expected to be available until later this year. However, the Council has provided up to date information on playing pitch provision within a 1.5 mile radius of the application site. 1.5 miles is considered to be a suitable and realistic catchment area for the playing pitches at the application site based on the size of playing pitch area and the number of sports pitches which could be provided. The area covered by the 1.5 mile catchment area is shown on the plan at Appendix A provided by the City Council.
- 6.38 The local playing pitch facilities within the 1.5 mile catchment area as identified by the Council are as follows:
- Wyncote Sport Ground – 15.99 ha
 - Hope Park Sports Club – 9.95 ha
 - Simpson Playing Fields – 8.08 ha
 - Heron Eccles Playing Fields – 14.28 ha
 - IM Marsh Campus – 8.03 ha
 - Dutch Farm Playing Fields – 4.90 ha
 - Gateacre Comprehensive School – 7.58 ha
 - Camphill Playing Fields – 29.26 ha
 - Holts Playing Fields – 6.34 ha
 - Long Lane Playing Fields – 14.01ha
 - Mersey Road Playing Fields – 4.32 ha

² Planning and Design for Outdoor Sport and Play – Fields in Trust (2008)

³ Liverpool Open Space Study – Atkins (November 2005)

- Springwood Playing Fields – 4.01 ha
- Sudley Estate Playing Fields – 10.62 ha
- Calderstones School – 7.54 ha
- St. Francis Xavier School – 8.85 ha
- St. Margaret's High School – 6.95 ha
- Aigburth Bowling and Cricket Club – 2.07 ha
- Cheshire Lines Sports Ground – 3.09 ha
- Liverpool Cricket and Sports Club – 5.62 ha
- Mossley Hill Athletics Club – 3.23 ha
- Riversdale Police Club – 3.23 ha

TOTAL AREA = 177.95

- 6.39 It is noteworthy that the application site has not been included as making a contribution to the supply within the 1.5 mile catchment area by the Council.
- 6.40 The resident population within the 1.5 mile catchment area is approximately 58,000. Based on the supply information presented above, there currently exists approximately 3.1 ha of playing pitches per 1,000 residents within the catchment area.
- 6.41 The amount of playing pitch provision within the local area therefore substantially exceeds the standards presented above. The surplus equates to 1.95ha per 1,000 persons based on the Fields in Trust standard (or 111.25 ha in total) or 2.17 ha per 1,000 persons based on the Liverpool Open Space Study standard (or 124.01 ha in total).
- 6.42 Based on this assessment, it is evident that there is a significant surplus of playing pitch provision within the local area. It is therefore concluded that the application site is surplus to requirements as an area of open space.

Replacement Facility

- 6.43 Policy OE11 would also permit the development of designated green space sites where:

'A replacement facility of at least equal quality and suitable size is provided at an appropriate location to ensure that an area of open space deficiency would not otherwise arise'

- 6.44 As noted above, the application site was previously occupied by Enterprise South Liverpool Academy (ESLA) until March 2013. The ESLA has now been amalgamated with the former St. Benedict's Catholic College and occupies a new school developed on the site of the St. Benedict's Catholic College, approximately 1 mile to the south of the application site. The new school has capacity of 1,100 pupils and includes extensive sports and recreation facilities, including:
- 50,409 sq m of formal sports pitches including 1x adult and 2x junior football pitches
 - Multi-use games area
 - Trim/fitness trail
- 6.45 It also includes areas of woodland and ancillary informal open space. The open space area of the site (not including the Multi-use games area) extends to 8.15 ha.
- 6.46 The playing pitch area for the new school also includes an area of former open space known as Dutch Farm which did not form part of the St. Benedict's Catholic College site. As a result, there has been an increase in the overall amount of formal sport pitch provision at this site by approximately 11,000 sq m following the development of the new school, albeit this is in the context of the total amount of open space at the site, including both the former school playing fields and Dutch Farm decreasing from 8.46 ha to 8.15 ha due to the footprint size of the new school being larger than that which it replaced.
- 6.47 In comparison, the sports and recreation facilities at the former New Heys School site includes a total of 36,694 sq m of playing pitches (capable of accommodating approximately 2 no. adult football pitches) and an unused tennis court.
- 6.48 Cumulatively the amount of sports pitch provision at the two sites has decreased by approximately 25,000 sq m. However, the new sports facilities at the ESLA are a direct replacement for those at the former New Heys School and St. Benedict's College. In both cases, the recreational function of the existing sports pitches was inherently linked to the occupation and operation of the schools in the absence of any community access to or use of these pitches, as noted above. Following the amalgamation of schools onto a single site, sufficient provision has been made for new and improved sports pitches to meet the quantitative and qualitative needs of the combined school to the satisfaction of Sport England.

