

## **Planning Statement**

**Prepared on behalf of  
Barratt Homes and The Peel  
Group in respect of**

**Land at Speke Hall Avenue,  
Liverpool**

PREPARED BY

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Date: August 2011  
J025498/Planning Statement

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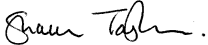

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### Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Director or Associate.

DATE	ORIGINATORS	APPROVED
August 2011	Shaun Taylor Planning Associate Director	Richard Heathcote Land & Planning Director
		
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### Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

## **1 INTRODUCTION**

- 1.1 This statement has been prepared on behalf of Barratt Homes and The Peel Group in support of a detailed planning application for 268 residential dwellings comprising 2 and 3 storey properties, providing a range of 2, 3 and 4 bedroom family houses on land at Speke Hall Avenue, Speke.
- 1.2 The site covers an area of approximately 7.8 hectares (ha). See appendix 1 for site location plan.
- 1.3 The planning application has been prepared following detailed pre-application consultation with the Planning Department at Liverpool City Council between January 2011 and July 2011. In addition, a leaflet outlining the proposed development and seeking resident's comments has been circulated to neighbouring properties (see appendix 2). Further details regarding pre-application consultation are included in section 5 of this report.
- 1.4 This planning statement aims to demonstrate that the proposed development accords with the development plan and other material considerations, including the emerging Local Development Framework and national planning policy requirements.
- 1.5 The planning application is also supported by the following documents which are referred to where necessary throughout this statement:
- Design and Access Statement;
  - Transport Assessment;
  - Flood Risk Assessment;
  - Ecology Report (Phase 1 habitat survey & arboriculture);
  - Noise Assessment.
- 1.6 The remainder of this report is structured as follows:
- Section 2 describes the site and surroundings;
  - Section 3 appraises the scheme against the relevant planning policy;
  - Section 4 considers the planning issues;
  - Section 5 outlines the community engagement strategy;
  - Section 6 contains conclusions.

## **2 SITE AND SURROUNDING AREA**

### **Site**

- 2.1 The site is approximately 7.8 ha in size and lies to the north of Liverpool John Lennon Airport. The site is within an area where there are a mix of uses including commercial, retail, leisure and residential.
- 2.2 To the north of the application site, a recently consented garden centre is currently under construction, beyond this lies Speke Boulevard (A561). To the east of the site is an existing residential area which includes parades of shops that offer every day goods. At the eastern boundary of the site there is a 2 metre high red bricked wall with interspersed metal fencing of approximately 2 metres in height. There are also earth bunds that lie adjacent to the boundary that are approximately 1.5 metres in height – the predominant use to the east is residential. Speke Hall Avenue lies to the south of the site. To the south west corner of the site there are buildings associated with the fire and ambulance services, there is also metal fencing to the western boundary of the site of approximately 2 metres in height. Beyond Speke Hall Avenue to the West the predominant use is commercial.
- 2.3 The site is allocated in the 2002 Unitary Development Plan (UDP) as a site for various types of development. This policy will be explored further in section 3 of this report.
- 2.4 The site is predominantly Greenfield in nature, although aerial images of the site would suggest that the southern part of the site formed a hard standing area between 2003 and 2005. The northern part of the site can be accessed by the public, however, the southern part of the site is currently less accessible due to security fencing.
- 2.5 Further site analysis is provided in the accompanying Design & Access Statement (DAS) which clearly illustrates the salient features of the site and surrounding area and demonstrates the evolution of the scheme and the way in which neighbouring properties have been considered throughout this process.

### **3 PLANNING POLICY**

- 3.1 This section assesses the proposals against the relevant development plan policies in relation to the key issues arising from the development.
- 3.2 Under Section 38 of the Planning and Compulsory Purchase Act 2004, decisions on planning applications 'must be made in accordance with the development plan unless other material considerations indicate otherwise'. The statutory development plan for this site comprises the Regional Spatial Strategy for the North West (NWRSS) (2008) and the saved policies of the Liverpool Unitary Development Plan (2002). In addition, other relevant policy and background documents relating to the site have been taken into account and will be considered later in this report.
- 3.3 The Local Development Framework (LDF) is due to replace the Local Plan under the 2004 Planning and Compulsory Purchase Act. The Local Development Framework has experienced a number of delays which has resulted in no DPD's being adopted by the council to date – further information with regards to the Core Strategy / Allocations DPD is provided later in this report.

#### Presumption in Favour of Sustainable Development

- 3.4 During May 2011, Decentralisation Minister, Greg Clark issued draft guidance regarding the presumption in favour of sustainable development. The draft guidance states:

"There is a presumption in favour of sustainable development at the heart of the planning system, which should be central to the approach taken to both plan-making and decision-taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible. Local planning authorities should:

- Prepare Local Plans on the basis that objectively assessed development needs should be met and with sufficient flexibility to respond to rapid shifts in demand or other economic changes;
- Approve development proposals that accord with statutory plans without delay;
- Grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date.

All of these policies should apply unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits when assessed against the policy objectives in the national planning policy framework taken as a whole".

- 3.5 The above statement is a clear indication of the coalition Governments approach to planning and development. There is a clear emphasis on sustainable development and this statement along with the other supporting documentation submitted clearly demonstrates the benefits of this proposal and how it fits with current Government guidance.

