

Paddington Place, Knowledge Quarter, Liverpool

Planning Supporting Statement

April 2017



FAIRHURST

CONTROL SHEET



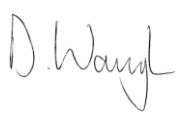
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Planning Supporting Statement

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1.0 Introduction

- 1.1 This statement has been prepared by Fairhurst on behalf of Proton Partners International (PPI) in relation to a planning application for the development of a cancer treatment centre, with emergency back-up generator, car parking, accesses, landscaping and associated infrastructure on land at Paddington Place, Knowledge Quarter, Liverpool. This statement will set out details of the proposed development and provide an assessment against planning policy.
- 1.2 As part of this planning application, Fairhurst have prepared this Planning Supporting Statement. The Planning Supporting Statement covers the following key issues:
- The site and surroundings;
 - Planning history;
 - The proposed development;
 - Pre – application consultation;
 - Planning policy assessment;
 - Technical planning issues; and
 - Conclusions.

2.0 The Site and Surroundings

- 2.1. The application site is located within Liverpool's Paddington Village, which lies on the eastern side of Liverpool's commercial core.
- 2.2. The proposed development is located in Paddington Village which is split into three zones running north to south and the area comprises of higher education, science and research facilities and medical assets. The proposed site is located in Paddington Central Zone and the site is identified in the Masterplan as Site 6 – Healthcare, within which the proposed development falls. Paddington North and Paddington Central are separated by the main arterial route into the city which leads to the M62 motorway. Paddington Central and Paddington South are separated by City Line rail which provides links to and from Liverpool Lime Street Station.

- 2.3. There are notable heritage assets in close proximity to Paddington Village and these are as follows:
- Mount Pleasant Conservation Area;
 - Kensington Fields Conservation Area;
 - Edge Hill Conservation Area; and
 - An English Heritage Listed Structure (Grade II Listed Sacred Heart Church).
- 2.4. The proposed site is a cleared site and extends to an area of approximately 5,602sqm on the site of the former Archbishop Blanch Site. Vehicular access will be provided off Mason Street and pedestrian access will be located off the proposed pedestrian boulevard known as St. Mary's Walk.
- 2.5. The development itself proposes construction of a Proton Beam Therapy, cancer treatment centre to be built in Liverpool. Proton Beam Therapy is a particularly effective form of radiotherapy used to treat certain types of cancers and can target a patient's tumour with submillimetre precision. It uses a high-energy beam of protons rather than high energy X-rays to deliver a dose of radiotherapy which causes minimal damage to surrounding tissue.

3.0 Planning History

- 3.1 There are no relevant planning applications relating to the site itself. However, the site was formerly occupied by Archbishop Blanch C of E High School, prior to its relocation to Earle Road, off Smithdown Road. The application site is now within part of the Knowledge Quarter (KQ) of Liverpool and is subject to a 'development platform' application which will be submitted to Liverpool City Council (LCC) by LCC imminently, outlining the necessary infrastructure works to be carried out to make the site developable.

- 3.2 In addition, Fairhurst note that a planning application on another part of the former Archbishop Blanch site, in close proximity to the proposed site as part of this planning application, was recently granted planning permission as outlined below:

16F/2877: Proposal to erect live/learn facility within part 13/part 3 storey building comprising of teaching and associated welfare and office accommodation, 76 units of student accommodation (259 beds within 30 studios and 46 clusters), communal facilities, public realm and landscaping works on land at former Archbishop Blanch School Grove Street/Smithdown Lane, Liverpool L7. Decision: Minded to approve at Planning Committee on 21/02/2017.

- 3.3 It is also noteworthy, that the wider area is expected to be subject to wider redevelopment there are a number of planning applications which will be submitted to LCC imminently. Of relevance to this planning application, are three separate planning applications put forward for Paddington Central zone which is the subject area of this planning application and are as follows:

- A planning application for a multi storey car park will be submitted to LCC. LCC intend to construct and operate the multi-storey car park directly and aim to have this operational by January 2020. As LCC state the multi storey car park will be fundamental in facilitating future development as it will assist in improving parking provision in the knowledge quarter.
- A planning application is anticipated to be prepared and submitted during 2017 for the Royal College of Physicians (RCP). As part of a two phase move, the RCP will initially be located at the William Duncan Building at the University of Liverpool before moving to a 70,000 sq.ft purpose-built facility in Paddington Central by 2020.
- A planning application is currently being prepared and is anticipated to be submitted in 2017 for a purpose-built international college to be built at Paddington Village by development partners. The college is to be located at the

intersection of Grove Street and Smithdown Lane and will be approximately 35,000 sq.ft of academic space alongside 750 residential bedspaces.

