

# Planning Statement



Application for planning permission involving redevelopment of site for residential purposes comprising conversion and extension of existing former nursing home building to create 30 apartments, together with associated parking, access, amenity space, landscaping and external works

**Site:** Land at Park Street/Steele Street/Upper Essex Street, Liverpool L8

**Applicant:** Jacaranda Developments Ltd



The Planning Studio Ltd  
Manchester One  
Portland Street  
M1 3LF

T: 0161 238 4979  
F: 0161 238 4901

E: [info@theplanningstudio.co.uk](mailto:info@theplanningstudio.co.uk)  
Company Reg: 07298407

## **1.0 Introduction**

- 1.1 This Planning Statement has been prepared to support a planning application for major residential development on an existing 3 storey former nursing home building – the site in planning terms is brownfield land/previously developed land.
- 1.2 The proposed development will bring back into beneficial use a vacant site that is ripe for redevelopment in an area which remains a priority for housing regeneration and investment.
- 1.3 The planning application is submitted on behalf of the client Jacaranda Developments Ltd, and the proposals have been discussed at pre application stage with the Council's Planning & Design officers – details of which are set out in the accompanying Design & Access Statement.
- 1.4 The context for the proposal in terms of it changing the planning use of the existing building and extending and altering the building to create a modern high quality building providing individual apartments is fully explained in the Blok Architects Design & Access Statement.
- 1.5 The whole of the site is previously developed land and is therefore afforded priority for housing development in accordance with relevant planning policies for the area set down in the National Planning Policy Framework (NPPF) and the adopted Liverpool Unitary Development Plan (UDP).
- 1.6 The remainder of this report will set out the proposals in full, provide an overview of the site context, consider the relevant planning policy framework and address key planning and technical issues which will demonstrate the proposal complies in all respect with relevant planning and regeneration policies.
- 1.7 As such in accordance with the duty under section 38(6) of the Planning and Compulsory Purchase Act 2004, to consider the proposal in the light of the development plan in force unless other material considerations indicate otherwise, it will be shown that the proposals are entirely suitable form of development for the area and site and that there are no overriding reasons that would indicate that the proposal should not be granted planning permission.
- 1.8 The proposal represents an economic investment into the area which is very much supported by the National Planning Policy Framework (NPPF) empowering local authorities to presume in favour of sustainable development that encourages and fosters sustainable economic development and housing growth.

- 1.9 In addition to the demonstrating that the proposals are acceptable in planning terms, it is noteworthy to recognise the importance of bringing the site forward for house building will bring into the city a significant sum of Government money.
- 1.10 Nationally, the Government remains committed to delivering levels of new housing to match demand, with the introduction of the 'New Homes Bonus' intended to act as an incentive for encouraging growth in the economy and the delivery of much needed new housing.
- 1.11 The delivery of 30 apartments on the site is calculated to generate **£56,957** per year for 6 years (total **£341,739**) – this is new investment for the Council to utilise for regeneration projects in the area or used as match funding to promote further growth in new housing development.

<b>Band</b>	<b>Property Value</b>	<b>Council Tax</b>	<b>Dwelling No's</b>	<b>NHB</b>
E	£88k - £120k	£1,898.55	30 apartments	£56,957

## **2.0 Proposal & Site Appraisal**

### Proposal:

- 2.1 The proposed development is described in detail in the accompanying Blok Architects Design & Access Statement.
- 2.2 The development has evolved from a very careful appraisal of the local townscape and residential community principles, which led to the conclusion that the development should retain the existing building on the site, modernised and extended to provide a mix of 1, 2 and 3 beds flats.
- 2.3 The development includes external alterations to the existing building to introduce new elements of brickwork and glazing and a roof level extension (creating a 4 storey building).
- 2.4 The new development will provide associated amenity space for residents to share, landscaping on the site, cycle storage area and 13 car parking spaces, which will mostly be utilised for disabled occupants and visitors.

