

Planning Statement

Land at Woolton Road, Allerton, Liverpool, L18
9UZ

December 2019

Turley

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Client

Redrow Homes NW

Our reference

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Executive Summary

1. This Planning Statement supports an application for the approval of alternative reserved matters in relation to the residential development of Redrow's housing development at Land at Woolton Road, Allerton. It proposes a re-plan of Parcel A of the Land at Woolton Road site, increasing the number of dwellings on that part of the site from the 49 dwellings approved by reserved matters permission ref: 18RM/1427 to 68 dwellings.
2. There would be no changes to the previously approved development on Parcels B and C of the wider Land at Woolton Lane site, or the extensive areas of landscaping and public open space.
3. The principle of the proposed development and matters of access have already been confirmed to be acceptable through the grant of outline planning permission on appeal¹.
4. The proposed development would comply with the parameters established at the outline stage, including:
 - The number of dwellings proposed as part of this application, plus the number of dwellings previously approved on Parcels B and C, would not exceed the total number of dwellings permitted across the site at outline stage;
 - Development would be restricted to the parcels identified on the Parameters Plan approved at outline stage;
 - The number of dwellings proposed and the density of development would not exceed the maximum number of dwellings or the maximum density shown on the approved Parameters Plan for Parcel A;
 - The height of built development would not exceed the maximum parameter height of 11.5 m;
 - A 5 m buffer between built development and the retained trees on the site would be maintained;
 - No changes would be made to the landscaping scheme approved under the previous reserved matters consent. As a result, the proposed landscaping would comply with the Landscape Masterplan approved under the outline consent;
 - There would be no impact on the key "boulevard" view from Allerton Priory to the Mersey within Parcel B.
5. Whilst this application proposes an increase in the number of dwellings on Parcel A, only minor changes to the layout of development and the appearance of dwellings are proposed from that approved by the previous reserved matters consent. There would

¹ Ref: APP/Z4310/W/16/3166010

not therefore be any significant differences between the matters approved through the previous reserved matters consent and the currently proposed development. In particular:

- the previously approved block layout is still proposed, containing a hierarchy of streets
 - plot sizes would remain of a suitable scale, giving the site an open and spatial feel
 - Whilst the orientation of dwellings on some areas of the site would be different to that previously approved, dwellings would still be orientated to face the street, creating natural surveillance. With the proposed layout there would be a greater level of natural surveillance of the areas of public open space and the character of the open space to the south of the application site as a linear park or “avenue” would be enhanced
 - Dwellings would not encroach closer to surrounding dwellings than the previously approved layout, ensuring no greater impact on residential amenity
 - The revised layout would have no greater visual impact than the previously approved development, as confirmed by the LVIA submitted with the application
 - Whilst different house types are proposed, they would all be taken from Redrow’s “Heritage Collection” and of a similar appearance to the previously approved dwelling types and development Parcels B and C
 - The appearance of the proposed development would still ensure that the “character areas” proposed in the outline permission and previous reserved matters consent would be delivered
 - Boundary treatment would be similar to that previously approved and consistent with the approach taken across the site
 - No changes are proposed to the approved landscaping scheme; in particular the tree belt on the wider Allerton Road site boundary would be retained and enhanced, as previously approved
6. The previous reserved matters consent confirmed that matters of appearance, scale, layout and landscaping would be acceptable and would not give rise to issues of heritage, ecological, landscape, visual, or amenity impact. As the proposed development only proposes minor changes to these matters, it would also be acceptable when assessed against policies in the UDP.
7. The application is accompanied by a LVIA update, Heritage Statement, Arboricultural Impact Assessment, a Phase 1 Geoenvironmental Appraisal and updated information on ecology. These documents further demonstrate that the proposed development would comply with policies in the UDP and the parameters of the outline planning permission.

8. The proposed development would comply with the relevant policies in the UDP, and the application should be approved without delay in accordance with Paragraph 11 of the Framework.

1. Introduction

- 1.1 This Planning Statement has been prepared by Turley on behalf of Redrow Homes NW (“the applicant” or “Redrow”) in support of an application for the approval of alternative reserved matters in relation to the residential development of Redrow’s housing development on Land at Woolton Road, Allerton.

- 1.2 The description of development is as follows:

“Application for alternative reserved matters following outline approval 16O/1191 relating to the residential development of land at Woolton Road, Allerton; comprising 68 no. dwellings with associated car parking, gardens, internal access roads, landscaping and public open space on Parcel A.”