4.0 Proposed Development

4.1 The proposed development is for the erection of a 2 storey cancer treatment centre on land at Paddington Place, Liverpool. The proposed cancer treatment centre will be named the Rutherford Cancer Treatment Centre North West and will be sited behind the Royal Liverpool Hospital on the former Archbishop Blanch School site. The proposals for the site will deliver the following:

- Proton/Photon Therapy Suite, to include cyclotron area with vault, maze and shielding;
- MRI Scan Room;
- Radiation suite, to include linear accelerator, vault, maze and shielding;
- Chemotherapy Suite;
- Patient areas to include: consultation / treatment rooms / patient rooms / waiting rooms;
- Administration areas to include: office / work stations / meeting rooms; and
- Infrastructure to include; maintenance / plant / boiler / utility / servicing.

4.2 The facility would represent a £35 million pound investment with the capacity to treat hundreds of patients per annum, once fully operational. Fairhurst note that Proton Beam Therapy is a particularly effective form of radiotherapy used to treat certain types of cancers. It will use a high-energy beam of protons rather than high energy X-rays to deliver a dose of radiotherapy and directs the radiation treatment to precisely where it is needed with minimal damage to surrounding tissue. The treatment is particularly suitable to complex childhood cancers and other hard to treat cancers.

- 4.3 Currently, the provision of such treatment within the UK is minimal and as a result, in some cases, the NHS cover the cost of sending patients with more complex cancers overseas to receive the necessary treatment.
- 4.4 The proposed facility would significantly improve the UK's ability to provide care for cancer sufferers, ensuring that patients can access the most effective treatments available. Furthermore, treatment at The Rutherford Cancer Treatment Centre North West will be available to medically-insured private patients, self-paying patients and patients referred by the NHS.

5.0 Planning Policy Assessment

National Planning Policy Framework

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the duties decision makers in the determination of planning applications and states:

“If regard is to be had to the development plan for the purpose 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.”

- 5.2 The National Planning Policy Framework (NPPF) in paragraph 215 states that ‘*due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework*’.

The Development Plan

- 5.3 The statutory development plan for Liverpool comprises policies contained within the Liverpool Unitary Development Plan (LUDP), formally adopted by the council in November 2002. As the LUDP was adopted in 2002, it only holds due weight depending on its consistency with the NPPF. The NPPF published in 2012 provides the national planning guidance against which this application will be determined and is a material consideration in the determination of this application. As per Annex 1 of

the NPPF weight will be attached to policies contained with the Unitary Development Plan in accordance with their conformity with the NPPF.

- 5.4 With regard to emerging planning policy, LCC put forward the new draft Liverpool Local Plan which was approved for public consultation by the City Council's Cabinet on 19th August 2016. Public consultation then took place between 16th September 2016 and 11th November 2016. Due to the advanced stage of preparation, the draft Local Plan should be given some weight in the determination of this planning application.
- 5.5 It is also noted that LCC have produced the draft Paddington Village Spatial Regeneration Framework (Paddington Village SRF, 2016) which will be taken into account in the assessment of the proposal given the late stage of preparation and once adopted it will be a material consideration in the determination of planning applications.
- 5.6 The NPPF also provides direction for decision making in planning applications stating that the presumption in favour of sustainable development is a golden thread that should run through both plan making and decision taking, meaning for decision makers (paragraph 14):
- *approving development proposals that accord with the development plan without delay; and*
 - *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

Presumption in Favour of Sustainable Development

- 5.7 As noted above paragraph 14 of the NPPF recognises that at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 7 of

the Framework explains that there are three elements to achieving sustainable development:

- *An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *A social role – supporting strong , vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and*
- *An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

5.8 Paragraph 7 of the NPPF states that the three dimensions outlined above are mutually dependent and should not be addressed in isolation. Fairhurst consider that the proposals represent a sustainable development and accord with paragraph 7 of the NPPF in the following ways:

Economic Sustainability

- 5.9 Liverpool is a thriving city therefore the development and operation of a cancer treatment centre will act to enhance the attractiveness of Liverpool as a whole through improving medical facilities within the city and promoting Liverpool as being at the forefront of advancement in cancer treatment in the UK.
- 5.10 The proposed development will offer a number of economic benefits, such as the creation of jobs throughout the construction process and operation of the facility. In

addition, this development represents a unique investment opportunity which, in turn, will encourage future investment to the area and provide skilled professional job opportunities.

