

Supplementary Planning Statement



Proposed Development

Application for planning permission
for:-

Comprehensive development to carry out various internal and external works in connection with conversion of existing tenement buildings to form 45 no. flats; erect 3 no. four storey block to rear comprising 60 no. flats; erect 2 no. three storey blocks to playground to front comprising 25 no. flats; and carry out associated landscaping and ancillary works (Amended plans submission to LCC Application Ref: 16F/0310)

Applicant:

JGLT Developments Ltd

Application Site:

Land Bounded by Eldon Grove/Bevington Street/Bond Street/Limekiln Lane & Titchfield Street, Liverpool L6

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1.0 Introduction

- 1.1 This report provides the planning case by way of a supplementary Planning Statement to support the grant of planning permission to enable the comprehensive redevelopment of an existing brownfield site in an area undergoing transformational change through urban regeneration and renewal.
- 1.2 This Statement has been commissioned by the applicant to address a number of ongoing planning and heritage matters relating to their proposals, which were originally submitted by Knight Frank LLP, and the scheme has been registered under Liverpool CC Planning Application Ref: 16F/0310 and associated listed building application ref: 16L/0309.
- 1.3 This supplementary Statement is to be read as an update of the original Planning Statement (Knight Frank) and is to be read alongside the updated plans (listed in the separate cover letter), revised Day Architects Design & Access Statement and the updated Heritage Statement provided by Turley Associates.
- 1.4 The proposal will bring forward a major new homes development with associated economic investment into the inner core area of 'Limekiln/Pumpfields'. The area is a focus for regeneration, and the proposal will be shown to align with established planning policies found within the Liverpool Unitary Development Plan (UDP), Liverpool City Centre Strategic Investment Framework (SIF) and the National Planning Policy Framework (NPPF).
- 1.5 Furthermore, the proposals will help deliver, what we submit is without any shadow of doubt a 'once in lifetime' opportunity to regenerate the derelict block of listed tenement buildings on Eldon Grove, which presently are an eyesore in the local area, and from listening to many of the local residents at a recent public meeting, it is clear that for some the derelict listed buildings are blighting their area and affecting their amenity.
- 1.6 The NPPF sets down the Government's objectives and overarching national planning policy context which empowers local authorities to presume in favour of sustainable development that encourages growth in the economy, boosting growth in the delivery of new homes, sustainability and meet carbon reduction objectives.
- 1.7 It will be demonstrated within this supplementary Statement that the proposals will, if permitted, provide an opportunity for a vacant and largely

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derelict site to be completely restored and regenerated to provide much needed new family homes in the area that are compatible with existing land uses in the area and consistent with the range of new residential led developments coming forward across the Limekiln area of the city.

- 1.8 The Liverpool Unitary Development Plan identifies the site within an area for Primary Residential Development. This is confirmed in the Knight Frank Planning Statement, and therefore, under policy H4 of the UDP, it is plain to see that overall the proposals are development plan policy compliant, which presumes in favour of the scheme unless there are demonstrable and significant adverse impacts (see below in relation to the NPPF).
- 1.9 Having reviewed the submitted proposals (under 16F/0310), and been involved with the applicant and their architect, it is also clear that subject to addressing a number of specific issues relating to heritage impacts and impacts on amenity, there should not be any reason for the Council to consider that the proposals are anything other than eminently consistent with the welter of planning policies that favour regeneration of inner city sites, using brownfield land, and importantly, in this case which will deliver hugely beneficial renewal of a derelict listed building comprising the former tenement block on Eldon Grove.
- 1.10 The proposal affords a sustainable opportunity for generating much needed new investment into the site, creating jobs and new homes, bringing with it economic, heritage, and social benefits that are not outweighed by any demonstrable significant adverse impacts or other material considerations.
- 1.11 It is noted that the submitted planning and listed building consent applications were prepared having regard to pre application discussions with Officers of the Council, including Conservation and Planning Officers. These are recorded in the Knight Frank Planning Statement.
- 1.12 Since the application submission, there have been productive meetings between the applicant company and Council Officers, the most recent of which we understand with the North Area Team Leader (Mr John Hayes), which we understand demonstrated a good level of support for the scheme subject to some amendments to deal with scale and impact of the new blocks facing Bevington Street frontage, and further justification required for the scale of new development required to support the restoration of the listed buildings.

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- 1.13 It agreed that in accordance with s38(6) of the Planning and Compulsory Purchase Act (2004), the application will be considered having regard to the Liverpool Unitary Development Plan (being the development plan for the area) and planning policy set down in other material planning policy documents, including the National Planning Policy Framework (NPPF) and National Planning Guidance (NPG).
- 1.14 The Liverpool Local Plan is at Preferred Option Stage and is soon to be subject to local public consultations. The policies of the emerging and Local Plan and the Liverpool Submission Stage Core Strategy are capable of being material considerations. However, the Core Strategy was not submitted for examination in public and the emerging Local Plan is not sufficiently advanced in its adoption process such that neither of these documents can attract significant weight in the planning decision.
- 1.15 It will be demonstrated that the proposal will regenerate a sustainably located site, contribute to the housing stock in the area, and will provide an opportunity to undertake a transformation of a prominent site of heritage importance.
- 1.16 In addition to the demonstrating that the proposals are acceptable in planning and heritage impact terms, it is noteworthy to recognise the importance of bringing the site forward for new homes that will bring into the city new population, new investment and in addition a substantial sum of Government money in the form of New Homes Bonus.
- 1.17 Nationally, the Government remains committed to delivering levels of new housing to match demand, with the introduction of the 'New Homes Bonus', mortgage assistance and support for the private rented sector intended to act as an incentive for encouraging growth.
- 1.18 The delivery of 130 family dwellings on the site is calculated to generate £1,730,642 coming into the city over the next 6 years to be used as match funding to promote further growth in new housing development and boosting the Mayoral pledge for 10,000 new homes in the city.

Band	Property Value	Council Tax	No. of Units	NHB
F	£100k-£120k	£2,204.40	70 dwellings	£154,308
G	£120k-£1500k	£3,052.24	60 dwellings	£183,134

2.0 Site Context and Proposal

Site & Surroundings

- 2.0 The application site in general geographical terms is set out in paragraphs 2.3 to 2.5 of the Knight Frank Planning Statement. There we see the immediate surroundings of the site being described.
- 2.1 However, it is noteworthy to highlight that the site in general location terms, is located close to the northern edge of Liverpool City Centre. The site is in walking distance to Moorfields train station (under 15 minutes' walk) and is in walking distance of all the City Centre main shopping and leisure facilities, including the landmark destinations of Liverpool One and the historic Albert Dock waterfront are located approximately 1km to the south of the site.
- 2.2 The site is also situated close to existing residential areas to the west situated in the area that locally is known for the major residential renaissance brought about by the Eldonians during the 1980's as part of a comprehensive approach to urban renewal in the area.