## National Planning Policy

### *Planning Policy Statement (PPS) 1 – Delivering Sustainable Development (January 2005)*

- 3.6 PPS1 highlights the importance of social cohesion and inclusion which can be achieved by creating mixed communities and therefore the provision of sufficient, good quality new homes, including an appropriate mix of housing which is based on good design.

### *Planning Policy Statement (PPS) 1 – Supplement – Planning and Climate Change (December 2007)*

- 3.7 Planning and Climate Change is a supplement to PPS1 which sets out how spatial planning should contribute to reducing emissions and stabilising climate change. It states that the Government believes that climate change is the greatest long term challenge facing the world today, and therefore addressing climate change is the Government's principal concern for sustainable development.
- 3.8 PPS1 supplement sets out key planning objectives including:
- In providing for homes, jobs, services and infrastructure needed by communities, and in renewing and shaping places where they live and work, strategies secure the highest viable resource and energy efficiency and reduction in emissions; and
  - Strategies respond to the concerns of business and encourage competitiveness and technological innovation in mitigating and adapting to climate change.
- 3.9 Paragraph 40 states that an application seeking planning permission to develop a proposal that will contribute to the delivery of these key planning objectives should expect expeditious and sympathetic handling of the planning application.

### *Planning Policy Statement (PPS) 3 – Housing (June 2011)*

- 3.10 PPS3 identifies the need to provide a mix of housing in the right place and at the right time. A key goal for PPS3 is to ensure that everyone has the opportunity of living in a decent home which is affordable and within a community where they want to live. PPS3 paragraph 10 outlines that to achieve this, the specific outcomes that the planning system should deliver are:
- High quality housing that is well designed and built to a high standard;
  - A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.
  - A sufficient quantity of housing taking into account need and demand and seeking to improve choice;

- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure;
- A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land where appropriate.

- 3.11 PPS3 supports the provision of mixed communities and in paragraph 20 identifies the characteristics of mixed communities as being those where there is a variety of housing, particularly in terms of tenure, price and mix of different households, such as families with children, single person households and older people.

#### *Housing Delivery*

- 3.12 PPS3 clearly seeks to ensure that local authorities deliver a flexible supply of land for housing. Paragraphs 52-57 set out the steps that local authorities should take via Local Development Frameworks (LDF's) for housing growth and to ensure there is a flexible supply of land for housing. PPS3 is also very clear whereby local authorities should be able to demonstrate an up-to-date five year supply of deliverable sites, where this is not the case LAs should consider favourably planning applications for housing having regard to the following considerations:

- Achieving high quality housing;
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people;
- The suitability of a site for housing, including its environmental sustainability;
- Using land effectively and efficiently.

- 3.13 Paragraph 72 states "Local Planning Authorities should not refuse applications solely on the grounds of prematurity".

#### *Planning Policy Statement (PPS) 9 – Biodiversity & Geological Conservation (June 2011)*

- 3.14 PPS9 sets out planning policies on protection of biodiversity and geological conservation through the planning system. The Government's primary objective for planning is the promotion of sustainable development, which includes the conservation and enhancement of biological and geological diversity; the conservation and diversification of wildlife and geology; and urban renaissance ensure that development takes account of the role and value of achieving biodiversity.
- 3.15 The guidance states that planning decisions should be based upon up-to-date information about environmental characteristics and should aim to maintain and enhance biodiversity and geological conservation interests. Where significant harm to these interests would be caused, local planning authorities will need to be satisfied that the development could not take place on alternative sites which would result in

less or no harm. In the absence of any such alternatives, mitigation measures should be put in place.

*Planning Policy Guidance (PPG) 13 – Transport (March 2001) (as amended 2011)*

- 3.16 The main objective of PPG13 is to integrate planning and transport at the national, regional, strategic and local level, in order to promote more sustainable transport choices, increase accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and reduce the need to travel by car.
- 3.17 In order to achieve this, the guidance states that local planning authorities should manage the pattern of urban growth to make fullest use of public transport, accommodate increased density of housing development in accessible locations, improve linkages between housing, jobs and local services, and locate day to day facilities that need to be near their clients within local service centres.

*Planning Policy Guidance (PPG) 17 – Open Space, Sport and Recreation (July 2002)*

- 3.18 PPG17 describes the role of the planning system in assessing opportunities and needs for sports and recreation provision, and the safeguarding of open space with recreational value. The guidance recognises that high quality and well managed and maintained open spaces, sports and recreational facilities help to create attractive urban environments, perform functions as areas of nature conservation and biodiversity, and contribute to people's sense of wellbeing in the place they live.
- 3.19 Paragraph 24 states that when assessing planning applications for new development, local planning authorities should seek opportunities to improve the local open space network, create public open space from vacant land, and consider whether use can be made of land which is otherwise unsuitable for development. New open space will need to be located in areas which are easily accessible by walking, cycling or public transport.

*Planning Policy Guidance (PPG) 24 – Planning and Noise (September 1994)*

- 3.20 PPG24 guides local planning authorities on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise.
- 3.21 It explains the concept of noise exposure categories for residential development and recommends appropriate levels for exposure to different sources of noise. It also gives detailed guidance on the assessment of noise from different sources, specifies noise limits and advises on insulation of buildings against external noise.