### Site & Surroundings

- 2.5 The application site covers an area of 1400 sqm characterised by the existing 3 storey cruciform flat roofed building. The building is currently vacant having had a number of former institutional type uses ranging from

hostel to nursing home. The site provides an opportunity to regenerate a dated site which is in need of investment and modernisation.

- 2.6 The site is located on the junction of Park Street and Upper Essex Street in the Toxteth area of Liverpool (L8).
- 2.7 To the north (Park Street) and west of the site (Upper Essex Street) are semi-detached dwellings with gardens. To the South West there is a primary school and to the south there is the Park Road Sports Centre.
- 2.8 To the east of the site there is a pre-school and youth centre, the St John's Centre with which shares a party boundary.
- 2.9 The area is residential in general character terms and is well located in terms of accessibility to local shops, services and community facilities with Park Road District Centre nearby, schools and churches and parks and open space in walking distance from the site (including Sefton Park within a 10 minute walk from the site).
- 2.10 The site is accessible in public transport terms with frequent bus services along Park Road south of Park Street (150m distant).
- 2.11 Bus services connect the site to the city centre and locations to the south of the city including Liverpool John Lennon Airport and South Liverpool Rail Interchange at Garston. Brunswick Rail Station is situated 800m, accessible by foot, cycle and bus.
- 2.12 The whole of the site is vacant and unkempt, having previously been a used for

Planning History:

D13791 - Application for 15 three storey flats and 10 four storey maisonettes. Approved - 7/12/1960

D19777 - Erection of Aged Persons Hostel. Approved - 27/9/1964

93P/2370 - All male hostel for the homeless. Refused – 16/3/1994

94P/1935 - Student hostel with 74 bed spaces. Approved - 28/3/1995

07F/2179 - To convert and extend premises to provide 22 no. apartments  
Granted – 24/10/2007

### **3.0 Planning Policy Context**

- 3.1 This section provides an overview of the national and local planning policies that are relevant to housing developments such as the scheme proposed for the application site.

#### National Planning Policy Framework:

- 3.2 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.
- 3.3 Paragraph 10 of the NPPF sets down the Government's support for sustainable development, which is achieved through three key dimensions of planning – economic, social and environmental. These act together to create sustainable development.
- 3.4 The NPPF sets down a presumption in favour of sustainable development at paragraph 14. This states that where policies are out of date, permission should be granted unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework."*
- 3.5 The NPPF at paragraph 17 sets down a number of over-arching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.
- 3.6 In relation to the consideration of the planning application the key roles are:-
- To proactively drive and support sustainable economic development to deliver the homes (includes homes for students), business and industrial units, infrastructure that the country needs.
  - Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
  - Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 3.7 Section 6 of NPPF relates to the delivery of a wider choice of quality homes is relevant to this application.
- 3.1 In relation to planning for new housing, the NPPF 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 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 Paragraph 49 confirms that planning applications should be considered in the context of the presumption in favour of sustainable development.
- 3.5 Section 7 of NPPF refers to the requirement of good design. This states that good design is a key aspect of sustainable development and is indivisible from good planning, and should contribute positively to making places better for people.
- 3.6 In relation to design the NPPF recognises that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

#### Liverpool Unitary Development Plan

- 3.7 The application site is not allocated for any particular land use, falling within a designated Primarily Residential Area. Within Primarily Residential Areas Policy H4 states that planning permission will be granted for new housing development that satisfies other relevant Plan policies.
- 3.8 Policy EP1 seeks to promote the reuse of vacant and under used land and is written in the form of a positive duty of the Council to bring forward and encourage development proposals that will result in the alternative development of sites.