6.49 In the circumstances, the qualitative and quantitative improvements to the existing sports pitches at the former St. Benedict's College site have been made to ensure the combined schools continue to be served by an adequate provision of playing pitches in the context of a single larger school, albeit one with a lower pupil capacity than the two previous schools combined. Whilst this results in the cumulative provision of sports pitches decreasing slightly, the overall provision is adequate to meet the needs of the amalgamated schools. In this sense, provision has been made for replacement facilities to ensure that the recreational needs of the school (i.e. the only recreational function that that the former playing pitches satisfied) continue to be met.

6.50 It is therefore concluded that:

- The application site does not have an active recreational function;
- The application site is located within an area of significant playing pitch surplus and its release would not create a position of local deficiency;
- The loss of the playing fields for recreational use associated with the educational use of the site has been mitigated through replacement provision at the new ESLA.

6.51 In the circumstances, the principle of the site's release for residential development would satisfy the requirements of Policy OE11.

Other criteria of Policy OE11

6.52 Policy OE11 sets out a range of further criteria to be satisfied in respect of the proposed development of designated green space sites. These are considered below.

- **Visual amenity:** the proposed development has been sensitively designed to integrate with its built and landscape setting. This is achieved by providing a layout and house type profile which is consistent with and reflective of the character of the surrounding area and by retaining perimeter trees where possible and planting additional trees within the application site;
- **Relationship with adjoining greenspace:** the site does not currently benefit from a direct connection to adjacent green spaces. Whilst being adjacent to a major area of greenspace to the east, the site is cut off from this by Allerton Road, whilst there is also no eastern access from the site. Allerton Road will continue to form the site's eastern boundary separating

the site from the adjacent area of open space. The development will therefore not impact on this area of open space. Moreover, a new eastern access along Allerton Road will be created by the proposed development, serving to improve connectivity between the site and the area of open space to the east;

- **Any known nature conservation value:** the application site does not have any inherent conservation value warranting specific protection. New trees will be planted and residential gardens provided which will serve to maintain and improve the current ecological value of the site.

6.53 Based on the foregoing, it is concluded that the proposed development satisfies the requirements of Policy OE11.

Open space provision (Policy OE14)

6.54 A financial contribution towards the provision and improvement of open space in the surrounding area will be made in lieu of onsite provision. This approach is permitted by Policy OE14. The policy is therefore satisfied.

Technical considerations

6.55 The technical information and reports submitted in support of the application demonstrate that the development proposals are capable of meeting all of the relevant requirements of other technical policies identified above. The relevant reports are summarised below:

- The proposal will not cause or contribute to a significant increase in pollution to the air, water or soil or by reason of noise, odour, light or vibration (EP11);
- The Ground Conditions report submitted in support of this application confirms that the subject to mitigation the development would not have an unacceptable impact on surface or ground water (EP12);
- The Flood Risk Assessment submitted with the application, demonstrate that there is sufficient capacity in utility services to accommodate the development and ensure there would be no increased risk of flooding (EP13);
- The Design and Access Statement and application plans demonstrate that the development will provide suitable access and facilities for people with disabilities (HD19); adequate car parking for disabled drivers,

cyclists and motorcyclists in a safe and secure manner (T12); adequate arrangements for the storage and collection of refuse and will not have a significant detrimental effect on the amenities of people living nearby (HD18);

- The Design and Access Statement demonstrates how the design of the development respects the positive character of the local area in which it is situated, has been designed to conserve energy through sensitive siting, orientation and layout; and contributes towards local identity and distinctiveness (HD18 and HD21);
- The development will also be complementary to its area in terms of materials and landscaping (HD18). In addition, the proposals have been designed so that the development will be safe and secure (HD20);
- The arboricultural survey demonstrates that the proposals would not result in the unacceptable loss of or damage to, protected trees. Where the loss of trees is permitted, adequate replacement will be provided (HD22);
- The development provides high quality landscaping and boundary treatment (HD23);

6.56 In circumstances, the proposed development complies with all relevant policies of UDP. The proposal is therefore in full accordance with the UDP.