*Planning Policy Statement (PPS) 25 – Development and Flood Risk (December 2006)*

- 3.22 PPS25 sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.
- 3.23 A requirement of PPS25 is for developers when making a planning application on sites that are potentially at risk from flooding, or at risk of exacerbating existing flooding problems, to consult with the Environment Agency and produce a Flood Risk Assessment for their proposals. It also recommends measures to reduce flood risk from new developments through location, layout and design.

Conclusion

- 3.24 It is clear that the Government fully intends to support sustainable development which includes housing delivery in the right place and at the right time. It is considered that the proposed development conforms to PPS3. Section 4 of this report will demonstrate how other PPG's and PPS's are satisfied.

**Regional Spatial Strategy for the North West (NWRSS)**

- 3.25 Following the election of the current coalition Government, the Secretary of State advised in a letter to Chief Planning Officers dated 27<sup>th</sup> May 2010, that it was the Government's intention to abolish Regional Strategies and that decisions on housing supply will rest with Local Planning Authorities. The Secretary of State (SoS) then announced the revocation of Regional Spatial Strategies on 6<sup>th</sup> July 2010. However, this was challenged in the High Court by Cala Homes and on the 10<sup>th</sup> November 2010, the 6<sup>th</sup> July revocation was quashed. As a result, Regional Strategies were reinstated as part of the development plan, however, the recent High Court appeal decision has ruled in favour of the Secretary of State whereby the Government's intention to abolish Regional Spatial Strategies can be taken into account and used as a material consideration when determining planning applications, although until such a time that legislation is enacted via the Localism Bill, the RSS remains part of the Development Plan. In terms of the strategic housing requirement, the evidence base underpinning RSS remains the most up to date source of information, therefore housing figures for the city remain valid as outlined in the emerging Core Strategy and detailed below.

**Regional Housing Requirements**

- 3.26 Policy L4 (Regional Housing Provision) requires Local Authorities to "monitor and manage the availability of land identified in plans and strategies and through

development control decisions on proposals and schemes, to achieve the housing provision”.

3.27 In Liverpool’s case, the provision set out in policy L4 for the period 2003 – 2021 is 35,100 dwellings which equates to an annual provision of 1,950 dwellings (of this figure at least 90% is expected to be provided for on previously developed sites). In addition to setting the housing provision, policy L4 also requires Local Authorities to:

- Work in partnership with developers and other housing providers to address the housing requirements of different groups to ensure the construction of a mix of appropriate house types, sizes, tenures and prices, in line with other RSS policy;
- Use the results of up to date Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments to inform the allocation of and development control decisions upon specific sites;
- Ensure that new dwellings will be served by adequate water supply and sewage management facilities;
- Maximise the re-use of vacant and under-used brownfield land and buildings.

#### Conclusion

3.28 It is clear from pre-application discussions with the council that the principal of residential on this site is considered to be acceptable, furthermore it was agreed that the site should be brought forward via a planning application to ensure the early delivery of family housing, secure urban regeneration in this important corridor and contribute towards meeting the overall aims and objectives of the Growth Point Status that was awarded to the council in 2008 which seeks to accelerate delivery between 2008 and 2016.

#### **Liverpool Unitary Development Plan (2002)**

3.29 The UDP was adopted in 2002 and until the emerging LDF is adopted (particularly the Core Strategy), the majority of policies within the UDP have been ‘saved’ under transitional arrangements provided for within the Planning and Compulsory Purchase Act, 2004, and therefore remain valid for the purpose of determining planning applications. All of the policies referred to in this statement have been ‘saved’ under the transitional arrangements.

3.30 The site is currently allocated as being within a mixed use area (policy E6). The site adjoins an area to the east that is described on the proposals map as being primarily residential. The key policies relevant to this proposal are:

- E6 – Sites for Various Types of Development
- GEN4 - Housing
- GEN8 – Environmental Protection

- H1 – The Provision of Land for New Housing
- H4 – Primarily Residential Areas
- H5 – New Residential Development
- HD18 – General Design Requirements
- HD20 – Crime Prevention
- HD24 – Public Art
- T12 – Car Parking Provision in New Developments

*E6: Sites for Various Types of Development*

- 3.31 Policy E6 seeks to promote a mix of uses as identified on the proposals map. The locations identified are considered to be suitable for a number of uses given their location and adjoining uses to the site. Given the sites allocation it is clear that the principal of development is accepted subject to meeting other appropriate policies in the UDP, such as design considerations.

*GEN4: Housing*

- 3.32 Policy GEN4 aims to promote a good quality of living for all of Liverpool's residents by ensuring that sufficient provision is made for new housing whilst improving the living environment of existing areas and considering carefully the design and layout of housing proposals.

*GEN8: Environmental Protection*

- 3.33 Policy GEN8 seeks to protect and enhance Liverpool's environment by promoting and recycling derelict and underused land.

*H1: The Provision of New Land for Housing*

- 3.34 Policy H1 seeks to ensure adequate provision of housing land to meet strategic requirements over the plan period. In addition, the policy seeks to direct new residential development towards allocated sites unless there are substantial benefits associated with the alternative development.