- 3.9 Policy GEN 8 requires the need to protect the environment. This policy of the UDP deals with key components of the City Council's aim to promote a safe, clean and healthy environment for the benefit of Liverpool's residents and businesses, and at the same time, help to reduce the harmful impact of the City's activities on the global environment.
- 3.10 Policy H5 of the UDP states that new residential development will be granted where the density, design, and layout of the proposed development respects the character of the surrounding area and where the development maintains a level of privacy for future residents. The policy also requires the highway and parking provision to be safe, attractive, convenient, and provide a nuisance-free highway environment.
- 3.11 The specific design standards for new residential development is set out in Policy HD18 which requires applications to comply with the following criteria;
- Appropriate scale, density and massing;
  - Local characteristics in design, layout and materials;
  - Appropriate building lines which relate to the locality;
  - External boundary and surface treatments relate well to the surroundings;
  - No adverse loss of amenity or privacy of adjacent residents;
  - Adequate refuse storage; and
  - Adequate arrangements for pedestrian and vehicular access.
- 3.12 Policy HD20 requires developers to incorporate measures in the design and layout of new developments which make provision for personal safety.
- 3.13 Policy HD23 encourages planting of trees and landscaping within development sites.
- 3.14 Policy T12 requires all new developments which generate a demand for car parking to provide appropriate onsite provision to meet the minimum operational needs of the development.

Supplementary Planning Guidance Note 10: New Residential Development

- 3.15 The SPG10 supplements Policy H5 (New Residential Development) in the Liverpool Unitary Development Plan. The main objectives of the policy is to ensure that new developments are well integrated into their surroundings

and offer a good standard of amenity to future occupants whilst protecting the amenity of existing occupiers.

- 3.16 SPG10 sets down criteria required to achieve the objectives of Policy H5 under the headings of density, design, layout, space around buildings, garden space, landscaping, boundary treatment, open space, parking and highways.

'Access for All' - Supplementary Planning Document

- 3.17 The SPD seeks to encourage new housing developments to be designed to provide suitable housing that can be accessed and enjoyed by all sectors of society. The standards within the SPD seek to ensure new housing incorporates designs which will provide for wheel chair accessible homes and the proposal shows 2 wheel chair accessible units as agreed with the Council at pre application stage.

'Ensuring a Choice of Travel' - Supplementary Planning Document

- 3.18 The objectives of the SPD are to ensure new developments can provide a reasonable choice of access by all modes of transport to the new development and reduce the environmental impact of travel choices, by reducing pollution, improving the local environment, improving road safety and promoting healthier lifestyles by providing opportunities for people to walk or cycle for work or leisure purposes.
- 3.19 The SPD seeks to reduce the level of traffic growth and congestion on the strategic and local road network and encourage opportunities to improve the quality of development proposals by better use of space through the provision of less car parking spaces where appropriate.
- 3.20 New developments will be required to test the accessibility of the development through an assessment of criteria set down in the SPD.

The Emerging Liverpool Plan

- 3.21 The Council is currently progressing a new city wide local plan which once adopted will replace the dated Unitary Development Plan. The draft local plan is at an early stage with issues and options being explored in consultation with local community engagement.
- 3.22 The local plan is at its formative stage and cannot command any significant weight in terms of determining the key issues that arise from the current proposal.



- 3.23 The Council has previously prepared a strategic policies 'Core Strategy', this document would have replaced many of the general and strategy policies of the UDP. The Core Strategy has however not been submitted to the Secretary of State to enable it to be examined in public. It therefore cannot command any significant weight in the decision process.

#### **4.0 Issues & Assessment**

##### Principle of the redevelopment of this site for residential purposes

- 4.1 The principle of the redevelopment of the site is established by a number of relevant factors, notably the existing land use function and the designation of the site within a 'primary residential area' (noted in the Proposals Plan of the UDP).
- 4.2 In general policy terms, the proposed development is an acceptable land use for the site. The land is previously developed land which is considered to be acceptable for redevelopment for housing as it has been identified in the adopted Liverpool UDP as being suitable for new residential development (policies H4 and H5).
- 4.3 The site is located within a highly accessible location within the urban inner area of Liverpool, and being previously developed land, it qualifies on all the sustainable development credentials which the NPPF indicates is necessary to create sustainable developments.
- 4.4 The site has no technical constraints or conflicting neighbouring land uses that would prevent it from being redeveloped for residential apartments, subject to assessment of the key impacts that arise from the proposed development.