Conclusion on development plan compliance

6.57 The assessment provided at § 6.20 to 6.56 has demonstrated that the proposed development complies with all relevant policies of both RS and the Liverpool UDP. In the circumstances the proposal is in full accordance with the development plan and so should be approved without delay, subject to there being no material circumstances which would indicate otherwise.

The Framework

6.58 Both the Act and the Framework refer to other material considerations that may be taken into account in decision-making. In this case, the principal material consideration comprises the Framework; other documents of relevance include the emerging development plan and Ministerial Statements

6.59 In the first instance, Paragraph 17 of the Framework sets out twelve core land-use planning principles that should underpin both plan-making and decision-taking. The development proposals are aligned with the following principles of relevance:

- Proactively drive and support sustainable economic development to deliver homes and thriving local places that the country needs. Every effort should be made to objectively identify and then meet the housing, business, and other development needs of an area and respond positively to wider opportunities of growth;
- Seek to secure high quality design and good standard of amenity for existing and future occupants;
- Take account of different roles and character of different areas and support thriving rural communities;
- Supports the transition to a low carbon future;
- Contributes to conserving and enhancing the natural environment;
- Actively manage growth to make the fullest possible use of public transport, walking and cycling; and
- Take account of and support local strategies to improve health, social, cultural wellbeing for all and deliver community facilities to meet local needs.

Sustainable Development

6.60 The introduction to paragraph 14 of the Framework sets out that the presumption in favour of sustainable development lies at the heart of the Framework and is the 'golden thread' running through it. The final part of paragraph 14 confirms this approach and provides guidance to the decision maker in circumstances where the development plan is absent, silent or relevant policies are out-of-date, advising that planning permission ***should be granted*** for sustainable development unless:

- *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework when taken as a whole; or*
- *Specific policies in this Framework indicate development should be restricted”*

- 6.61 The Framework requires that an overall approach is taken to sustainable development, incorporating social, economic and environmental elements (paragraph 7). These elements should not be considered in isolation.
- 6.62 Paragraph 6 of the Framework makes clear that Sustainable Development means consideration of development proposals against policies 18 – 219 of the Framework as a whole. Such an assessment should be read in the context of the three dimensions set out in paragraph 7 of the Framework, and the guidance at paragraphs 8 -17. All elements of a scheme should be balanced; even if there is a conflict with one aspect of policy, a development may still be sustainable.
- 6.63 Not all of the policies in the Framework will be relevant to a particular development. Those elements of the Framework that are identified as relevant to this application are discussed in more detail below:

A. Building a Strong Competitive Economy

- 6.64 The Framework confirms at paragraph 18 that the Government is committed to securing economic growth in order to secure jobs and prosperity. Planning should not be an impediment to sustainable growth and significant weight should be placed on the need to support economic growth through the planning system (paragraph 19).
- 6.65 Housing development is a key component of economic growth; this is recognised in Government Policy and Ministerial guidance.
- 6.66 Recent Government statements recognise the importance of housing development to achieving economic growth and recovery. A press release issued by the Housing and Local Government Minister advises that:

“...increasing the rate of house building is the top priority for the Government’ and ‘there is no room for complacency in the drive to build more homes”

- 6.67 In addition, the proposal will contribute to building a strong competitive economy by providing high quality homes needed to attract and retain economically active households and to rebalance the housing stock whilst contributing to the creation of new jobs and delivering Council Tax revenue and New Homes Bonus revenue for the City;

B. Promoting Sustainable Transport

- 6.68 The application site occupies a highly sustainable location benefiting from good accessibility to Liverpool City Centre and local retail and related services, as well as public transport connections. The proposal will therefore promote the adoption of more sustainable transport choice amongst future residents.
- 6.69 The impact on the local road network is considered to be within acceptable limits and therefore meets the test set out at paragraph 33 of the Framework.
- 6.70 The proposals accord with the principle of promoting sustainable transport.

C. Delivering a Wide Choice of High Quality Homes

- 6.71 Paragraph 47 of the Framework states that to “*boost significantly*” the supply of housing, Local Planning Authorities should identify a supply of immediately deliverable sites sufficient to provide 5 years supply with an additional buffer of 5%; and identify further deliverable sites to meet the requirements of years 6-10. Paragraph 48 requires housing applications to be considered in the context of the presumption in favour of sustainable development.
- 6.72 The Council’s own evidence base confirms that Liverpool can only identify, at best, 4.1 years supply of deliverable housing sites. There is therefore an urgent need to grant planning permission for new housing on deliverable housing sites in sustainable locations.
- 6.73 The proposed development is deliverable within five years and so will contribute to meeting the existing deficiency in the Council’s overall supply. This is reflected in the Council’s SHLAA which identifies the site as being suitable for residential development.
- 6.74 The proposals accord with the principle of delivering a wide choice of high quality homes.