*H4: Primarily Residential Areas*

- 3.35 Policy H4 seeks to allow new residential development within these locations subject to satisfying other Plan policies. There will be a general presumption in favour of residential development in these areas.

*H5: New Residential Development*

- 3.36 Policy H5 seeks to grant planning permission for new residential development where; the density, design and layout respects the character of the surrounding area, and maintains levels of privacy and amenity for existing and future residents; and the highway and parking provision ensures a safe, attractive, convenient and nuisance-free highway environment for pedestrians, cyclists and drivers.

*HD18: General Design Requirements*

- 3.37 Policy HD18 seeks to ensure a high quality of design by identifying a number of criteria when assessing proposals for new development, these criteria include matters such as; scale, density, local distinctiveness and boundary treatment.

*HD20: Crime Prevention*

- 3.38 Policy HD20 seeks to encourage developers to incorporate measures within schemes that make proper provision for personal safety and crime prevention. Particular attention is given to:
- Overlooking of public areas;
  - Incorporate the use of hard and soft landscaping arrangements in ways that do not create hiding places;
  - The design and relationship of car parking, particularly its lighting and visibility from buildings and the design and location of entrances and pedestrian circulation within the site.

*HD24: Public Art*

- 3.39 Policy HD24 encourages the provision of new works of art to include; visual arts, crafts and landscape design with public places and as part of new development proposals. Art works are expected to contribute to their surroundings and the amenity of the wider area.

*T12: Car Parking Provision in New Developments*

- 3.40 Policy T12 seeks to ensure that all new developments that generate a demand for car parking makes provision for car parking on site to meet minimum operation needs. The accompanying Travel Plan provides further information with regard to parking provision.

### **New Housing Development – Supplementary Planning Document (2005)**

- 3.41 The 'New Housing Development' SPD was adopted during 2005 to provide an up-to-date policy position in relation to new housing development following the inception of Housing Market Renewal Initiative (HMRI). The SPD primarily seeks to control the type of housing schemes that come forward in both within the Zones of Opportunity (ZOO's) as identified in the SPD and those areas outside of this but within the overall HMRI boundary.
- 3.42 During pre-application discussions planning officers confirmed that this SPD remains in use, however, officers have agreed that the proposed development would be acceptable given the sites allocation and location within the Southern Fringe Housing Zone.

### **Liverpool City Council Local Development Framework**

- 3.43 The LDF process has encountered a number of delays given various changes to the planning system over the last 2 years. The Core Strategy has been subject to various public consultations  
Core Strategy
- 3.44 The council consulted on a revised options report in 2010. With regards to housing growth, housing figures from RSS have been carried forward along with the uplift identified by the Growth Point status that was awarded to the council in 2008. The council currently anticipates submitting the Core Strategy to the Secretary of State for Examination by the end of 2011.  
Allocations DPD
- 3.45 The council has been undertaking background work in relation to the Allocations DPD alongside the emerging Core Strategy. In terms of further formal consultation on the Allocations DPD, this is unlikely to take place until after the Core Strategy is adopted.

### **Strategic Housing Land Availability Assessment (2008)**

- 3.46 The Strategic Housing Land Availability Assessment (SHLAA) has identified and assessed a number of sites across the city in respect of their suitability and sustainability in respect of residential development and availability / site deliverability. The application site is identified in the 2008 SHLAA as two sites; reference numbers 3 and 5 respectively. Both sites have scored highly and have been identified as 'category 1 sites'. Category 1 sites are those with the highest suitability, availability and achievability. As a result both sites have been placed in the 5 year land supply.

## **Conclusion**

- 3.47 The supporting DAS provides further details on the way in which the proposal has evolved following and therefore takes account of policies relating to overall design and amenity, particularly policies; GEN4, GEN8, H4, H5, H18, H20 & T12. With regards to policy H1 it is clear that the Government supports sustainable development and encourages Local Authorities to approve applications that confirm to local and national policy. It is considered that the proposal does accord with policy and is therefore acceptable with regards to policy H1.

## **4 Planning Issues**

### **Principal of Development / Housing Land Supply**

#### UDP Allocation

- 4.1 The site is allocated in the UDP under policy E6 – site for various types of development. The UDP Proposals Map (PM) shows individual site references that correspond to the uses that are considered to be acceptable under this policy. In the case of the application site, there are two site references that apply.
1. M74 which covers the south eastern part of the site which identifies B1, B2, B8 and C1 uses; and C3;
  2. M38 which covers the southern and central element of the site and allows for B1, B2, B8 and C1.
- 4.2 Whilst site M38 does not specifically refer to C3 use (dwelling houses), pre-application discussions with the council have concluded that the redevelopment of the application site for a C3 use is acceptable given the mix of uses already within the wider site area bound by Speke Hall Avenue and Speke Boulevard which includes retail and leisure. It is therefore considered that the proposed development is compliant with policy E6 of the UDP.