##### Meeting Housing Supply

- 4.5 In the absence of an adopted local plan the only objective based target for housing supply in Liverpool is the annualised figures set down in the former RSS, which has since been incorporated into the pre submission draft of the Liverpool Core Strategy.
- 4.6 The overall scale of new housing development for Liverpool indicates a target of 40,950 dwellings, net of demolitions, between 2011 and 2028. On a 17 year annualised target this equates to 2409 units per year – an increase over the previous RSS figure of 1950 per annum to provide for an additional 3,210 units as a result of the Growth Point status which the city has signed up to.

- 4.7 Figures obtained from the Council's latest Housing Market Analysis Report (GVA, 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.
- 4.8 The latest completions data suggests that the housing supply target set within the Core Strategy Submission Draft (2012) is not being met and there is an ongoing short-fall in the delivery of housing in the city against targets.
- 4.9 It is acknowledged that since 2012 there has been numerous planning permissions granted for new residential developments, mostly in the form of student accommodation and apartments within the city centre. These will have a beneficial impact in helping the Council to meet its strategic housing targets.
- 4.10 However, in the absence of housing completions data since 2012, it is highly likely that the Council is currently under supplying at the annualised rates to support the 'boosting of housing' required by the NPPF and to support the Council's regeneration priorities, including in the areas around the city centre (urban core) – the application site is within the urban core.
- 4.11 The NPPF (paragraph 47) requires that Liverpool City Council identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing. There is an accepted need to continue to support sites coming forward to meet a 5 year supply.
- 4.12 The current scheme will boost the supply of housing from the site to 30 dwellings, which is entirely appropriate for the LPA to favourably consider the proposed development as making a positive contribution towards an available, suitable and achievable supply of housing, in accordance with the NPPF.
- 4.13 In summary, it is concluded that the application site would make a valuable contribution to the Council's supply of housing sites in the current 5 year period and would assist the Council in meeting its expected annualised housing land supply targets. This is a significant benefit of the proposal.

#### Meeting Housing Needs

- 4.14 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).

- 4.15 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.
- 4.16 Examining the quality of the housing stock, in 2009, 5.7% of the city's housing stock was classified as unfit (compared to the national average of 4.2%) and 40% failed to meet the Decent Homes Standard. The existing building will be retained and extended to facilitate a conversion to modern high quality apartments, improving the local housing stock in Toxteth.
- 4.17 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 amount of young professionals and young families in Liverpool there is a need for dwellings of this size and the proposals will support this key aim of both local and national planning policies – policy H5 of the UDP, SPG10 objectives to provide mix of housing and NPPF support for mix of housing to create sustainable communities.
- 4.18 The ethos and management of the proposed development will follow closely the model of a social landlord with tenant/occupant participation in all areas of the development and the everyday management of the development including supervision of all landscape areas, amenity spaces and surveillance within the community.
- 4.19 The intention is to provide a housing product that will accommodate the increasing number of families and wage earners who are above the lowest of income levels to receive benefits and assisted rental accommodation and yet they cannot afford to get on the housing ladder due to the many difficulties in relation to mortgage finance and the lack of mortgage funds available to what is now effectively a "generation of renters".
- 4.20 In May 2011, a survey by the Halifax Bank revealed that *55% of all 20-45 year olds do not own their own home and 64% of non-homeowners believe they have no prospect whatsoever of buying a home.*
- 4.21 The reality is that local people in Liverpool who can afford a reasonable level of monthly payments cannot get access to first time buyer mortgages, notwithstanding the recent schemes aimed at offering 95% mortgages backed by Government bonds, as the rules for obtaining finance for any type of mortgage remains very challenging for many residents in the city looking to move into their own home.