- 5.11 Furthermore, the proposed cancer treatment centre has the potential to provide financial savings to the NHS as a result of development as there would be no need to send patients abroad for this care given the scarcity of provision within the UK.
- 5.12 In terms of location, the proposed cancer treatment centre would be located within easy commuting distance for a potential workforce and would encourage further investment through the introduction of a specialist centre. A cancer treatment centre in this location would help to increase the attractiveness of the wider masterplanned area of Paddington Village which is designated as 'Knowledge Quarter' within Liverpool, thus encouraging further economic growth.

Social Sustainability

- 5.13 With regard to the social contribution of the development, it will ensure that cancer patients in the UK are able to access the highest level of treatment available to them without having to travel abroad. Considering that some patients requiring this treatment are unable to travel as a result of poor health it is vital that there is access within the UK. This development would therefore provide vital services that reflect the region's needs, thus facilitating healthy communities.
- 5.14 In addition, the development will provide a range of highly skilled professional job opportunities working with the most up to date cancer treatment in the UK.

Environmental Sustainability

- 5.15 The proposed development will be located in Paddington Place, Knowledge Quarter, Liverpool which is located 0.6 miles from Liverpool city centre.
- 5.16 With regard to the proximity of the site to local transport options, the site is 0.5 miles from Liverpool Lime Street Train Station which provides a direct rail link with notable

cities such as London, Manchester, Leeds and other surrounding towns and cities. Liverpool Central Station is located 1.5km to the west of Paddington Village, this is also accessible via Brownlow Hill, which provides pedestrian access in 20-25 minutes walking time which provides links to the city centre and the wider Merseyside area.

- 5.17 Fairhurst note that Paddington Village is well located on the local bus network with links throughout to the main bus corridor of Brownlow Hill (to the west) and Wavertree (to the east) which offer approximately 30 services per hour in each direction. The easy access to sustainable transport modes thus reduces the sites private car dependency. Also in close proximity to the application site is on the National Cycle network routes 56 and 810 providing links across the city.
- 5.18 Additionally, Fairhurst also recognise that environmental sustainability is also applicable to the construction and design of the proposed scheme itself and it is noted that sustainable construction techniques will be adhered to and the proposed cancer treatment centre will be built in accordance with the most recent buildings regulations which have high requirements in terms of intrinsic sustainability.
- 5.19 Taking the above into account, Fairhurst consider that the site has been demonstrated to be sustainable for a cancer treatment centre, in accordance with paragraph 7 of the NPPF.

Principle of Development

- 5.20 This section will assess the proposed development against national and local policies.
- 5.21 The NPPF states in chapter 8 regarding promoting healthy communities '*The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities*'. Fairhurst consider that the proposed development is in accordance with the NPPF as it significantly enhances health care facilities within the UK.

- 5.22 An overarching masterplan of the Paddington Village 'Central' area has been prepared by LCC and identifies the proposed development site in the Masterplan for Paddington village as Site 6 – Healthcare which reflects the proposed development as part of this planning application. Fairhurst note that the wider area is designated for redevelopment and growth in the knowledge sector.
- 5.23 With specific regard to adopted planning policies, Fairhurst acknowledge policy GEN1 of the LUDP which states '*The Plan aims to reverse the decline in economic activity, investment and employment*' in order to encourage economic regeneration. It is noteworthy, that this policy is somewhat dated given the current economic activity experienced in Liverpool, however, the proposed development will help to support and encourage economic growth within this area.
- 5.24 The LUDP policy GEN9 states that the Plan aims to maintain and enhance the City Centre's role and function as a regional centre by:
- a) '*Furthering economic development;*
 - b) '*Securing new retail investment in the Main Retail Area;*
 - c) '*Promoting the development of the Paradise Street Development Area;*
 - d) '*Improving access and circulation;*
 - e) '*Enhancing the living environment;*
 - f) '*Improving the general physical environment; and*
 - g) '*Promotion, marketing and gathering information*'.
- 5.25 Policy C3 of the LUDP regarding Health Centres states that the City Council will '*Support, in principle, the Royal Liverpool University Hospital in their proposals for expansion, in order to meet their future requirements for medical, administrative and ancillary needs, subject to other policies in the Plan*'. Fairhurst note that the proposed site is in close proximity to the Liverpool University Hospital and would provide a unique and important expansion of medical facilities within the area, in accordance with adopted policy C3.
- 5.26 Furthermore, C3 of the LUDP states City Council will '*Grant planning permission for the establishment of health centres or for the extension of existing doctor's surgeries provided that:*