#### Greenfield Status

- 4.3 PPS3 continues to recognise that previously developed sites make an important contribution to meeting strategic housing land requirements and sets a national annual target of 60% of new housing to be provided for on previously developed land, however, PPS3 also recognises that the sustainability credentials of previously developed sites also need to be properly considered as not all previously developed sites will be suitable for residential development.
- 4.4 At the local level, Liverpool City Council's target under BVPI106 is for 90% of residential development to be on previously developed sites. During the last monitoring period (identified in the 2010 Annual Monitoring Report [AMR]), 100% of new dwellings were built on previously developed land. It is therefore clear that Liverpool City Council has been exceeding national, regional and local targets in recent times, although it is clear from completion rates in recent years that many of the higher density apartment led schemes are not currently coming forward at the same rates as prior to the recession. There is therefore a requirement for Greenfield sites to come forward in the interim to ensure the continued delivery of housing across the city.

## Conclusion

- 4.5 It is clear from the UDP allocation for this site that the principal of development is already established. Furthermore the mix of uses identified for the site is compatible with the proposed development and the neighbouring developments that have recently been completed or are under construction. With regards to the Greenfield status of much of this site, it is worth noting that PPS3 no longer requires a sequential approach to developing previously developed sites before Greenfield sites, rather, the PPS seeks to ensure the delivery of appropriate housing in the right place at the right time.
- 4.6 Given the clear benefits associated with the development of this site which includes; creating a high quality family housing development at the gateway to Liverpool John Lennon Airport, creation of high quality open space that will be accessible from the neighbouring residential area and, making an important contribution to meeting strategic housing requirements, it is clear that the development fully accords with PPS3 and the overall aims and objectives of the UDP.

### Housing Land Supply

- 4.7 The Council does not appear to have produced a five year housing land supply statement, however, relevant information is contained within the Annual Monitoring Report, with the latest being produced in December 2010.
- 4.8 Paragraph 6.7 on the AMR concludes that the Council can easily demonstrate a 5 year land supply based on the following:
- |  |                                   |
|--|-----------------------------------|
| ▪ Sites with planning permission at 1 <sup>st</sup> April 2010 | 7,795 (net)                       |
| ▪ Additional sites capable of delivery                         | 9,240                             |
| ▪ Strategic Requirement 2010-2015                              | 11,700 (inc 20% for growth point) |
- 4.9 Whilst the AMR has concluded that a five year supply can easily be demonstrated, it is questionable whether this is the case. For example, if the figure for sites with planning permission at April 2010 is added to those additional sites capable of delivery over the 5 year period this equates to 17,035 and therefore a 7.28 year supply of deliverable housing sites. However, if only those sites with planning permission are set against the 5 year requirement, this relates to around a 3.31 year supply.
- 4.10 Given that it is well documented in the SHLAA and AMR that many planning consents across the city are for higher density apartment led schemes, it is clear that such sites in the current market are either not going to come forward or will at the very least



come forward at a far reduced rate than prior to the recession, therefore, it would appear unlikely that the council can demonstrate a five year supply of deliverable housing sites when considered in the context of PPS3 and delivery in current market conditions.

## **Conclusion**

- 4.11 It is clear that the housing requirement for Liverpool is significant and that there is a requirement for accelerated growth to 2016 in-light of Growth Point Status. Whilst the council can demonstrate a significant supply in committed planning consents, it is clear that many of these relate to higher density apartment schemes that for the time being have stalled due to economic conditions. It is therefore clear that the council must consider alternatives in the meantime to ensure the continued delivery of housing across the city. Schemes such as this must be supported to ensure the continued delivery of housing as per the requirements of national, regional and local level policy.

## **Design and Access**

- 4.12 The supporting Design & Access statement sets out the design philosophies that have underpinned the evolution of the chosen layout. The layout creates a number of distinct character areas, all of which are bound together by a high quality public realm layout. The overriding features are outlined below.

- The plan mediates the scale between the wide Speke Hall Avenue and the smaller scale domestic streetscapes it has generated. The variety of scale and massing ensures that the containment and enclosure of the various spaces generated across the scheme ensures a very place specific character to each.
- At every point within the layout there is interest and variety, and the landscaping plays a key role in binding together the overall development, with a key space dedicated to public open space within the centre of the site - a space which spills out and links together the shared surface streets around it [crossing the main highway to do so].
- Pedestrian linkages into the surrounding housing stock ensure that this development knits into the surrounding community, and these linkages are in very strategic key areas, where a sense of quality has been generated.
- The parking solutions are varied across the site, in line with the guidance from 'parking, what works where' and all current cabage guidance. The form of the

development ensures that it would generate a high building for life score; being a very place specific masterplan which generates within it some very interesting spaces and characters, and offers a very broad mix of different types of accommodation.

- Within the character areas, all elements of the scheme have been considered in the generation of variety, from materials, to density, to massing, scale, unit types, parking solutions, street layout, and boundary treatments. This holistic approach to the design of these spaces ensures that they are very much place specific.
- Streetscape has been the most important element in determining the layout, with the choice of paving materials being lead by a desire for quality - hence the contrasting colour small scale tegula pavements being used with flush kerb details and high quality, local and native hedge and shrub planting and tree planting. The street scenes on this scheme will not only be place specific, but of an enviable quality.
- The architecture addresses a number of issues, addressing the need for a contemporary feel, and distinct identity to the site, whilst maintaining the basis of the domestic feel. Its language and repetitive use of elements creates a feeling of unity across the site, whilst always working hard within a common language to ensure a sense of distinction between each unit. The roofscape is varied and interesting, and the subtle shifts in materials between a predominantly brick faced architecture to a rendered facade ensures that the character shifts still work within the confines of a balanced scheme which feels part of a wider whole.