- 4.22 The problems in the housing market dynamics was identified by the Chartered Institute of Housing (CIH) last year (April 2010):-

*"The housing market in the UK is characterised by two main forms of tenure: social housing, accessible by those in most need, and home ownership for those able to afford it. This leaves a range of people looking for suitable housing options who are not in 'priority' housing need but whose income would not allow them to access home ownership – the in-betweens."*

- 4.23 The CIH went on to suggest a solution to deal with the collapse of the open market housing affordable and available access to the middle income community, and they recognised this as follows:-

*"A central factor in ambitions to improve the housing options of the in-betweens is the need to tackle the overall shortage of suitable housing by building new homes. To meet the identified needs, we need to develop new build rented options."*

- 4.24 The Council for Mortgage Lenders recognise the shift to renting as the stated that they fully expect to *"see a continuing decline in owner occupation and a shift back to renting in the near future"*

- 4.25 The drive to support a thriving private rented sector as means of broadening access to quality accommodation is also seen as means of supporting the wellbeing of individuals and the delivery of wider social and economic objectives. This was the key point observed by HM Treasury in February 2010 when addressing the delivery of affordable housing options:-

*"Government believes that a thriving private rented sector is essential to the wellbeing of individuals and delivery of its wider social and economic objectives. It is concerned to ensure that the sector fulfils its potential and is able to offer a quality accommodation choice to those households seeking to benefit from its unique flexibility and value."* (HM Treasury, February 2010)

- 4.26 The provision of high quality well managed properties for rental set within a high quality landscaped community is seen as a viable form of institutional funding. Alongside higher, more persistent demand for rented accommodation and other changes in the housing market high quality private rental housing creates a new opportunity for institutional investment in build-to-let accommodation that is targeted at those looking to rent for the medium to long term.

- 4.27 In the alternative, the development could be sold privately as first time buyer apartments, attracting professionals and young families into the area, enabling them to get onto the housing ladder at a cost they can afford. The proposed apartments will help to support the Government's push for new low cost housing units available to working families.

Regeneration & Socio-Economic Considerations

- 4.28 The site is vacant and we have been made aware of complaints from the local community that it is becoming a hub for anti social behaviour. Planning policy and guidance at a national, regional and local level encourages the efficient use of land in sustainable locations and this is supported by policy EP1 of the UDP which seeks to bring back in alternative uses derelict and redundant land. The proposals will consolidate a vacant and unused brownfield site in a predominantly residential area to the benefit of the wider community.
- 4.29 The provision of housing in an area where housing is seen as a fundamental catalyst for regeneration will bring about new investment, jobs for supporting trades and apprentices (all labour is Liverpool based) and spin-off economic regeneration benefits extending into wider community through spending in local cafes and shops by construction staff, and payment of significant monies from Central Government to the local authority through the New Housing Bonus payments for every new house built in the city.
- 4.30 The site is situated in the Liverpool Riverside Ward, in which the inhabitants are diverse in age, sex and family status, with over a third coming from BME groups. Deprivation, worklessness, child poverty and poor health are all significant issues within the Ward.
- 4.31 There is an extremely high level of overall deprivation in the area around the site, falling within 1% of the most deprived neighbourhoods nationally. Child poverty rate in Riverside Ward is one of the highest of all Liverpool Wards. Over a third of the working age population are without work, the 2nd highest worklessness rate in the city.
- 4.32 The proposal will provide welcome opportunities for work, training and apprenticeships through the construction programme for the development and through extended multiplier impacts across the construction supplies sectors.
- 4.33 The creation of the new dwellings delivers nearly quarter of 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 and the Mayoral pledge to deliver 5,000 new homes in the city.