Planning History

- 2.3 There are a number of planning applications relating to the site which are noted in paragraph 3.2 of the Knight Frank (KF) Planning Statement.
- 2.4 It is also material to note some very significant residential and student accommodation schemes that are coming forward in and around the Limekiln area, including:-
- 2.5 The 'Via Verde' development proposals off Vauxhall Road and Leeds Street consisting of circa 1000 residential units with ground floor commercial space proposed on a large area of land situated to the south west of the Eldon Grove site (Planning Application Ref: 15F/3121).
- 2.6 Similarly, but further to the west of the site, at Pall Mall, planning permission has been granted for a high rise development providing over 500 residential units and ground floor commercial space (15F/2543-BLOK/Global Northpoint).
- 2.7 To the east of the site, adjacent to Scotland Road, planning permission has recently been granted for the 'Bevington Bush' development rising to 15 storeys of circa 380 residential units (15F/2208).

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The Development Proposals (amended June 2016)

- 2.8 The proposed development is described in the submitted planning application and the DAY Architecture Design & Access Statement, and later through the submission of amended plans and updated D&A Statement.
- 2.9 The amended scheme will provide for various internal and external works in connection with conversion of the existing derelict listed tenement buildings to form 45 no. flats. These will completely restore the derelict listed buildings and regenerate the public spaces around the site.
- 2.10 Reference to the architect's accommodation schedule lists the existing tenement blocks as 'Block A, B and C'. Block A will have 8 one bed apartments, 8 two bed apartments and 2 three bed apartments over three floors. Block B will have 2 one bed apartments, 5 two bed apartments and 2 three bed apartments over three floors. Block C will have 8 one bed apartments, 8 two bed apartments and 2 three bed apartments. This will result in 15 apartments per floor over the three blocks, with a total of 45 apartments.
- 2.11 The proposals include the erection of 3 no. four storey block to rear comprising 42 no. apartments (Blocks D, E & F). The blocks are designed to be sited on the exact footprint of a row of former tenement blocks that previously existed on that part of the site. These blocks are also designed to have a general height and scale consistent with the height/scale of the former tenement blocks.
- 2.12 The architects have considered comments from the adjacent residents in Bond Street who raised concerns in relation to loss of privacy. Notwithstanding the fact that these blocks of apartments follow the spacing and siting of previous tenement blocks on the site, the new blocks will not have any direct overlooking windows, as these are designed in a style of 'oriel' window that hang with slayed glazed units at 45 degree angles so that there is no crossways overlooking. These three blocks are designed in a traditional brick elevation, complementing the listed building shapes and the general character of the area.
- 2.13 To the Bevington Street side of the site, it is proposed to erect 2 no. three storey blocks (Blocks G & H) sited in the area previously being playgrounds in front of the listed the tenement blocks. These two blocks are designed as flat roofed buildings to reduce the impact, provide for views across the decorative roofscape of the listed buildings behind and reduce the impact in relation to the existing housing in Bevington Street.

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- 2.14 Car parking provision to complement the new housing scheme will be 65 spaces, spread across the site in sensitively designed car parking courts and in front of the apartments in Bond Street.
- 2.15 The scheme will provide complementary areas of landscaping and amenity space which helps to improve the setting of the listed buildings and link back to the former play areas that were part of the character of the site.

3.0 Current Planning Policy Position

- 3.0 Relevant planning policies for the proposal are found within national planning policy (NPPF) and the statutory development plan for the area comprising the Liverpool Unitary Development Plan.
- 3.1 The draft Liverpool Local Plan is at an early stage in preparation and no published draft has yet been issued for consultation. Therefore, there are no draft policies that would be material to the determination of the current planning application.
- 3.2 The Liverpool Core Strategy prepared as part of the Local Development Framework reached publication stage. However, the Council decided to not submit the draft Core Strategy for examination in public and it is therefore effectively 'shelved' as a planning document. That said, its draft policies are used by the Council as material considerations and where appropriate these will be taken into account.

National Planning Policy Framework (NPPF):

- 3.3 The National Planning Policy Framework (NPPF) sets out the Government's commitment to a planning system that does everything it can do to support sustainable growth. Local planning authorities are expected to plan positively for new development.
- 3.4 The KF Planning Statement identifies the following sections of the NPPF as material to the consideration of the planning and listed building applications:-
- 3.5 Paragraphs 6, 7, 10, 14, 17 & 19 (sustainable development principles);
- 3.6 In relation to heritage, the KF Planning Statement notes the following paragraphs to be material:- 126, 127, 128, 131 and 132.
- 3.7 The KF Statement goes on to identify paragraph 35 (sustainable transport); paragraphs 58 and 59 (design); paragraph 69 (community);

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paragraphs 118 and 121 (natural environment); and paragraphs 186 and 187 in relation to decision making.

3.8 The reference to the NPPF policies and guidance set down in the KF Planning Statement will continue to be relevant to the amended scheme.

3.9 In addition, in order to ensure there is a full and proper recognition of all relevant aspects of the NPPF, we would contend that the following sections are also to be taken account of (as noted below).

3.10 Paragraph 32 of the NPPF requires all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:-

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

3.11 Paragraph 34 of the NPPF states that decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

3.1 In relation to planning for new housing, the NPPF (Section 6) advises that planning authorities should support the delivery of a wider choice of quality homes, both for market sale and rent, as well as social and affordable housing. The proposals will offer a housing product which is directly supported by this central objective of national policy.

3.2 Paragraph 47 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has

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been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%.

- 3.3 Para 49 of the NPPF states that: *"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."*
- 3.4 In relation to design, paragraph 56 of the NPPF it is stated that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 3.5 Paragraph 61 of the NPPF notes that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations, addressing the connections between people and places and the integration of new development into the natural, built and historic environment.
- 3.6 Paragraph 64 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 3.7 Paragraph 65 of the NPPF – states that local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).
- 3.8 Paragraph 70 of the NPPF advises that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 3.9 Paragraph 73 of the NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies

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should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

3.10 In relation to heritage matters, the separate Heritage Statement completed by Turley Associates will make reference to the key heritage policy tests,; However, for completeness, and to ensure the appropriate weight in the planning balance, we would highlight the following heritage assessment policies of the NPPF:-

- Policy 133 provides a series of tests which should be applied in cases where substantial harm to or total loss of significance will be caused. In the case of development proposals which will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- Policy 134 states that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- Policy 137 states that local authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance.
- Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (paragraph 138).
- Policy 141 states that local planning authorities should make information about the significance of the historic environment gathered as part of the development process publicly accessible, and should require developers to record and advance understanding of the heritage asset before it is lost.