D. Housing Mix and Choice

- 6.75 The development proposals will contribute to the supply of high quality family housing for which there is a pressing need within the City as identified in the 2011 Strategic Housing Market Assessment. On a citywide scale, the proposal will contribute to the objective of providing a good range and choice and new housing.

E. Requiring Good Design

- 6.76 The proposed development represents a high quality design which relates well to its built and natural surroundings, providing high quality homes within an attractive setting. Importantly, the design will provide active frontages to Mather Road and Heath Road to ensure physical integration with the existing surrounding built environment.
- 6.77 The proposals accord with the principle of good design.

F. Promoting Healthy Communities

- 6.78 Healthy communities are those that interact and are cohesive, the location of this development site is located within an established residential area. In addition, this development proposes.
- 6.79 It is an ideal location for residential development, located within a vibrant and highly sustainable residential area, given the close proximity to existing community facilities and services which are easily accessible by foot.
- 6.80 The proposals would therefore promote the principles of a healthy community and deliver sustainable development in this respect.

G. Protecting Green Belt

- 6.81 The development does not involve development in or adjacent to the Green Belt and does not therefore affect the Green Belt. In being located within the urban area, and making an important contribution to the housing land supply within the City, the proposal will reduce the pressure on the Green Belt to meet the City's development needs.
- 6.82 The proposals accord with the principle of protecting the Green Belt.

H. Meeting the Challenge of Climate Change & Flooding

- 6.83 The submitted Flood Risk Assessment demonstrates that the site is not at risk of flooding and will not increase the risk of flooding off site.
- 6.84 The proposals accord with the principle of meeting the challenge of climate change and flooding.

I. Conserving the Natural Environment

6.85 The development of the site will be achieved without any harmful impacts on the natural environment in terms of:

- The site's ecological value;
- Site contamination
- Foul and surface water drainage.

J. Plan making

6.86 Not directly relevant to the current application.

K. Decision Taking

6.87 The Framework reinforces the requirement for the Local Planning Authority to take a positive and pro-active approach to the determination of planning application, including looking for solutions rather than problems (paragraphs 186, 187, 190). It reaffirms that applications should be determined in accordance with the development plan unless material considerations indicate otherwise and that the Framework is a material consideration in planning decisions (paragraph 196).

6.88 Paragraph 197 reiterates the requirement that in assessing and determining proposals LPAs should apply the presumption in favour of sustainable development.

6.89 Footnote 9 of the Framework identifies the ranges of policies that may indicate development should be restricted in accordance with the final bullet point of paragraph 14 of the Framework. Those policies principally relate to environmental designations; none apply to the application site and there are no grounds for refusing planning permission on this basis.

6.90 The assessment carried out in respect of this issue clearly demonstrates that the application proposals comprise sustainable development in accordance with the definition set out in the Framework. In the circumstances, a positive approach and grant of planning permission would be consistent with the decision-taking chapter of the Framework.

Conclusion on the Framework

- 6.91 The development proposals have been assessed against the relevant chapters of the Framework (paragraphs 18 – 219). Overall, it is evident that the proposal comprises a sustainable form of development and, in the circumstances, the presumption in favour of sustainable development applies unless granting planning permission would result in any significant or demonstrable harm.

Any Harm Resulting from the Development

- 6.92 The application is accompanied by a comprehensive suite of supporting information, considered above, which demonstrates that the proposed development will not result in any harm in terms of environmental, traffic or heritage considerations.
- 6.93 The relationship with existing dwellings has been considered in preparing this layout, which seeks to ensure that no adverse impact will result in terms of a loss of privacy, daylight/sunlight or any other nuisance
- 6.94 The construction impact may have some effects which are short term and temporary in nature, and local to the site and immediate area.
- 6.95 Best practice measures, including restricted hours of working, will be put in place and the development will be registered under the 'Considerate Constructor' scheme to mitigate any adverse temporary impacts in terms of noise and vibration, pollution control, air quality, the operation of construction traffic, plant and machinery and the management of construction wastes. This is likely to include controls on working hours, dust suppression measures including damping down materials and haulage roads during dry periods and covering trailers. The proper maintenance of plant and restrictions on burning waste, the provision of wheel washing facilities and street sweeping if required will also implemented.
- 6.96 Full details of these tried and tested measures to minimise construction impact can be secured through a construction management plan prior to the commencement of development.
- 6.97 In the circumstances, the proposed development will not give rise to any adverse impacts which would outweigh its benefits when considered against policies in the Framework.