- 4.34 In terms of benefits extending into wider community there will be increased spending in local cafes and shops by construction staff, and through the spending from the future local residents, contributing to the local retail and commercial vibrancy of the nearby Park Road District Centre.
- 4.35 The redevelopment of the site will deliver major new high quality development that will enhance the physical presence of the site within the local area, offering regeneration of an existing building within a highly sustainable location – thus meeting the central objectives for sustainable economic and social regeneration encouraged by the NPPF and policies EP1, GEN8 and H5 of the Liverpool UDP.

#### Form and Scale of Development

- 4.36 The submitted Blok Design and Access Statement shows how the masterplan for the proposed development, the scale and relationship between the proposed development in relation to neighbouring sites has evolved to create a new residential development which sits well in its surroundings.
- 4.37 The applicant's architect has carefully considered the details regarding the siting, size, scale and massing of the new extended block with the roof top extension sitting neatly to the top of the existing cruciform building. These factors include taking on board comments from the Council's Urban Design Officer and Planning Officer during pre application discussions. This should ensure that the proposed development meets the Council's requirement for the various parts of the proposed development to maintain satisfactory amenity levels for the occupants of nearby residential properties – meeting guidelines set down in SPG10.
- 4.38 Overall, it is considered that the proposed development relates well to its surroundings in terms of scale and form of development and the extended block will add interest to the typologies of buildings within the local area.

#### Design Considerations

- 4.39 The following key design principles for the redevelopment of the site have been identified from a detailed assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and regeneration initiatives and the Council's local planning guidelines which have assisted the development brief:-

- Regeneration of the derelict land to a high quality town and landscape environment to be seen as a catalyst for local community.
  - Respecting and enhancing the character of the existing building whilst promoting sharp and modern architecture through the roof top extension and introduction of variety of materials to the external facades of the building.
  - Creation of shared spaces within a managed setting for security, sense of neighbourhood and safety within the development.
  - Massing and scale sympathetic to the context.
  - Unique internal dwelling layout promoting true family living within a mix of apartment sizes.
- 4.40 The design and layout of the development, the scale of the extended building, relationship with its surroundings, landscaping and accessibility, take on board the discussions with the Council's Urban Design Officer.
- 4.41 The quality of the layout and design, articulation of the extended building and the desire to retain the character of the development has been well received by Officers and overall it complies with policy HD18 of the UDP and policy advice of the NPPF relating to securing good design in new developments.

Impact on the amenity of adjacent residential properties

- 4.42 The impact of the proposed development on the amenity of nearby residential properties is considered to be satisfactory. The proposed apartment block building sites within the middle of the site and has borders with non residential uses to the east (pre school site) and to the south (Stebble Street – youth centre site).
- 4.43 The block is located sufficiently distant from the residential properties on the opposite side of Park Street and the top end of Upper Essex Street (closest to the site) to ensure there is minimum interface conflict and the spacing between existing adjacent housing and the apartments within the extended block exceeds the spacing standards set down in the SPG10 relating to new housing developments.
- 4.44 The impact of the extended building has been carefully considered in terms of affects from shadowing and loss of light and the architects have addressed these impacts in Section 2.2 of the D&A Statement. It is demonstrated that there will not be any significant impact from the effects of the building on shadowing and loss of light.

- 4.45 Overall it is considered there are no adverse impacts from the development and residential amenity levels will be maintained between the residents of the proposed development and residents living outside of the site (Park Street and Upper Essex Street).
- 4.46 It is therefore considered that the proposed development will have an acceptable relationship with and impact on existing properties closest to the site, and in amenity terms it complies with policies H5 and HD18 of the UDP and interface standards set down in the SPG10 relating to new housing developments.