3.11 In respect of decision making, the NPPF (paragraph 203) confirms that planning authorities should consider whether unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

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Liverpool Unitary Development Plan 2002

- 3.12 The UDP is 13 years old and but remains the only statutory development plan in force in Liverpool against which the planning application will be determined. Its policies, where consistent with national policies, have been 'saved' and form part of the policy context to appraise the compliance of the proposed development against relevant policies, as well as considering the impacts of the development.
- 3.13 It is noted that the KF Planning Statement recognises the following UDP policies as of relevance:-
- 3.14 GEN1 and GEN4 – general policy approach to economic and heritage development in the city; Policies HD1, HD4, and HD5 (deal with demolition, alterations and impact on setting of listed buildings); Policies HD18, HD19, HD20, HD21, and HD23 deal with design, access, crime prevention and landscaping); Policy H5 (new housing development); Policies T6, T7 and T2 (transport) and policies E2 and E11 in relation to contamination and pollution control.
- 3.15 In addition to those policies set down in the KF Planning Statement, we would ask the Council to consider the following additional relevant policies, as noted below.H4, OE14, EP1
- 3.16 Policy H4 of the UDP is the overriding policy that sets the land use principle in favour all the new residential development within the application site. It is the key policy to begin the appraisal of the planning application, and should be taken account of when considering the overall approach to proposals for new residential development in the area.
- 3.17 Policy H4 states that within the Primary Residential Areas defined on the Proposals Map, planning permission will be granted for new housing development that satisfies other UDP policies.
- 3.18 Policy OE14 – Open Space provision for family housing development comprising 25 or more units. The requirement is for provision of recreational open space preferably on site to meet the needs of the residents.
- 3.19 Policy EP1 – states that the City Council will promote and encourage the reclamation of derelict land and the restoration of neglected land and will encourage the development of these and other vacant sites for appropriate uses.

- 3.20 Policy EP1 also notes that in determining priorities for derelict land reclamation, particular attention will be given to the contribution the reclamation of the site would make to achieving the aims of urban regeneration.

4.0 The Key Issues and Assessment

- 4.0 The key planning issues of the development proposal will be considered by reference to the development plan and other relevant planning policies for the area and the significant impacts that might arise from the proposed development, particularly in relation to the suitability of the proposed uses and impact on heritage assets. Through such analysis it will enable one to come to a planning balance which one way or another would point to the overall acceptability or otherwise of the proposed development.
- 4.1 It will be shown that there is nothing in either statutory development plan or national planning policy should prevent the proposed development from being approved on a balanced judgement of all the relevant factors.
- 4.2 Furthermore, having regard to the NPPF presumption in favour of sustainable development which causes no overriding conflict with development plan policy or other harm, the case is considered to be very strongly in favour of the proposal.

Context of the Amended Scheme Plans

- 4.3 Before dealing with the key planning issues, it is important to address the changes to the scheme, which are shown in the amended plans and updated DAY Architects Design & Access Statement.
- 4.4 The changes to the development scheme have come about from a number of meetings between the applicant, architect and officers of the Council and two local area meetings with the residents and members of the local community, the most recent of which was a public meeting held in the local area on 21 June 2016 (copy of public consultation document provided as part of the amended plans submission).
- 4.5 In the recent public meeting, attended by some 40 or more local residents who received a presentation from the architect and development team and had the opportunity to ask questions, the amended proposal was outlined, which showed:-
- Reduced scale of two blocks fronting Bevington Street (smaller footprint and reduced to 3 storeys from 4 storeys).

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- The listed gas lamps and railings retained in situ (previously shown to be relocated).
- Further amendments to the two frontage blocks to increase separation distance to properties on Bevington Street and to increase the central area of open space between the two blocks.
- Revisions to the architectural treatment of the two frontage blocks from a modern contemporary approach to a more traditional blend of materials and detailing.
- To the rear of the existing tenement buildings fronting Bond Street, the original scheme (discussed at pre app stage) had four individual new build apartment blocks with habitable windows facing each other within the site with no outward looking windows. Following consultation with the Council Officers, these blocks were reduced to 3 (Blocks D, E & F) and sited on the original footprint of the former tenements, with windows facing onto Bond Street. Following feedback from the local community, the outward facing windows onto Bond Street were changed to 'oriel' windows (splayed 45 degrees) to protect the privacy of existing residents opposite.
- Throughout the pre app period the designs of the Bevington Street new build blocks (Blocks G & H) were changed to stay below the eaves height of the existing tenement buildings whilst to the rear the ridge line of the proposed apartment Blocks D, E & F has been kept below the ridge line of the existing listed buildings as requested by the planners.
- With regards to external works, parking has been increased to its current provision (65 spaces) with the location of all spaces provided being suggested and agreed directly with the Local Authority Highways Department. Most recently, on street parking spaces have been reduced and brought onto site to respond to comments from the local community.

4.6 It can be observed from the close engagement with the local community and from the lengthy discussions with the Officers that the applicant company has undertaken a genuine programme of community involvement, listening to wide range of views and comments and continue to consult the local community on the proposals, which are seen by the community as overall being a welcome improvement to the site and its immediate surroundings.

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- 4.7 The amended proposals are the culmination of the public engagement and the lengthy consultations with Council Officers following the submission of the original planning and listed building consent applications with a particular regard to the architectural form and the extent of the proposed new build units.
- 4.8 As a result of those consultations significant amendments have been made to the architectural approach and materials, and the total number of apartments has been reduced from 138 to 130 units.
- 4.9 It is right to observe that there is a few concerns raised from residents in Bond Street in relation to the proposed new blocks facing their properties. These issues are not ones that questions the wisdom of the regeneration of the site and the restoration of the listed buildings, rather they reflect individual comments regarding potential impact on matters of amenity – these will be fully addressed in the sections dealing with impact on amenity further in this report, and as already discussed in the KF Planning Statement issued with the original planning submission.

Land use Principles

- 4.10 It is not the purpose of this supplementary Planning Statement to rehearse the policy appraisal section of the KF Planning Statement, as they are adequately set out in that document. It is the role of this supplementary Statement to address some of the key issues, both those of land use principle and compatibility, impact on heritage assets (assisted by the separate updated Heritage Statement), impact on amenity and the assessment of the proposals in the overall 'planning balance'.
- 4.11 The UDP policy for Primary Residential Areas is policy H1, which identifies the uses that will be permitted in the primary residential areas. The application site as a whole is designated within the UDP's primarily residential areas, which therefore sets down the overriding land use principle that all aspects of the proposal, including the restoration of the listed blocks for apartments and the proposed new blocks facing Bevington Street and Bond Street, are acceptable in principle and are in essence 'policy compliant' development.
- 4.12 Put another way, the proposals are consistent with the aspirations of the UDP for new residential developments in appropriate areas and do not 'depart from the policies or provisions of the statutory development plan in force'.