## Highways

- 4.13 The supporting Transport Assessment (TA) identifies two points of access to the site, a signalised access off Speke Hall Avenue / Stirling Road and an extension to Cartwright's Farm Road. The TA demonstrates that there will be no adverse impact on either junction and there is sufficient capacity within the highway network to accommodate the proposed development.

## Ecological Survey and Assessment

- 4.14 A comprehensive survey of the site was carried out in late March 2011. The scope of the survey undertaken is sufficient to enable the identification and accurate assessment of any potential ecological constraints and opportunities associated with the development proposals.

- 4.15 Following the survey work it was concluded that the site is largely grassland. The survey also concludes that the grasslands have local ecological value only and the recommendations comprising habitat creation and landscape planting, in connection with the proposed development, will contribute to the continued attraction of biodiversity, such as nesting birds and invertebrates to the site.
- 4.16 Whilst a single strand of Japanese Knotweed is present within the site, there are no other invasive weeds listed under schedule 9 of the Wildlife and Countryside Act 1981 such as Giant Hogweed present within the site. The assessment puts forward a strategy for treating the small amount of Japanese Knotweed that is present.
- 4.17 It is concluded that the principle of the proposed development is acceptable in terms of ecology and nature conservation.

### **Flood Risk**

- 4.18 The supporting Flood Risk Assessment confirms that the site is located within Flood Zone 1 and therefore has a low probability of flooding. The site is therefore considered suitable for a residential use.

### **Sustainability**

- 4.19 The supporting D&A statement has provided details of the ways in which the proposed development is considered to contribute towards sustainable development. The scheme proposals are designed to provide an inclusive, safe and well managed environment. The site is currently of low ecological value, the introduction of new landscaping is considered to enhance its value for wildlife.

Barratt Homes is committed to the following:

- Recycling of materials – currently over 80% of construction waste from development sites is sorted at source and recycled;
- Remediation – during the last 10 years, over 95% of Barratt sites have been brownfield. Barratt has invested considerable resource into making these damaging sites safe and attractive places to live;
- Sustainability – all Barratt suppliers must use materials from sustainable sources or be ISO14001 accredited themselves. All timber is sourced sustainably, including that used internally;
- Surface Water Regulation – close consultation with the Environment Agency (EA) and United Utilities (UU) to develop appropriate drainage strategies that include varying methods of water attenuation;
- Potable Water – the use of flow-restrictors on taps and showers to reduce water usage to 125L per person per day. Dual flush toilets are also used as standard.

- Considerate Constructors – all Barratt Manchester sites are registered with this scheme and independently audited.

### **Planning Contributions**

- 4.20 Planning contributions will be discussed with the council throughout the determination process.

## **5 Community Engagement**

- 5.1 This section of the report outlines the steps that have been taken to engage with the local community pre-submission of a planning application. Whilst this is not required by local planning policy, this approach was discussed with officers throughout pre-application meetings.

### Liverpool City Council Statement of Community Involvement (2007)

- 5.2 The Statement of Community Involvement (SCI) was adopted by the council during July 2007. The SCI sets out the various ways in which residents of the borough will be consulted on regarding the planning process, both in terms of LDF preparation and the consideration of planning applications.
- 5.3 The SCI sets out a series of recommendations and advice for applicants regarding pre-application engagement with both the local planning authority and local residents.
- Undertake pre-application discussions with the council at an early stage;
  - Make proposals available for public view;
  - Circulate a leaflet outlining their proposals to local residents;
  - Arrange a meeting with groups in the community (e.g. Parish Council, residents associations, interested parties, neighbours)

The SCI recommends that a record of consultation is maintained and to submit a consultation statement with any subsequent planning application.

### Method of Community Engagement

- 5.4 Pre-application meetings took place with various council officers at Liverpool City Council between January 2011 and July 2011 to discuss residential development in this location.
- 5.5 In addition to pre-application meetings with the council, a leaflet was prepared to outline the proposed development and to seek the views of local residents (see appendix 2). 275 leaflets were distributed to an area stretching well beyond the site (see appendix 3 for indicative plan) to ensure that the views of the community beyond the immediate site had the opportunity to comment.
- 5.6 The leaflets were distributed on 16<sup>th</sup> and 17<sup>th</sup> July. At the time of writing this report, 2 weeks since the leaflets were distributed, 5 responses have been received (see table below from breakdown of responses.)

**Table 2 – Breakdown (by type) of consultation responses received**

Oppose	3
Support	1
Undecided	0
Not known	1

5.7 The total number of responses received reflects a 2% response from the number of households consulted.

5.8 The key issues arising from responses received to date are summarised below.

- Consideration needs to be given as to how the site integrates with the wider community in Speke;
- Recently built housing in the area is currently unsold, has been vandalised and now creates an eyesore;
- The local amenities (e.g. the Crescent Shops are inadequate);
- There is a serious lack of green spaces and parkland in the area – the site was a former sports field;
- Concern that adding additional people to the locality may exacerbate already existing social problems;
- Housing would be a good prospect for the area;
- The development should only consist of 2 storey properties, multi-storey buildings would be an eyesore;
- There is not a need for further housing / cars in the local area which would only congest local roads and endanger children's safety;
- There is a need for safe green areas for children to play, this would be advantageous for local families.