Highways and Parking Issues

- 4.47 The proposed vehicular and pedestrian accesses within the development will be via existing entrance off Park Street and there will not be any changes to the access route. The access will have electronically controlled gate to provide safety and security for the residents.
- 4.48 The Transport Statement demonstrates that the site is extremely well located to take advantage of the full range of local services and facilities in the area and with frequent bus access to the city centre.
- 4.49 The accessibility credentials and location of the site in the urban core close to the city centre makes the site highly sustainable and allows the residents and visitors to the development to make informed choices to use public transport and or walking as alternatives to the motor car in their everyday activities. The site is demonstrably in a sustainable location.
- 4.50 The Transport Statement has investigated the traffic generation of the proposed development and notes there is marginal impact on traffic generated from the site, which in any event would have to be considered in relation to the fall-back position of traffic generated by the lawful use of the site for nursing home or uses that can change without planning consent.
- 4.51 This level of traffic does not have a material impact on the capacity or safety of the junctions surrounding the site and will comply with policies of the UDP and NPPF aimed at ensuring traffic generated by new developments are able to be accessed without harm to road safety and there are no reasons why the proposed development should be resisted for highway/transport reasons.
- 4.52 Car parking is provided within the site with 13 spaces which will be allocated to disabled users and visitors. Remaining spaces will be allocated to the larger flats within the development where there is more likely demand for a car to cater for young families.



- 4.53 Cycle parking will be provided on a ratio of one space per apartment, with cycle spaces provided within safe secure area within the site and space available within larger apartment units within the development.

Accessibility/Mobility

- 4.54 The 'Access for All' SPD requires new housing development to be designed to 'life time homes' standards, guidance of which is set down in the SPD. There is also a requirement for dwellings to cater for wheel chair access within the development and for the development as a whole to be accessible to all.
- 4.55 The submitted plans and D&A show that the proposed apartments are designed to meet the LTH standards by reference to the 16 criteria set down in the LTH guidance document.
- 4.56 The table illustrated in the D&A statement records, inter alia, that there will be wheel chair accessible units which meet the standards; accessible parking spaces will be provided close to building entrances; access to all buildings will be level; passenger lift within each apartment block will be provided to accommodate wheelchair users; living spaces within the scheme will have adequate space for wheel chair circulation and all homes will be designed to have single level accommodation.
- 4.1 The design and layout of the proposed development both to the internal configuration and the external spaces support the lifetime use of the proposed apartment units for all sectors of the community, including disabled and wheelchair users.
- 4.2 Overall, it is pleasing to report that the proposed development meets accessibility and mobility standards expected of modern inclusive housing developments, supported by the NPPF and Liverpool UDP and SPD policies.

Crime & Disorder

- 4.3 A key objective of the design concept is security and safety and for residents to come and go without fear of crime and disorder, which sadly the area has experienced in the past. For people to move back into the housing areas of the urban core within Liverpool requires new developments to offer not just high quality homes and gardens, but safe and secure homes set within a local environment where safety in the outside areas of the home is considered to be as much a priority as it is for the inside of the home.
- 4.4 The development incorporates measures which aid personal safety and crime prevention including high levels of natural surveillance through the

layout and location of major rooms and windows, privacy through the design and screening of windows, definition of boundaries through the external walls, landscaping, access and parking. The gated entrance ensures that only residents and their visitors will have access within the site ensuring the fear of crime is reduced.

#### Sustainability/Climate Change

- 4.5 The sustainable development credentials afforded by the location of the site and the reuse of previously developed land have been noted above – making use of land effectively is a key objective in the NPPF.
- 4.6 The development has been carefully considered to see how best to maximise sustainable construction and energy efficiency measures to reduce carbon emissions and provide a development that meets key sustainability, energy and climate change objectives.
- 4.7 The sustainability features being considered for the development include building layout designed to maximise thermal massing and increasing passive solar gain and day-light will make a significant difference to the energy requirements.
- 4.8 The aim of the design of housing and the apartments is for them to be energy efficient buildings, particularly to minimise heat losses through the building envelope - that is the walls, floor, roof, windows and heat loss through minimal air leakage, whilst at the same time maximizing heat gain from solar energy.
- 4.9 In relation to energy consumption and efficiency the objective for the design team is to minimise the consumption of fossil fuels by using renewables or low carbon options and designing highly efficient buildings. The apartments will be designed and constructed to a high quality to improve on Building Regs Part L including improved building fabric and air-tightness. Low energy lighting will be specified internally and externally with appropriate daylight, movement control or both where practicable and designed to reduce light pollution.