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- 4.13 In the context that the proposals are entirely development policy compliant, the presumption in favour of sustainable development applies in this case (paragraph 14 of the NPPF). The proposals are accorded significant weight in the planning balance.
- 4.14 The only obstacle to the grant of planning permission for the amended proposals will be whether the impacts of the development, including on amenity and on heritage assets, would *'demonstrably and significantly outweigh the presumption in favour of the development'*.
- 4.15 The proposed development is located in an area where the Council's planning and regeneration policies not just 'permit' new housing, but actively encourage new housing as part of the planned regeneration of the area (inner core of the city). These include policies GEN1, H4 and H5 of the UDP, but also policy EP1 which provides a 'positive power' of the Council to support the regeneration of derelict land and sites such as the application site, which has been derelict for decades, is without any doubt a derelict land site.
- 4.16 Additionally, the application site is identified in the regeneration priority area of *'Limekiln/Pumpfields'* area north of the city centre in the Liverpool City Centre Strategic Investment Framework (SIF). The Liverpool SIF is a material consideration in the assessment of the planning application.
- 4.17 The SIF promotes the *'Limekiln / Pumpfields'* area as having the potential to form a northern expansion of the city centre with development providing support services for the city's Commercial District which is a few minutes' walk from the application site.
- 4.18 It is also relevant to note that one of the 'Strategic Actions' of the SIF is to expand the residential population and create distinctive neighbourhoods. The proposed residential development will complement the established residential area and local business and other uses in the area, providing new living accommodation for city centre workers and enabling the city centre population to grow, in accordance with the SIF.
- 4.19 City living policy objectives of the UDP and the SIF are purposeful in terms of seeking to stem a long period of population decline within the city centre; residential developments since the adoption of the UDP have been successful in rebuilding confidence for living within and on the edges of the city centre, including new build housing throughout the inner core areas of the city.

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- 4.20 The Council's ongoing commitment to the regeneration priorities of the inner core areas, including the Limekiln area, is apparent with the key focus of the emerging policies of the new Liverpool Local Plan likely to reflect the focus of the strategic policies of the former Liverpool Core Strategy, which channels growth of new homes to the inner core of the city.
- 4.21 These key strategic objectives for new housing and urban regeneration are very significant core values of the Council, the local area and are paramount objectives when considering new proposals for sites such as the application site.
- 4.22 In considering the land use principles, it is also relevant to acknowledge the benefit of development on a brownfield site within the heart of an established residential area: the scheme will bring forward an efficient re-use of previously developed land, in an accessible and sustainable location, reversing the decline of the area and – this is a key objective of the NPPF's core principles for delivering sustainable development (paragraphs 7, 10, 17 and 47) and of the UDP (GEN1, H5, C6 and EP1).

Heritage Impacts

- 4.23 The proposals are supported by a bespoke Heritage Statement prepared by Turley Associates, the content of which has been updated to reflect the amended scheme and considers the impact of the proposals on the protection of designated heritage assets – these being the listed buildings, listed structures (eg gas lamps and railings) and the setting of the listed buildings.
- 4.24 The Heritage Statement sets out the appraisal of the listed buildings and significance of the 'heritage assets', as required by policy advice of the NPPF (paragraphs 126 – 129). It records (paragraph 2.4) the specific section of the listing that relates to the centre blocks within the site:-
- 4.25 *"Council houses. Opened in June, 1912. Brick, cement and render, with implanted timber framing. Hipped roof of blue and grey slates. Three-storey rectangular block dominated by a pair of framed and gabled canted bays. Bilaterally symmetrical about the open stair well which leads to first- and second-floor balconies spanning the elevation between the gabled bays. Railings to ground floor and balconies. Forms the centre element in a group of three blocks."*

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- 4.26 The Heritage Statement reviews the historical development of the area, the creation of the 'garden suburb' cottages in Bevington Street, and the tenement blocks that previously fronted Limekiln Lane, Bond Street and the existing (now derelict) tenement blocks that are in Eldon Grove. The architectural features and building form of the tenement blocks is recorded in sections 3.18 and 3.19 of the Heritage Statement, which notes that:-

"The southern elevations of the tenement buildings to Bevington Street (Eldon Grove) were designed to be much more decorative, including features of bays and gables in half-timber work"

"The new model dwellings at Bevington Street also focussed on the provision of open spaces as well as the construction of new and improved buildings. Open spaces specifically incorporated into the master planning of such a this were an unusual addition to the urban landscape during this time, outside of the development of the network of parks in Liverpool, and began modestly with the provision of wide pavements. To the immediate south of Eldon Grove, there were two large playgrounds, one for boys and one for girls, with a centre portion laid out as a garden with bandstand and two shelters." (Figures 3.9 & 3.10 of the Heritage Statement)

- 4.27 The Heritage Statement sets out the historical development of tenement buildings within the area, and notes how the area's redevelopment with model new housing (cottages and tenement buildings), open spaces and tree planting had a beneficial effect on the health and well-being of the local population, which grew significantly throughout the period from the construction of the Eldon Grove tenements in 1912 to the second world war period.
- 4.28 In sections 3.21 to 3.34 of the Heritage Statement, the author sets out a comprehensive historical record of the development of the area, the expansion of tenements up to the 1970's, followed by depopulation and slum clearance, which resulted in many of the former tenement blocks in surrounding area to Eldon Grove being cleared to make way for modern housing (much of which was brought forward by the former Eldonian Village partnership).
- 4.29 Section 4 of the Heritage Statement provides a detailed appraisal of the 'significance' of the heritage assets identified as of relevance to the proposed development, these including the derelict listed buildings (external and internal features), the surrounding former playground, railings and lamps, and the setting of these heritage assets.

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- 4.30 It is noted that all of the noted assets are recorded of as having 'significance' (some aspects are noted as being of lesser significance where there has been damage, loss of original details, impacts on the setting).
- 4.31 The Heritage Statement goes on to undertake the appropriate tests of impact of the new development proposals, having regard to the relevant policy tests of the NPPF (and policies of the UDP – HD3, HD4 and HD5).
- 4.32 Of particular relevance and significant weight in relation to the acceptability of the development proposals is the expressed objective of the proposed development, which as noted in paragraphs 5.9 and 5.10 of the Heritage Statement is "*to secure a sustainable long-term future for the three grade II listed tenement buildings that occupy the centre of the application site*".
- 4.33 It is also materially relevant to note that the listed Eldon Grove tenements are currently included on the Liverpool City Council 'Buildings at Risk' Register and clearly exist in a highly precarious condition and are at risk of further decay and loss.
- 4.34 It is note that the listed buildings have suffered from several fires that have caused damage to the roof structure, while significant areas of the roof covering are missing, all of the windows have been removed and the rainwater goods are also largely missing, therefore exposing the buildings to further damage from on-going water ingress.
- 4.35 The proposed development will secure the repair and reinstatement of the listed railings that enclose the former playground and the restoration of the related street lamps and integrated drinking fountains. These are key aspects of the listed structures within the site and have a strong association with the creation of the tenement housing and the 'model' housing of the early twentieth century.
- 4.36 The heritage Statement throughout Section 5 addresses the impact of the proposed development using a comprehensive appraisal of the various aspects of the proposed development, including restoration of the listed buildings, restoration of the railings, lamps and water fountains, the creation of new build blocks in the footprint of the former Bond Street tenements, and the creation of the two blocks in the place of the former playground areas (Bevington Street).