- i. *They are sited in locations accessible by public transport;*
 - ii. *Exclusive on-site parking facilities are provided, in accordance with the Council's adopted standards and which enable vehicles to enter and leave in forward gear; and*
 - iii. *Extensions are in accordance with the Council's adopted standards for house extensions as detailed in Policy H8 and Supplementary Planning Guidance Note'.*
- 5.27 As aforementioned, the proposed site is in a sustainable location with access to public transport links and on-site parking will be provided, therefore, the proposed development will be in accordance with policy C3.
- 5.28 Fairhurst note policy CC3 of the draft LLP encourages proposals which enhance the area's existing higher education, science and medical assets and will support developments which are '*An extension of the Knowledge Quarter onto the former Archbishop Blanch site, to create a new campus specialising in life and medical sciences will be supported*'. It is noteworthy that the proposed development would constitute an extension of the Knowledge Quarter on the former Archbishop Blanch site which is identified within the draft local plan for redevelopment. Fairhurst consider that the proposed development is in accordance with policy CC3 and would provide important specialised medical facilities within this designated area of Liverpool.
- 5.29 To further highlight the role of the Knowledge Quarter within Liverpool, Policy CC3 states '*The Knowledge Quarter is centred on the university and hospital facilities, clustered on the eastern edge of the City Centre. It is a key growth area and its economic potential will be maximised, in order to create a range of job opportunities, to the benefit of residents of all parts of the City Region*'. The draft LLP recognises the area for growth in medical facilities in order to support economic growth and create a range of skilled job opportunities.
- 5.30 Policy EC3 of draft LLP encourages development of business sectors in Liverpool and the City Region. This includes:
 - '*Knowledge-based industries:*

- *Health and life sciences;*
- *Advanced science, manufacturing and engineering;*
- *Creative, cultural and media industries;*
- *ICT and digital technology’.*

- 5.31 Fairhurst consider that the proposed development is in accordance with policy EC3 which states that development of knowledge-based industries will be encouraged, including health and life sciences. A cancer treatment centre in this location would support the growth of the knowledge-based sector in Liverpool and provide an important contribution to health and life sciences.
- 5.32 Policy SPT1 of the draft LLP states that the City Council should create a robust and regionally competitive economy and this will be achieved by focusing economic development in the City’s key employment areas which includes the Knowledge Quarter. Fairhurst consider that the proposed cancer treatment centre would provide significant economic development within this designated area of Liverpool, offering highly skilled job opportunities to a key employment area within the city.
- 5.33 In addition, LCC have produced the draft Paddington Village SRF which further reinforces the acceptability of a cancer treatment centre in this location given that the area is designated for development of the knowledge-based sector and is identified as strategically important especially for the expansion of medical facilities. The proposed development will bring a vacant site which had previously been used for education, back into beneficial use.
- 5.34 Fairhurst consider that the location of the proposed development is identified within the draft LLP for development and the proposed cancer treatment centre provides an important and unique enhancement of the knowledge based sector within Liverpool, building upon the existing medical facilities in close proximity to the site. Furthermore, the proposed development supports the policies and aims contained with the adopted UDP, the emerging LLP and the Paddington Village SRF for economic regeneration and provision of medical facilities, providing an important expansion of the ‘Knowledge Quarter’.

- 5.35 Taking the above into account, Fairhurst considers that the site has been demonstrated to be sustainable and suitable for a cancer treatment centre.

6.0 Technical Planning Issues

- 6.1 Fairhurst have below considered the acceptability of the proposed development and planning application in relation to the following environmental / technical issues:

- Design;
- Landscape and Visual;
- Heritage Assets;
- Transport;
- Flood Risk and Drainage;
- Archaeology
- Ecology;
- Noise; and
- Ground Conditions.

Design

- 6.2 The NPPF places a high importance in securing good design in development with paragraph 17 stating that planning should '*always seek to secure high quality design*' and Chapter 7 being dedicated to '*Requiring good design*'. Fairhurst note that the design of the proposed cancer treatment centre will be of a high quality which reflects the characteristics of surrounding development.

- 6.3 Policy HD18 of the adopted LUDP states when assessing new development proposals, the City Council will require applications to comply with the following criteria, to ensure a high quality of design:

- I. 'The scale, density and massing of the proposed development relates well to its locality;*
- II. the development includes characteristics of local distinctiveness in terms of design, layout and materials;*

- III. *the building lines and layout of the development relate to those of the locality;*
- IV. *external boundary and surface treatment is included as part of the development and is of a design and materials which relate well to its surroundings;*
- V. *all plant machinery and equipment are provided within the building envelope or at roof level as an integral part of the design;*
- VI. *the development pays special attention to views into and out of any green space, or area of Green Belt; and*
- VII. *the development has regard to and does not detract from the city's skyline, roofscape and local views within the city';*