Five year supply of housing land

- 6.98 The five year housing land supply position is a further material consideration in the determination of the application. In this instance, whilst no development plan conflict is presented by the application nor does the Framework indicate that a decision contrary to the development plan should be taken, the significant shortfall in the deliverable housing land supply, as presented at § 4.31 to 4.38 above, gives further weight to the case for the proposed development and serves to reaffirm the conclusion that the application should be approved without delay.

7. Summary and Conclusions

- 7.1 This Planning Statement has been prepared in support of a full planning application for the development of 122 detached residential homes on the former New Heys School site in the Allerton ward of the City of Liverpool. The application is submitted by Redrow Homes Northwest Ltd

A sustainably located housing site

- 7.2 The application site occupies a highly sustainable location for residential development being located within the defined urban area of Liverpool and benefitting from excellent access to Liverpool City Centre located approximately 5km to the north of the site, as well as Allerton Road District Centre located approximately 1.5 km to the north. The site is also well served by public transport connection, including rail and bus services.

Quantitative and qualitative contribution to housing supply

- 7.3 The proposed development will provided 122 high quality family homes. It will make an important contribution to the undersupply of deliverable housing land within the City whilst serving to support the objective of rebalancing the City's housing profile by providing detached family homes which are is acutely short supply. This will assist the City in meeting its objective of attracting and retaining economically active households to support its continued economic growth. It will also reduce in-commuting into the City for employment purposes and therefore contribute to more sustainable patterns of daily commuting.

Site's open space function

- 7.4 The application site comprises a former school and associated playing fields and is designated as an area of open space within the Liverpool UDP. Policy OE11 of the Liverpool UDP affords protection to designated open spaces and supports their release for development only where this will not affect the recreational function of the site unless:
- The development is ancillary to the use of the site as open space; or
 - The site does not lie in an area of open space deficiency; or
 - A replacement facility of at least equal quality is provided in a suitable location; or

- The development is specifically required for educational purposes and that suitable and convenient alternative recreational facilities are available
- 7.5 In addition, the policy requires that development on green space should not affect the visual amenity value of the open space; its relationship to adjoining greenspaces or any known nature conservation value.
- 7.6 The Planning Statement has demonstrated that:
- The application site does not have an active recreational function;
 - The application site is located within an area of significant playing pitch surplus and its release would not create a position of local deficiency;
 - The loss of the playing fields for recreational use associated with the educational use of the site has been mitigated through replacement provision at the new Enterprise South Liverpool Academy
 - The development will not have any unacceptable impacts in terms of the site's visual amenity value, the site's relationship to adjoining greenspaces, the site's nature conservation value.
- 7.7 Policy OE11 of the UDP is therefore satisfied.

Design and technical considerations

- 7.8 The site is not affected by any insurmountable constraints to its development. The application proposes an acceptable form of development which:
- Will not have any unacceptable impacts on the surrounding highway network;
 - Will not have any unacceptable impacts on the nature conservation value of the site;
 - Is not at risk of flooding and which will not increase the risk of flooding off site;
 - Will not give risk to human risks arising from onsite contamination;
 - Will not be exposed to unacceptable levels of noise and which will not contribute to an unacceptable increase in noise levels locally;

- Will deliver a high quality design which effectively integrates with its built and natural surroundings.

7.9 In the circumstances, the proposal is consistent with RS and relevant policies of the Liverpool UDP to which weight can be afforded. In accordance with § 14 of the Framework, the application should be approved without delay. Insofar as the Development Plan is out of date, the proposed development does not give rise to any adverse effects which outweigh the benefits of the development when considered against policies in the Framework.

7.10 In view of the foregoing, it is concluded that the application should be approved.

Appendix A - 1.5 mile playing pitch catchment area



New Heys Comprehensive School (showing 1.5 mile radius)

Produced by:
Gary Williams
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Parks & Greenspaces
Liverpool City Council



Date : 16.04.13
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