4.37 The appraisal, in summary notes:-

- Given the precarious condition of the three tenement buildings, the proposed development is considered to represent a major beneficial impact on the special architectural interest of the buildings.
- Similarly, the proposed development provides an opportunity to safeguard a rare building typology in the Liverpool context that related directly to attempts to improve housing conditions.
- The proposed development provides an opportunity to safeguard that special historic interest.
- The development of the three proposed blocks of apartments to the rear of the tenements (i.e. Blocks D, E & F) is consistent with the original master plan, will screen the rear elevations of the tenements, which were not intended to be so prominent in the adjoining townscape, and "will go some way to recreating part of the original setting".
- The restoration and repair of the railings, lamps and water fountains will further enhance the setting of the listed tenements.
- It is recorded that the proposed two apartment blocks proposed for the front of the site (Blocks G & H) will cover an area originally planned as open space in the original masterplan, and together with partial obscuring of views of the listed building, this create a single "negative" impact of that aspect of the proposed development.

4.38 It is fair to summarise that the Heritage Statement, dealing with the amended proposals for the site, concluded that the series of positive impacts provide an "overall beneficial impact", which in terms of the relevant statutory and planning policy tests, would confirm:-

- (i) The proposed development would preserve or enhance the special qualities of the listed buildings and structures, complying with the S.16 and S.66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and meeting with requirements of UDP policies GEN4, HD1 and HD4;
- (ii) The proposed development will sustain and enhance the significance of the listed buildings – passing the policy tests of paragraph 131 of the NPPF;

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- (iii) The conservation of the listed buildings, the railings and other associated structures is supported by NPPF policy advice set down in paragraph 132, which in this case, we submit is that greater weight is to be given to the proposals as the listed tenements and associated structures are considered to be of considerable architectural and historic interest that underpins their significance as a designated heritage.

4.39 Given the conclusions of the Heritage Statement in relation to the impact of the proposed development on the designated heritage assets, the clear conclusion to be drawn is that the proposals will have an overall beneficial impact and therefore would provide sustainable development in accordance with policy advice of paragraph 131 of the NPPF.

4.40 In this respect, the proposals will comply with: *"the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness"*.

4.41 The Heritage Statement notes that the proposed two new blocks fronting the listed buildings will create a 'change' to the setting of the listed building - it is considered to be a modest negative impact. It is to be noted, however, that whilst the new build blocks (G & H) will develop part of the space of the former playgrounds, the original playgrounds have in the past been substantially eroded when in the 1970's they were tarmaced over by the Council to create a single area of continues playground for the children of the former tenements.

4.42 As picture evidence attests (image 3.16 in the Heritage Statement) the setting of the listed buildings viewed from the cottages in Bevington Street has long since 'changed', with a negative change effected many years ago due to the character of the play areas being completely altered in the 1970's, and in later years from dereliction of the land in front of the listed buildings.

4.43 Therefore, whilst in the present scheme, the proposed blocks G & H will have some obscuring of the listed buildings viewed from Bevington Street, this is considered to be a '*non-substantial*' harmful impact, and certainly nothing that would outweigh the overall highly beneficial impacts of restoring the listed buildings and structures.

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- 4.44 It could be argued that the overall impact on the setting of the listed building viewed from Bevington Street is in fact neutral, as there will be a degree of improvement of the setting arising from the improvement of the visual amenity of the frontage of the site as a result of the proposed new blocks G & H and the new open space created in the centre of this part of the site.
- 4.45 Policy advice in paragraph 134 of the NPPF would support a development considered to have a *non-substantial harmful impact* where it is outweighed by other material considerations, including social, economic and community benefits – this is clearly the case in regard to the proposals to regenerate the long-time derelict site within the inner area of Liverpool – refer to paragraph 7.3 for summary of benefits in the KF Planning Statement, and further in this Statement where benefits of the proposal are properly considered as part of the ‘Planning Balance’.

Justification for the New Build Housing

- 4.46 Reference to the extensive planning history of proposals that have previously sought to deliver the restoration and reuse of the derelict listed buildings highlights how various previous attempts to restore the listed buildings have quite frankly failed with no realistic prospect of ever delivering the restoration of the listed buildings.
- 4.47 The listed buildings are at a very serious level of decay and dereliction, as attested in the submitted building condition survey report and addressed as part of the Heritage Statement. Without the full extent of the proposed development there really is no other prospect that could support the restoration of the listed buildings and the delivery of the much needed new homes in the area coming forward.
- 4.48 In the case of this proposal there are two aspects that inform the general scale and quantum of the development for which the planning application seeks consent for. These are:-
- i) **Location specific need:** There is a need for the proposed development to maintain and enhance the commercial viability of redeveloping the site, creating the critical mass of development reflecting the location and land values in the area and overall responding to a site that is well documented as being derelict and in dire need of urgent regeneration.

- ii) **Scale and form of development:** There are legitimate constraints on the ability of the applicant to deliver the proposed development through draw-down of commercial funding facility. The proposals will provide a comprehensive redevelopment scheme that generates the identified level of value to ensure that alongside grant assistance from the Council (see notes below), traditional bank lending and equity from the applicant company, the scheme is of sufficient scale and of a form that will attract the necessary level of funding to ensure its delivery.

If the elements of the proposal were to be disaggregated the whole scheme becomes unviable and the redevelopment of a derelict vacant site in a regeneration priority area of the city does not get addressed and years of inactivity at the site, with the consequences being decline and less opportunity to bring an economic and beneficial uses to the site and full restoration of the listed buildings will be lost.

- 4.49 It is to be noted that the UDP, policy H4 designates the whole of the site within the primarily residential area. That is a significant policy step in favour of the principles of whole of the proposed development, and this being the case, there is no requirement to demonstrate a traditional 'enabling development' approach to demonstrating the need for the scale/quantum of the proposed development.
- 4.50 The Council will be aware that enabling development approach to new development cross-funding a conservation deficit would only be appropriate in circumstances where a proposed development would not otherwise be acceptable in general policy terms.
- 4.51 That said, the Council is fully aware that there is a very significant costs impact to delivering the proposed redevelopment, which for the full restoration of the listed buildings alone (providing 45 apartments) will cost over £6 million as agreed by the Council's Cabinet in April 2015 (see minutes of the Council's Mayoral Recommendation to the Cabinet meeting of 17 April 2015).
- 4.52 In fact, it is to be noted, here, that the Council is making significant contribution to the redevelopment of the listed building site as part of its Strategic Housing Delivery Programme (circa £1.25m).
- 4.53 It is therefore considered that the proposed development complies with the general development approach policies of the NPPF and the adopted

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UDP, and subject to the Council considering the specific impacts of the proposed development, there is no requirement to provide a supporting case using a development viability exercise. The scale and form of the proposed development is appropriate to the site and its location.