#### **Other Technical Considerations**

##### Flood Risk

- 4.10 The site is located in an area of low flood risk according to the Environment Agency flood maps and being an existing building with existing drainage connections there will not be any changes to the drainage regime of the site.

### Open Space

- 4.11 The proposed development includes an area of amenity space which will be available to the residents. The amenity space is usable and offers good level of amenity for the residents in safe surroundings.
- 4.12 It is considered that the on-site provision of open space complies with the open space requirements of policy OE14 of the UDP and should not be expected to provide any contribution to off-site payments for open space to be created elsewhere which would have little value to the future residents of the proposed development and which in any event at projected viability levels would render the whole scheme unviable.
- 4.13 In any event, it is to be noted that the proposals will provide 30 new homes which will attract payments to the Council under the 'New Homes Bonus' scheme. The Council is aware that in the present difficult economic times margins on any major development continue to be squeezed and that adding non-critical financial burdens (not able to be recovered elsewhere in the funding streams) would undermine the viability of the scheme and potentially delay or prevent the scheme from being delivered, with lost opportunity to complete this housing project.
- 4.14 It is hoped that the Council will acknowledge the difficulties, acknowledge the substantial area of open space on-site which will be accessible to the residents and wish to support the redevelopment of a vacant site for much needed housing in the regeneration priority area of the city.
- 4.15 Therefore, on a balanced approach, it is hoped that the Council will not seek to impose any undue financial burden for payments for open space elsewhere and will not seek to impose s106 requirements that would make the scheme unviable.

## **5.0 Conclusion**

- 5.1 The proposals will deliver a welcome housing scheme as part of the regeneration of a site that is vacant and in need of modernisation and repairs. The proposed development will enhance the site bring forward housing within an existing building on previously developed land.
- 5.2 The current proposals will be delivered by a Liverpool based developer using Liverpool labour and supplies. The scheme will bring jobs and investment into the area.
- 5.3 The proposals provide a truly sustainable high quality residential development which will serve the needs of all sectors of society, but in particular it will enable people in one of Liverpool's oldest inner area

neighbourhoods to obtain access to high quality housing through private rented or low cost purchase. It is precisely the kind of modern housing opportunity that the Government is keen to encourage to deliver its manifesto promises to boost housing supply and particularly affordable housing in areas where people need assistance to access decent homes.

- 5.4 This Planning Statement and other supporting documents show that there would be demonstrable regeneration benefits associated with this scheme, and the provision of new housing in the area is entirely consistent with the aims and objectives of the long standing housing renewal programme.
- 5.5 The Design & Access Statement clearly demonstrates that the proposals are designed to a very high standard with landscaping, safety and security and will be designed to 'life time homes' standards.
- 5.6 It is clear housing is an appropriate use in the location of the application site and that this is further supported by the fact that the existing building has been in use for uses appropriate to a residential area.
- 5.7 The proposals will deliver the new start life for the site and will provide new housing development which will uplift the spirits of the area and signal to the wider community that Toxteth continues to move forward with regeneration and urban renaissance delivering much needed new housing and improved housing stock.
- 5.8 The proposal for 30 new homes is a major boost for the area, bringing jobs and new investment which will assist in the economic and housing growth aspirations of not just the city but also the national economy.
- 5.9 The application should therefore be granted in accordance with adopted planning policies H4, H5, HD18 and GEN8 and presumption in favour of sustainable development set down in paragraphs 10, 14 and 47 of the NPPF.