6.4 With regard to the draft LLP, Policy UD1 states that development proposals should take into account the following:

- a) *'Local grain and pattern of development, and where this has been fragmented, the opportunity to re-stitch damaged historic townscape.*
- b) *Means and pattern of enclosure, and any intrinsic rhythms and patterns established by streets, spaces and built form.*
- c) *The definition of private space.*
- d) *The hierarchy and height-width ratio of streets and spaces.*
- e) *The form, scale, proportion, building line, frontages, plot sizes, storey and absolute heights, rooflines and ratios of solid to void within buildings.*
- f) *Materials, colours, tones and textures.*
- g) *Relationship and response to topography, orientation and natural and built landscapes, including the underlying morphology of the area.*
- h) *Focal buildings, landmarks, compositions and building ensembles, nodes and gateways.*
- i) *Palette and detailing of the public realm.*
- j) *Existing uses and activity.*
- k) *Designated and non-designated historic assets'.*

6.5 With regard to emerging planning policies, policy UD3 discusses the need to consider the public realm and states it should be demonstrated that the '*Public realm should be designed for maximising opportunities for activity and enjoyment, and encourage interaction and community cohesion*'.

- 6.6 Policy UD4 of the draft LLP regarding inclusive design states that *‘All development proposals, by virtue of their location and physical features, should meet the highest standards of accessibility and inclusion so that all potential users, regardless of mental or physical ability, age or gender can use the development safely and easily’*. Fairhurst consider that the proposed cancer treatment centre has been designed to meet the highest standard of accessibility and inclusion for all potential users.
- 6.7 In accordance with both adopted and emerging planning policies, the overall design of the proposed cancer treatment centre would be to a high standard, reflecting the local character of the surrounding area in terms of layout, scale and materials.
- 6.8 In terms of the external appearance of the proposed cancer treatment centre, the exterior wall detail will include a mixture of rainscreen cladding and brick cladding. The inclusion of rainscreen cladding helps to soften the appearance of the development and creates a modern, interesting design, appropriate to the existing and emerging commercial character of the area.
- 6.9 Moreover, as shown on the elevations (drawing no. 3746-JDDK-A-13101) submitted alongside this planning application, part of the first floor elevation is set back (the reception area) which helps to soften the visual bulk of the building and create a high quality, interesting design.
- 6.10 It is noted that the site is surrounded by other knowledge-based industries such as the Royal Liverpool University Hospital, School of Tropical Medicine and a number of Liverpool University buildings. Therefore, the proposed cancer treatment centre would be in keeping with the structure of development in the area and would be designed sensitively given the nature of the proposed development.
- 6.11 Fairhurst have assessed the proposal against all relevant requirements as documented under chapter 7 of the NPPF ‘Requiring Good Design’. This assessment concluded that the cancer treatment centre would function well in its proposed locality with high design standards assisting the creation of a strong sense of place. Additionally, as previously mentioned, the site will promote the use of sustainable

travel, thus facilitating a safe and accessible environment that is also visually attractive.

- 6.12 Please see the Design and Access Statement (DAS) which has been produced and is submitted alongside this planning application which demonstrates the steps taken in designing the proposed cancer treatment centre to ensure that the layout is appropriate in the context of the location and surrounding townscape.

Landscape and Visual

- 6.13 The NPPF, at paragraph 109, recognises that the planning system should aim to protect and enhance valued landscapes. With regard to adopted local planning policies, Policy GEN 3 of the LUDP aims to protect and enhance the built environment of the City by '*Encouraging a high standard of design and landscaping in developments*'. As demonstrated above landscape has been key consideration in the indicative design of the proposals and the proposed cancer treatment centre will be designed to a high standard, incorporating landscaping features to ensure the attractiveness of the site.
- 6.14 Policy UD2 of the draft LLP states development proposals should ensure '*Landscaping is integral and is at the heart of the development*'. Moreover, Policy UD3 of the draft LLP states that development proposals must '*consider landscaping holistically as part of the development within a submitted landscaping plan*' ensuring the scheme '*has a strong inclusive design principles and minimise physical barriers and visual clutter*'. Fairhurst note that a Landscape Masterplan has been produced and is submitted alongside this planning application, which details the landscaping proposed for the development to ensure that the cancer treatment centre is designed with regard for the sensitive nature of the development itself.
- 6.15 Fairhurst consider that the overall design of the building is to a high standard, including a mix of materials which help to improve the attractiveness of the centre. In addition, the proposed cancer treatment centre will be 2 storeys, ensuring that the site would not have an overbearing impact on surrounding development and would be of an appropriate scale.