- 4.54 The Council's corporate housing and regeneration programmes fully support the redevelopment of the site; unless the whole of the proposed development scheme is approved, there is no prospect of part of the scheme coming forward, notwithstanding the potential for a public-private partnership with the Council and a local housing provider.

Regeneration Considerations

- 4.55 The redevelopment of the site for residential purposes is consistent with similar large scale schemes that have been granted in the vicinity of the site, including the large residential scheme for the Bevington Bush and Pall Mall sites on either end of Leeds Street. In this context, the proposals will contribute significantly to the regeneration and transformation of the Limekiln/Vauxhall area as encouraged in the Liverpool City Centre SIF.
- 4.56 The Vauxhall Road area is becoming a key location for major investment in the city; surrounding areas are increasingly becoming the focus for housing and other forms of residential development, meeting local needs in a priority regeneration area, in which housing is focussed as a means of major urban renewal and regeneration.
- 4.57 The area is part of the 'Limekiln/Pumpfields' regeneration area where housing is considered to be a major benefit as a means of driving forward the Council's Strategic Housing Delivery Programme objectives for creating new homes, improving the housing stock and contributing to the neighbourhood renewal and regeneration of the areas around Vauxhall Road and Scotland Road.
- 4.58 The existing listed buildings are unviable to be retained and redeveloped as a stand-alone proposal; it is through the comprehensive regeneration of the site as a whole that the delivery of the new homes in the area, contributing to the local community's needs, will ensure that the many tangible regeneration benefits come forward.
- 4.59 Without a new, financially sustainable development scheme for the site, the listed buildings will become so derelict, ultimately the risk is they will have to be demolished, if not for safety reasons, it is clear from the recent public meeting (21 June 2016) that the local residents in the area are

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increasingly frustrated at the lack of improvement to the listed buildings and are affected by the blight of the unsightly dereliction of the site.

- 4.60 Unless the proposed development is supported and implemented, the site will continue to be a wasted resource. This would be contrary to policy EP1 of the UDP which notes that the Council will use its positive powers to arrest the decline and dereliction in land and buildings, and it is use of planning powers that can help achieve this significant environmental benefit.
- 4.61 It is also to be highlighted that the proposed development to create 130 apartments will itself deliver major new investment and jobs, with an estimated 100 construction jobs for a period of 18 months, new Council tax revenues and New Homes Bonus payments (in excess of £1.7million) coming into the city.
- 4.62 These benefits are significant economic benefits that support the regeneration of the building within an area where regeneration is a key policy objective for the NPPF, the UDP and the City Centre SIF.
- 4.63 Plainly, to support the proposed residential development for the site will have very significant economic benefits, delivering new homes and new investment. In economic terms, the proposal is sustainable development.

Planning for Housing Considerations

- 4.64 The proposed development of the site for housing meets sustainable development policy objectives for bringing forward land for the provision of housing within the city to meet demand. It will also deliver much needed family housing that contributes to the delivery of housing supply within the city (defined as two bed dwellings).
- 4.65 Whilst the policies of the Core Strategy carry little weight, until the emerging Liverpool Local Plan is adopted, the Council works to objectively assessed housing need that was considered in the preparation of the Core Strategy.
- 4.66 The Council through the Core Strategy has developed the preferred housing trajectory based on the former Regional Spatial Strategy figure, Growth Point and regeneration priorities and has set down in the Submission draft Core Strategy a level of housing growth that will ensure that the City not only meets its own needs but has the potential to deliver population growth, so fulfilling Liverpool's proper role at the heart of the City Region – 40,950 new homes are required between 2011-2028.

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- 4.67 Table 2 in the Core Strategy (shown below) shows that in the period 2013 to 2018 (CS Phase 1) in the City Centre and Urban Core the annual average is expected to be 1709 dwellings per annum, contributing to 8543 dwellings in the 5 year period. The application site would contribute new homes towards this strategic target for the city and will be expected to help deliver the 5 year housing supply necessary to meet the 5 year targets for new homes in the city.

THE LOCATION AND PHASING OF HOUSING, 2003 - 2028		Delivery so far (ie by 1 April 2011)	Pre-Core Strategy adoption	Core Strategy Phase 1	Core Strategy Phase 2	Core Strategy Phase 3	All to be provided 2011-2028
		2003-2011	2011-2013	2013-2018	2018-2023	2023-2028	2011-2028
City Centre & Urban Core	Net dwelling delivery	8076	2381	8543	9889	7852	28665
	Annual average	1010	1191	1709	1978	1570	1686
Suburban Areas	Net dwelling delivery	3234	794	2848	4238	4405	12285
	Annual average	404	397	570	848	881	723
CITY	Net dwelling delivery	11310	3175	11390	14127	12255	40950
	Annual average	1414	1588	2278	2825	2451	2409
City Centre & Urban Core / Suburban Areas %ge split		71/29	75/25	75/25	70/30	64/36	70/30

- 4.68 NPPF at paragraph 47 places a duty on the Council to identify a 'rolling' 5 year supply of deliverable sites with a 5% buffer. For those authorities that consistently under supply there is a requirement to identify a further 20% buffer within the 5 year supply to ensure competition and choice in the housing market.
- 4.69 Figures obtained from the Council's latest Housing Market Analysis Report (GVA, 2012) and latest published Annual Monitoring Report (2012) provide the net housing completion rates for the City for each year from 2002/03 to 2011/12. Liverpool has delivered over 12,500 net residential completions in the eight years up to 2011/12, which equates to an annual average delivery rate of circa 1,250 dwellings per annum.
- 4.70 It is acknowledged that the improving housing market conditions since 2012 will have increased completions and production of housing in the city. However, whilst the previous period of shortfall in housing supply is likely to be improving, in the absence of figures to demonstrate otherwise, it is considered highly likely that the housing supply position remains one of overall deficit against strategic targets.
- 4.71 Liverpool has delivered 1,250 net additional units per annum in the 8 years before 2012. This is significantly below the Core Strategy target of

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1,709 per annum, and in itself triggers the presumption in favour of the release of the site for housing (under paragraph 49 of the NPPF).