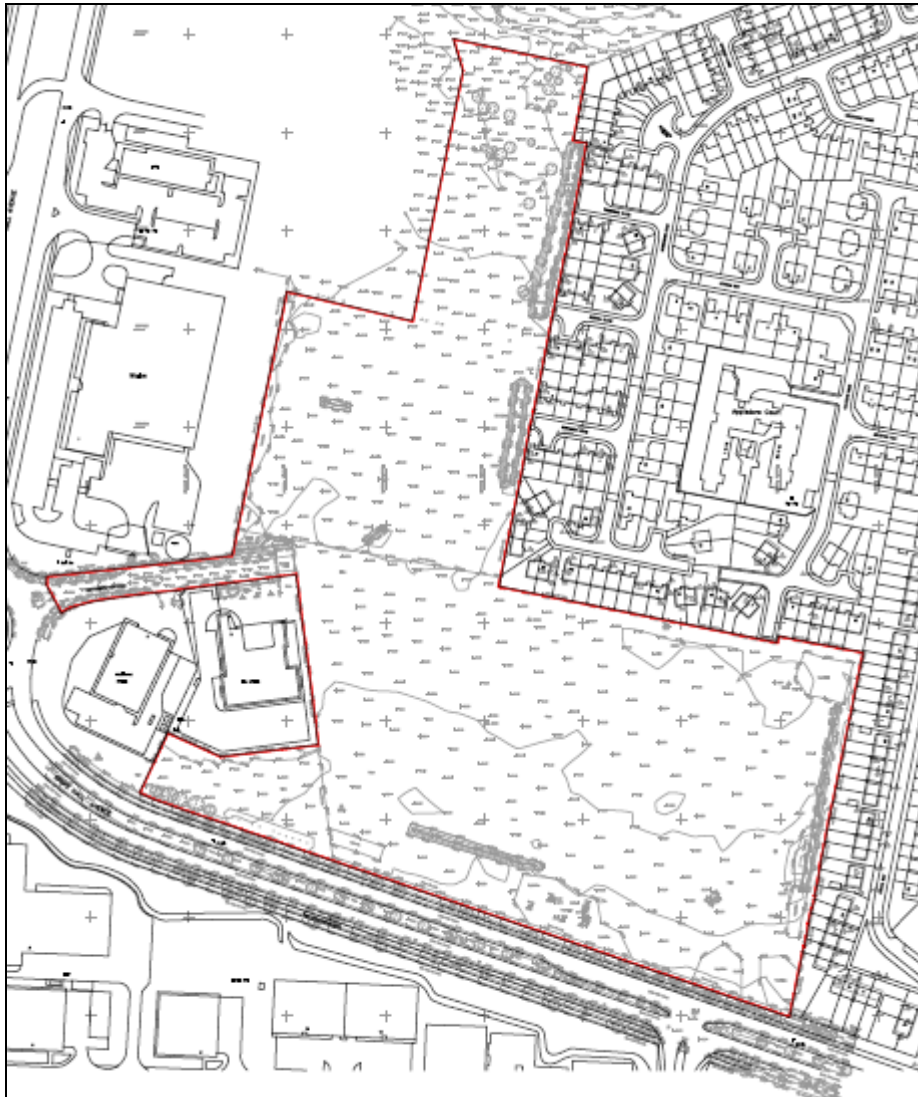
5.9 All of the issues raised above have been addressed either in this report, the accompanying Design and Access Statement or within individual reports that accompany this planning application.

A letter has been sent to all residents that responded to outline amendments to the proposal taking account of their comments, or where this has not been possible an explanation outlining why the scheme cannot be amended.

## **6 Conclusions**

- 6.1 The planning statement and other accompanying information has highlighted the clear benefits of the proposed development and the way in which proposals meet both national and local planning policy, the following conclusions summarise the merits of the development.
- 6.2 Part of the site is allocated in the UDP for a mix of uses of which residential is one of. The remainder of the site is also allocated for a mix of uses and whilst this does not include residential, it is clear that a mix of uses are already present in the immediate area of the site, and therefore the aims and objectives of the policy have been realised. It is therefore considered that residential on this part of the site is acceptable.
- 6.3 Throughout the design process of this proposal, Barratt Homes have worked closely with the council to deliver a high quality scheme. It is considered that the proposal integrates with the wider area, provides important open space for the wider community and significantly improves the approach to Liverpool John Lennon Airport.
- 6.4 The proposed development will contribute towards on-going regeneration in this part of Speke and will further assist the council to improve the area by providing high quality family housing and important useable open space.
- 6.5 The Growth Point Status awarded to Liverpool City Council clearly seeks to accelerate housing delivery; however, this is set against low completion rates given current economic uncertainty. Barratt Homes have a proven track record of delivery, therefore this proposal will assist the council in meeting the overall aims and objectives of the Growth Point Initiative.
- 6.6 The sites have been identified in the SHLAA as being within Category 1 and therefore considered to provide the best opportunity in terms of suitability, availability and achievability. As such they have been placed within the 5 year supply.
- 6.7 It is clear that the proposed development complies with national and local planning policy. Furthermore, the proposal reflects emerging guidance set out in the National Planning Policy Framework (NPPF) that seeks to deliver family housing in the right locations. Taking this and all other matters highlighted in this statement into account it is considered that that the proposed development should be granted planning consent without delay.