- 6.16 In addition, the proposed pedestrian boulevard (St. Mary's Walk) will be tree lined providing a grassed landscape, which will act to screen the site and provide high quality environment for pedestrians walking along the boulevard. Fairhurst consider that the proposed cancer treatment centre will be adequately screened and the incorporation of trees and grassed areas will create a high quality design which reflects the positive nature of the development and the surrounding area.
- 6.17 Fairhurst consider that this proposal would not impose any adverse effects on the surrounding landscape considering that the cancer treatment centre will be designed sympathetically paying respect to the character of its locality. It should also be acknowledged that development in this locality is encouraged in the emerging LLP and Paddington Village SRF and would positively contribute to the distinctiveness of the local landscape.
- 6.18 In respect of this planning policy context, a Landscape Masterplan and Landscape Scheme has been prepared and submitted as part of this this planning application which demonstrates that landscape has been a key consideration in the indicative design of the proposed scheme. In addition, please see the Design and Access Statement submitted as part of this application which also provides details of how landscaping has been incorporated into the design of the proposed development.

Heritage Assets

- 6.19 The NPPF chapter 12 Conserving and Enhancing the Historic Environment states '*Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment*'.
- 6.20 Paragraph 128 of the NPPF states that '*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*'.

- 6.21 With regard to the public realm as discussed in policy UD3 of the draft LLP, new development proposals should *'incorporate existing and historically important features that contribute to sense of place'* in order to *'reinforce and complement local distinctiveness'*.
- 6.22 Fairhurst note that surrounding Paddington Village are a number of conservation areas and a grade II listed building which require consideration with regard to this proposed development. It is important that the proposed scheme is sensitively designed in order to complement and enhance the surrounding area. However due to the location of the site and proximity to the aforementioned conservation areas and listed building, Fairhurst consider that there will no adverse impact on the heritage assets as a result of development.
- 6.23 Please see the DAS submitted alongside this planning application to further emphasise the high standard of design for the proposed cancer treatment centre.

Transport

- 6.24 Making fullest use of sustainable transport modes and focussing significant development in sustainable locations is a key priority of the NPPF (paragraph 17) with section 4 being dedicated to promoting sustainable transport. In terms of access to sustainable transport modes, as outlined in Section 5, the site is situated in close proximity Liverpool Lime Street Train Station (0.5 miles from the site) and Liverpool Central Station (1.5km to the west). There are also links to the main bus corridor of Brownlow Hill and Wavertree.
- 6.25 Paragraph 32 of the NPPF, sets out that developments which generate significant amounts of movement should be required to produce a Transport Statement or Transport Assessment (TA). As such this planning application is accompanied by a Transport Statement due to the scale and nature of the development. In assessing this Transport Statement it is important to note that paragraph 32 goes on to state that *'development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe'*.

- 6.26 With regard to adopted planning policies, T12 of the LUDP regarding car parking states *‘All new developments including changes of use, which generate a demand for car parking will be required to make provision for car parking on site, to meet the minimum operational needs of the development’*. Due to the nature of development on site, the amount of car parking required for the cancer treatment centre would be relatively small with only 26 car parking spaces proposed.
- 6.27 GEN 6 of the LUDP aims to provide a balanced provision of transport infrastructure which *‘Provides access to employment, leisure, retail and other facilities for all of the City’s residents’*.
- 6.28 Policy UD3 of the draft LLP states when designing new developments it is important to consider the public realm and in doing so ensure that proposed development sites *‘allows for adequate car-parking, cycling provision and servicing’*.
- 6.29 Policy TP1 of the draft LLP states *‘Development proposals should make the best use of existing transport infrastructure. Where this cannot be achieved, development should be phased to coincide with new transport infrastructure provision’* and policy TP9 encourages careful consideration of the involvement of public transport in the design of all development.
- 6.30 In considering the impact on the transport network it is important to highlight again that the site is in a highly sustainable location which is well located in terms of public transport provision and access to local services by sustainable transport methods. With regard to ensuring that developments are located in sustainable locations, paragraph 34 of the NPPF states that decisions should ensure that developments which generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes are maximised. Details of the sustainability of the site are contained earlier in this Statement and also within the TA and DAS submitted alongside this application.
- 6.31 As previously discussed, vehicular access will be provided off Mason Street and pedestrian access will be located off St. Mary’s Walk. The proposed development includes 26 car parking spaces including 4 disabled spaces and 6 cycle spaces.

Furthermore, as outlined in the Travel Plan (ref: DID-118180-06) submitted alongside this application there are numerous facilities on site for staff which encourage sustainable travel.

- 6.32 A Transport Statement and Travel Plan have been prepared and are submitted as part of this planning application. In consideration of the above, this planning application has made clear that the site is in a highly sustainable location and that there are no severe transport impacts such as to warrant the refusal of planning permission.