- 4.72 This under supply of housing against targets has implications for the ability of the Council to accommodate new household demand. Without sites like the application site coming forward, the likelihood is that the current miss-match in demand and supply will continue and the Council's aspirations to attract city living housing will be undermined.

Balancing Supply with Demand

- 4.73 Paragraph 6.73 of the Strategic Housing Market Assessment (SHMA) – highlights a key point; that in order for the economic aspirations of the Council to be met, namely the aspiration to achieve a higher level of population containment within the city, the evidence suggests that demand will need to be sustained by the development of additional housing in order to support meeting economic aspirations for the city.
- 4.74 The emerging CS, Strategic Policy 16 - Housing Mix – City Centre & Urban Core, places an overall emphasis on delivering mixed-value, private sector housing, mix of one and two bed units. New development will be expected to be delivered at densities of 30-50 dwellings per hectare, but densities outside this range will be allowed where they can be demonstrated to reflect the character of an area or broaden local housing choice.

Meeting Housing Needs

- 4.75 The significant changes to the housing market, both in terms of property transaction volume and price have been well documented over recent years – including, in Liverpool's case, within the Liverpool Strategic Housing Market Assessment (SHMA) (2011).
- 4.76 Liverpool's SHMA suggests that Liverpool will be required to provide a net annual affordable housing need of approximately 858 dwellings per year from 2011-2016 in order to both clear the existing waiting list backlog and meet future arising household need. This new development will contribute to the increasing need of dwellings in Liverpool offering a mix of housing types of one and two beds to meet housing needs.
- 4.77 There is a need for one and two bedroom dwellings in Liverpool. 53.8% of dwellings in Liverpool have three bedrooms. Only 8% have one bedroom and 25.3% have two bedrooms. With the increasing levels of young professionals, single people and couples in Liverpool there is a need for mix of housing shown in the proposals.

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- 4.78 The need and demand for the proposed apartments is clear. The proposed development meets the identified needs and is therefore in accordance with thrust for housing growth set down in the NPPF.
- 4.79 The proposed development will deliver densities in excess of 50 units per hectare, with the proposed new blocks being reflective of the character of the area, particularly noting the recent apartment block schemes in the vicinity of the site.

Sustainability Credentials

- 4.80 The design team is committed to delivering a large residential development delivering social, economic and environmental sustainable development. The redevelopment of the site will be carried out within a carefully considered development scheme that will exceed the minimum statutory requirements by reducing energy use, CO2 emissions, water use and pollution/ waste created during construction and in use of the building using energy efficient boilers and air cooling systems.
- 4.81 Materials and sustainable construction methods will be chosen for minimum environmental impact and greater durability. The health and wellbeing of occupiers will be carefully considered. The environmental impact of the construction work will be managed so that it will be mitigated as much as possible to source local materials and supplies.
- 4.82 The proposed development is in accordance the Sustainable Development Principles of the NPPF aimed at reducing carbon emissions and meeting climate change objectives. These are met by the following –
- The development will reuse an existing brownfield site within a location that is a regeneration priority area within the inner core of the city.
 - The site is well connected to local services and public transport, reducing the need to travel by motorised transport as it is well located for access to the main city centre shops and services and the city's key visitor attractions.
 - There is every possibility that CO2 emissions will be reduced as the main source is motorised vehicle trips which will be greatly reduced as a result of the site being within walking distance of many parts of the city centre.
 - The development will be constructed by local based workforce with local jobs and investment.

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Socio-Economic Benefits

- 4.83 It is a sad indictment of the times that the listed buildings at the site are severely damaged and increasing are falling into a poor state of repair.
- 4.84 The reuse of the site for the apartment development along with the new build elements of the proposal will be a trigger for bringing forward substantial new investment to the site and to the area, new incomes and expenditure opportunities and will generate new homes for people wishing to live close to the City Centre.
- 4.85 The redevelopment of the site will bring with it new jobs, new training opportunities and trades apprenticeships, particularly in the construction sector. In addition there will be significant additional jobs and investment from support facilities created from the 'multiplier' effects with expenditure growing in the area from the new spending powers from the residents.
- 4.86 The creation of the new dwellings delivers in excess of £1.7 million pounds in new homes bonus to the Council, which can be used to match fund other social and economic regeneration programmes promoted through the City Council, including the projects at the heart of the Council's Strategic Investment Programme, the Strategic Housing Delivery Programme and the Mayoral pledge to deliver 10,000 new homes in the city (raised from the previous pledge to create 5,000 new homes).
- 4.87 The redevelopment of the site will bring new life to the area and provide a boost to the residential community in the area. This will contribute to the vibrancy of the area, helping to improve the amenity of existing residents through neighbourliness and improved security and safety from having people living at the site and contributing to the amenity of the area.

Design & Landscaping (Amended Proposal)

- 4.88 The vision for the proposed development is to establish the site as a new housing community, with new homes and public amenity green space, and to improve the general condition and aesthetics of the current site.
- 4.89 The amended scheme shows significant amendments in response to the extensive consultations with Council Officers and the local community, with the scheme now proposed, considered to be a good solution for the site, with a scale and appearance appropriate to its surroundings.
- 4.90 The development also aims to acknowledge the neighbouring properties established to the north and south of the site, and assist in reconnecting

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these to the original masterplan concept through the opening up of a central area of public open space, boundary treatment to the railings and the lamps on the site. These will be a substantial improvement to the design and landscaped setting of the site, which improves the visual amenity of the area, as well as the wider setting of the listed buildings.

- 4.91 The provision of the new build developments will aid natural surveillance, particularly along Bevington Street and Bond Street frontages, helping to reduce fears of anti-social behaviour and disorder, and will form an integrated part of the wider regeneration of the area.
- 4.92 The key objectives of the DAY Architects' design brief is demonstrated throughout their amended D&A Statement with key themes being:-
- replace derelict built form of the listed buildings with high quality restoration
 - re-activate street frontages with creation of appropriately scaled new blocks of apartments
 - create high quality residential living accommodation
 - create high quality green space within the proposed central area amenity space
 - contribute to the regeneration of the area, connecting people to places .
- 4.93 The D&A Statement provides a series of massing models to highlight the process through which the scheme in terms of scale, form and massing was generated. These models, with images in the D&A Statement and separate documents submitted with the planning application, provide a contextual appraisal upon which the understanding of the key building blocks were created.
- 4.94 This part of the architect's appraisal confirms that the scale of the proposed development has been carefully calculated to harmonise with both larger scaled element of the existing listed buildings and smaller scale elements of the properties in Bevington Street.
- 4.95 The detailing of the blocks is researched an understanding into the historical development of the area. The study considered the patterns and rhythm of key buildings around the area and drew inspiration from the architectural details and fenestration.