## Appendix 1 – Application Site





## Appendix 2 – Community Engagement Leaflet



### Proposed Residential development at: **Speke Hall Avenue, Liverpool**

#### **New Housing Proposal...**

This leaflet has been produced in order to share with you, the local community, our ideas for the proposed regeneration of the land located at Speke Hall Ave, Liverpool.

Barratt Homes in conjunction with Peel Investments Ltd are seeking to develop around 19 acres of the previously undeveloped site (as pictured) which is currently unused scrubland.

Barratt Homes and Peel Investments Ltd are now working together to bring forward a planning application for this housing development. The development will comprise of approximately 270 new homes in an array of different shapes and sizes. We would welcome your comments and observations.

A copy of the site plan can be found on the reverse.

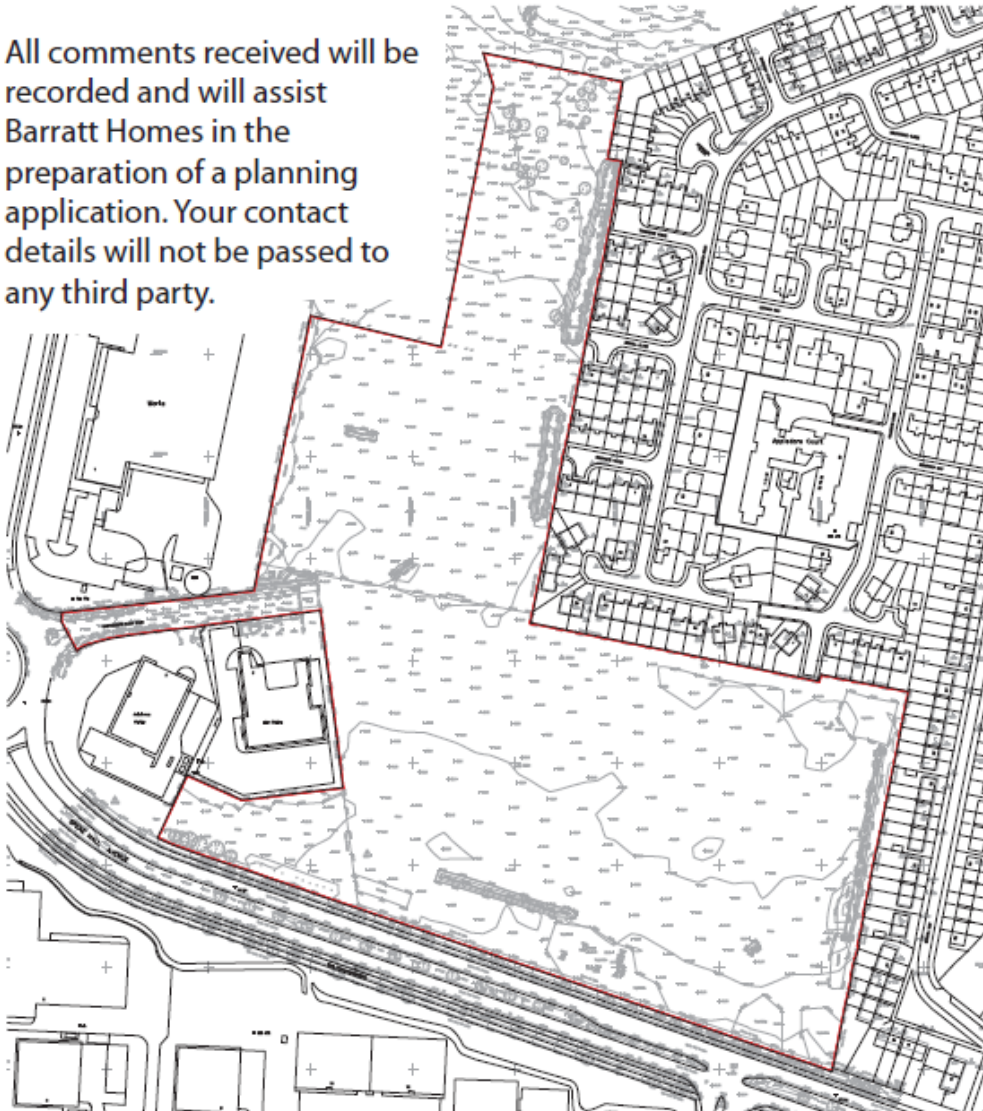


In association with: **DK-Architects** and 



Proposed Residential development at;  
**Speke Hall Ave, Liverpool**

All comments received will be recorded and will assist Barratt Homes in the preparation of a planning application. Your contact details will not be passed to any third party.



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In association with: **DK-Architects** and 

### Appendix 3 – Area of Distribution (consultation leaflet)