Flood Risk and Drainage

- 6.33 The site is identified as being within Flood Zone 1 on the Environment Agency online flood map therefore is at low risk of flooding.
- 6.34 In accordance with Planning Practice Guidance (PPG), the site is not at risk of flooding and is, therefore, appropriate in principle for the development of a cancer treatment centre. Development of the site for a cancer treatment centre is also in accordance with policy R3 of the draft LLP which states requires development to be focussed on areas of low flood risk. However PPG does require a Flood Risk Assessment (FRA) to be submitted alongside any planning application for developments in Flood Zone 1 over 0.5ha and paragraph 103 of the NPPF states that in determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.
- 6.35 A FRA and Drainage Strategy has been produced by Fairhurst and is submitted alongside this planning application which confirms there have been no historic flood events on the site. With regards to the proposed site, the surface water discharge rate is unrestricted from plot 6 on the Master Plan (Appendix B), into the wider drainage network. Fairhurst note that the FRA submitted alongside this planning application states that the site is part of a wider scheme and therefore a separate detailed drainage layout is being undertaken by LCC's appointed contractor. This detailed drainage layout will be submitted imminently to LCC regarding a wider masterplan for Paddington Village. The planning application submitted will provide

detail of the wider development area and infrastructure works to be carried out on the application site, to create a development platform for future development in the area. Fairhurst consider that the FRA and Drainage Strategy submitted alongside this separate planning application will be sufficient in addressing any potential flood risk and mitigation measures required.

Archaeology

- 6.36 The NPPF at paragraph 128 states that *'where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to produce a desk-based assessment and, where necessary, a field evaluation.'*
- 6.37 Fairhurst do not consider it necessary to submit an Archaeological Desk Based Assessment (DBA) alongside this application, as the site has been previously developed upon, therefore confirming there is no potential for archaeological resource.

Ecology

- 6.38 To conserve and enhance the natural environment is a core planning principle outlined in paragraph 17 of the NPPF. Paragraph 109 elaborates to require the planning system to contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.
- 6.39 It is noteworthy, the development site is brownfield land and is not ecologically valuable, however, a Phase 1 Habitat Survey has been produced by EcoNorth and is submitted alongside this application, which concludes that due to the nature of the habitats on site and the lack of suitable bat roosting habitat, no key ecological constraints to the proposals are identified which would require specific measures to be incorporated into the site design.

Noise and Air Quality

- 6.40 Paragraph 17 of the NPPF requires planning to ensure a good standard of amenity for all existing and future occupants of land and buildings and paragraph 109 requires to ensure that new developments are not put at unacceptable risk of air or noise pollution.
- 6.41 Paragraph 109 of the NPPF requires the planning system to prevent new development from causing unacceptable levels of noise pollution.
- 6.42 Fairhurst consider that during the construction and subsequent operation of the proposed cancer treatment centre, there will be no significant noise pollution produced, given the nature of the proposal. Best practice construction methods will be adhered to, in order to ensure that there is no significant pollution or risk of nuisance to residents in close proximity and other land users. It is considered that the limited increase in vehicle movements would not cause a significant increase in noise levels so as to have an adverse impact on residents located off Irvine Street or Mason Street.

Ground Conditions

- 6.43 Paragraph 109 of the NPPF recognises that the planning system should contribute to and enhance the natural and local environment through, inter alia, preventing new development from being put at unacceptable risk from land instability and remediating land where appropriate.
- 6.44 With specific regard to ground conditions paragraph 120 of the NPPF states: 'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.'
- 6.45 Paragraph 121 of the NPPF goes on to state:

Planning policies and decisions should also ensure that:

- *The site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation*

including land remediation or impacts on the natural environment arising from that remediation;

- *After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990;*
- *Adequate site investigation information, prepared by a competent person, is presented.*

6.46 As aforementioned, LCC are putting forward a planning application which details the necessary site infrastructure works for Paddington Central in order to establish the main development plots so they are 'market ready'. As stated in the Paddington Village SRF it is anticipated these works will consist of:

- *Addressing the topography of this site via the creation appropriate development plateaux on the site the through ground remodelling and retaining structures if required;*
- *Implementing a site wide drainage strategy and delivering the necessary statutory provisions to each development plot; and*
- *A package of initial public realm to be delivered through the site.*

6.47 The Geo-Environmental Desk Based Study produced by Fairhurst and submitted alongside this planning application identifies requirements for further ground investigation and additional surveys to be carried out on site. As Fairhurst understand a separate application will be submitted to LCC detailing the infrastructure works to be carried out on for the wider development area and for the proposed development site as part of this application, creating a development platform, and the further ground investigation and additional surveys should be completed as part of this application. Should these surveys not be available during the determination period of this planning application, then Fairhurst consider that this could be controlled through an appropriately worded condition to ensure the surveys have been undertaken and agreed with LCC as appropriate.