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- 4.96 Architectural detailing has been incorporated into the external treatment of the facades providing an interesting blend of grid-iron detailing in blocks G & H and the introduction of the 'oriel' windows in blocks D, E & F.
- 4.97 In addition to the physical built form, a key aspect of the design proposal is the integration of new public amenity space, landscaping and planting, which is integrated into the scheme as a fundamental component of the design approach. Landscaping is to take the form of play space and more informal planting in amenity spaces across the site.
- 4.98 Overall in design and landscaping terms the proposal demonstrates a high quality design, appropriate scaled development which when built will sit comfortably in its surroundings within the area.
- 4.99 In design terms the proposal complies with the NPPF requirement to demonstrate 'good design' and with the design criteria set out within policies H5 and HD18 of the UDP and residential design standards set down in the Council's Supplementary Planning Guidance Note SPG10.

Amenity Considerations

- 4.100 The architects have carefully designed the proposed development to ensure it is respectful of the need to maintain amenity standards between the new build elements and the existing neighbouring properties in Bevington Street and Bond Street, as well as properties in Limekiln Lane to the east and Titchfield Street to the west.
- 4.101 The footprint of the blocks G & H has been drawn further into the site to increase the separation of these blocks from Bevington Street properties, and of particular note, these blocks have been reduced by a full storey height, again helping to improve the aspect of those living in Bevington Street properties.
- 4.102 In relation to Bond Street, the challenge here is to recreate the former street pattern and provide a development of similar scale as formerly existed on this part of the listed building site.
- 4.103 The interface distances with the properties on Bond Street acknowledged to be less than the standards set down in the SPG10; however, it is not uncommon to take account of flexibility in interface standards when dealing with listed building sites. And of particular significance in this scheme, is the blocks D, E & F of the new development do recreate the form, height and scale of previous tenement buildings on the site.

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- 4.104 In order to help reduce the impact on amenity of residents in Bond Street, the architects have introduced the fenestration design of an 'oriel' window type, which has splayed glazed units looking out of the properties at oblique angles to the adjacent properties, thereby helping to reduce the perceived and actual overlooking from these properties.
- 4.105 All apartments will be acoustically insulated to meet Part E of the building regulations to meet requirements for building acoustic insulation. The design for each apartment is for acoustic insulation between each floor of the building and double glazing within each apartment.
- 4.106 A CCTV system will be installed to provide images that will detect/ deter crime in all public areas of the complex. The site will also be permeable for access of all public areas by the local community.
- 4.107 Policy OE14 of the UDP requires new housing developments to provide recreation space within the development to meet the needs of its residents. The proposed development provides a central area of open space which will have the added benefit of being accessible to the surrounding community, as well as providing a good level of amenity space around the boundaries of the site.
- 4.108 The NPPF paragraph, paragraphs 69 to 73, deal with social, recreation and well-being and promoting healthy communities. It is considered the proposals will meet the objectives of the NPPF in this regard with the provision of the proposed central area open space within the site.
- 4.109 Whilst it is acknowledged that the Council operates a policy of seeking S106 contributions for open space provision, in this case there is adequate provision of open space within the site.
- 4.110 In any event, any requirement to contribute significant funds to provision of open space off-site will create significant costs burden on the scheme, putting the wider regeneration benefits of the site and significant benefits of restoring the listed buildings, at risk of not being delivered.
- 4.111 Overall with adequate safeguards for protection of amenity from overlooking, loss of privacy and from noise generation it is submitted that the impacts from the proposed development will not have any undue adverse impacts to the residential amenity of neighbouring occupiers or of the new occupiers for the site. Therefore, in amenity terms the proposal is acceptable in line with policies HD18 and OE14 of the UDP.

- 4.112 It is submitted that overall there is a strong case with this proposal for the Council to waive the usual request for substantial s106 contributions, noting the significant heritage benefits alongside the long term regeneration priorities of delivering new homes on sites that traditionally are hard to develop due to low values compared to cost of building.

Technical Matters

- 4.113 The KF Planning Statement sets out a review of the appropriate technical considerations relating to flood risk, drainage, contamination, ecology, refuse strategy and transportation. The proposed development is confirmed to make acceptable provision to meet all identified technical requirements and will comply with relevant aspects of the UDP policies for major new developments, notably policies HD18, EP11, T6, T7 and T12.

5.0 Conclusion & Applying the Planning Balance

- 5.0 The proposed development will facilitate a new and exciting package of housing developments that are appropriate in land use policy terms (H4 of the UDP) and will provide the mechanism for bringing forward long overdue restoration of the listed former tenement blocks within the site.
- 5.1 The proposed development has been significantly amended from the original submission plans (ref 16F/0310), with the reduced scale of buildings to the front of the site (Blocks G & H) allowing for the creation of a larger area of central open space. This is considered to be a significant improvement of the original plans, responding positively to the local residents' concerns and will improve the setting of the restored listed buildings.
- 5.2 The proposals, as a whole package, will deliver a high quality range of residential accommodation that enhances and broadens the residential accommodation offer provided on a brownfield site within a regeneration priority area of the inner core of the city.
- 5.3 The former tenement block listed buildings on the site have declined to the extent they are well documented as being in serious state of decay and dereliction. Overall, the impact of the proposed development is recorded as being highly beneficial, delivering a conservation of the listed buildings, arresting the long term decay and decline of the listed buildings, thereby meeting the policy tests of the NPPF and policies of the UDP.
- 5.4 The development of housing across the site is appropriate in development plan policy terms and supported by sustainable development objectives of

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the NPPF (paragraphs 7, 10 and 17). Given the scale of development is considered to be acceptable, heritage impacts are recorded as being beneficial, the proposals will deliver much needed new homes in a regeneration area, the overall conclusion is that the presumption in favour of proposals as sustainable development is triggered (paragraphs 14 and 47 of the NPPF).

- 5.5 The site is in a very sustainable and highly accessible location. The proposal will deliver a development that can truly be accessed via a range of sustainable transport modes, reducing the need to travel by motor car.
- 5.6 The range of new residential accommodation provided within the development sits comfortably existing homes in the area and will help to support the local area shop and services along Vauxhall Road.
- 5.7 The proposals will contribute significantly to the delivery of significant local socio-economic benefits, jobs and investment and have significant regenerative and economic spin-off benefits within the local economy.
- 5.8 Overall, it is considered that the proposal is entirely in accordance with NPPF and saved policies of the Liverpool UDP. It will be a very positive step in the reuse of a largely derelict site within the heart of the city centre, and most importantly is considered to be a realistic and viable opportunity to deliver the restoration and future conservation of a long standing derelict listed buildings.
- 5.9 There being no overriding land use policy, heritage or technical objections, it is requested that planning permission (and associated listed building consent) should be granted in accordance with the presumption in favour of sustainable development set down in the NPPF and supporting development plan policies GEN1, GEN4, E2, EP1, H3, H5, HD1, HD4, HD5, and HD18 of the UDP.