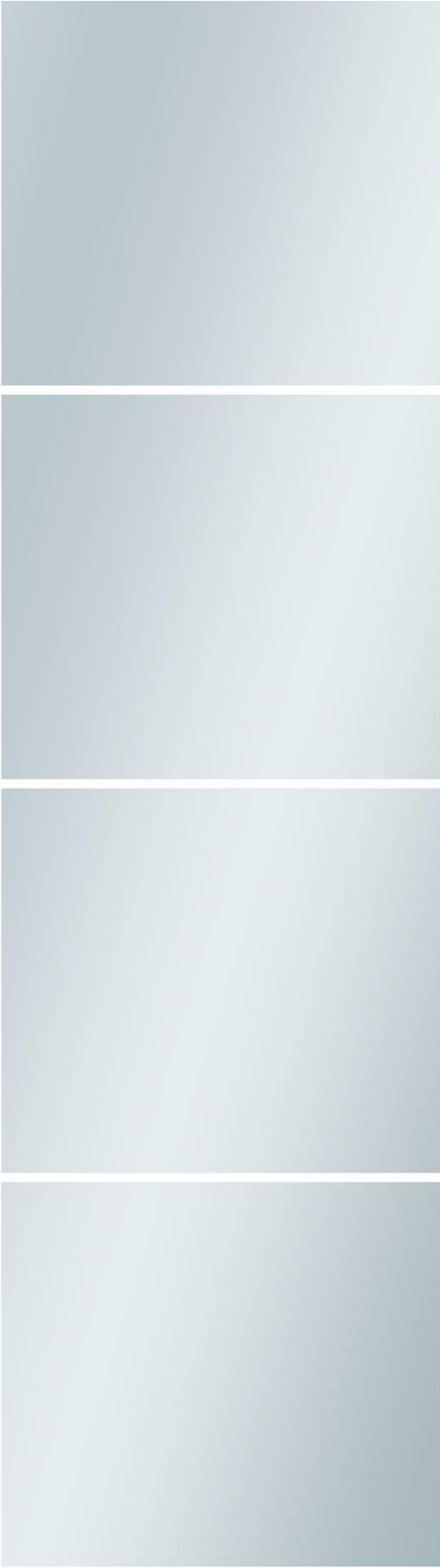
7.0 Draft Heads of Terms (S106)

- 7.1 In terms of S106, LCC requires major developments to make contributions towards the provision of landscaping and public art. This is set out under policies HD23 and HD24 of the LUDP, and expanded upon in LCC's S106 Planning Obligations Planning Advice Note.
- 7.2 It is a requirement for all major developments to contribute an additional 15% of the value of the planning application fee to part fund the Council's costs in relation to the implementation of a strategy/programme for the provision of Public Art. A further 15% of the value of the planning application fee for major developments is also required to fund the Council's costs in relation the monitoring of s.106 agreements.
- 7.3 Fairhurst note that a planning application located on the former Archbishop Blanch site (ref: 16F/2877) in close proximity to the proposed development site as part of this application were required to make contributions to the following:
- Public Realm Contribution in relation to the provision of public realm around the site;
 - A street Tree Sum in respect of the provision and maintenance of street trees in the vicinity of the site;
 - A Public Art Contribution; and
 - Section 106 Monitoring.
- 7.4 Fairhurst, therefore, expect that developer contributions will be sought for the provision of public art and landscaping features as part of this development proposal.

8.0 Conclusion

- 8.1 Fairhurst have been appointed by Proton Partners International to prepare and submit a planning application for a cancer treatment centre on land at Paddington Place, Knowledge Quarter, Liverpool.

- 8.2 Fairhurst considers that the proposal assessed in this Planning Statement contributes to sustainable development which provides a number of benefits. The proposed development will offer a number of economic benefits, such as the creation of jobs throughout the construction process. In addition, this development represents a unique investment opportunity. If approved the cancer treatment centre would support the growth of the knowledge sector within Liverpool, improving the city's ability to attract inward investment.
- 8.3 In terms of the developments social contribution it will ensure that cancer patients in the UK are able to access the highest level of treatment available to them and this development would provide vital services that reflect the area's needs, thus facilitating healthy and vibrant communities.
- 8.4 To conclude, Fairhurst consider that the proposed development is appropriate in terms of the Liverpool Unitary Development Plan, the emerging Liverpool Local Plan and the NPPF and should therefore be granted planning permission without delay in line with paragraph 14 of the NPPF.



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