Background

- 1.3 Outline planning permission was granted on appeal² on 21 February 2018 for up to 160 dwellings, open space and access at Land at Woolton Road. Reserved matters consent pursuant to that outline, confirming details of appearance, scale, layout and landscaping, for 100 dwellings with associated car parking, gardens, internal access roads, landscaping and public open space was approved on 2 November 2018³. Development has now commenced on the southern part of the site (Parcels B and C), but development has not yet commenced on the northern part of the site (Parcel A).
- 1.4 The proposed development seeks reserved matters consent for an amended layout of Parcel A consisting of 68 dwellings, increasing the number of dwellings on that parcel from the 49 previously approved under reserved matters consent 18RM/1427. No amendments are proposed to Parcels B or C, the vehicular access to the site or the areas of landscaping and public open space previously approved.
- 1.5 This Statement is intended to assist Liverpool City Council (“LCC”), as the local planning authority (“LPA”), and other stakeholders in understanding the application site, the proposed development and the prevailing planning policy context.

Application Documents

- 1.6 A list of the documents submitted in support of the reserved matters application is provided at [Appendix 1](#). A review of relevant documents is provided within this Statement.

Structure of this Statement

- 1.7 The remaining sections of this Planning Statement are structured as follows:
- Section 2: Site Location and Description – provides a brief description of the application site and its location

² Ref: APP/Z4310/W/16/3166010

³ Ref: 18RM/1427

- Section 3: Relevant Planning History – summarises the application site’s relevant planning history
- Section 4: Proposed Development – describes the proposed development for which reserved matters approval is sought
- Section 5: Planning Policy Context – confirms the relevant national and local planning policies and other material considerations against which the proposed development should be assessed
- Section 6: Planning Appraisal – Appraises the proposed development against the relevant planning policy framework
- Section 7: Summary and Conclusions – provides an overarching summary and concluding remarks

2. Site Location and Description

Site Location

- 2.1 The application site is located in the suburb of Allerton, approximately 7 km to the south east of Liverpool City Centre and 3 km to the north west of Liverpool John Lennon Airport.
- 2.2 The application site forms part of Redrow's wider Land at Woolton Road site, which extends to approximately 13.5 ha. It is bordered to the north by the private driveway to Ye Priory Court; to the north east by Ye Priory Court and Allerton Priory, both of which are now in residential use; to the south east by The Orchard care home; to the south by Woolton Road; and to the west by Allerton Road.
- 2.3 Allerton Priory is a Grade II* Listed building and Priory Lodge is Grade II Listed.
- 2.4 The Land at Woolton Road site is enclosed by a boundary wall that originally defined the extent of the former grounds of Allerton Priory.
- 2.5 To the east of the Land at Woolton Road site, on the opposite side of Allerton Road, are residential dwellings, predominantly comprising two-storey semi-detached properties. To the north of the site, beyond the private driveway of Ye Priory Court is a bridleway and Allerton Park Golf Course. To the south, on the opposite side of Woolton Road is a public park, Clarke Gardens.
- 2.6 Housing development approved by the previous reserved matters consent (ref: 18RM/1427) is in the process of being constructed on the southern part of the site, within what is referred to as Parcels C and B. Two vehicular accesses have been constructed from Woolton Road, providing access into Parcels C and B, and a further access has been constructed from Allerton Road providing access into the current application site (Parcel A)

Site Description

- 2.7 The application site forms the northern part of the wider Land at Woolton Road site, known as Parcel A. It currently comprises a flat cleared site that is being used for the storage of materials and groundworks from the housing development currently under construction on the wider site.
- 2.8 It extends to approximately 3.45 ha in area. Mature tree belts are located on the application site boundaries to the north, east and west, with a temporary wooden fence currently forming the southern border and separating the land from the ongoing housing development to the south. This boundary treatment limits views into and out of the site.
- 2.9 Vehicular access to the site, approved under the outline permission has been constructed from Allerton Road.

3. Relevant Planning History

Outline Planning Permission

- 3.1 An application for outline planning permission for up to 160 dwellings and open space with all matters reserved except for access was submitted to LCC in May 2016 (ref: 16O/1191).
- 3.2 The application contained a Parameters Plan, a copy of which is enclosed at [Appendix 2](#). The Parameters Plan identified three distinct development parcels on the site surrounded by extensive landscaping and areas of open space.
- 3.3 The application was refused on 10 January 2017.
- 3.4 An appeal⁴ against the refusal of outline planning application 16O/1191 was allowed, and outline planning permission granted, on 21 February 2018.
- 3.5 In allowing the appeal, the Inspector considered the main issues to be, *inter alia*:
- The effect of the proposals on the setting of Allerton Priory and the setting of the Priory Lodge
 - The effect on the boundary wall
 - The effect of the proposed development on ecology and biodiversity
 - The effect of the proposed development of the Calderstones / Woolton Green Wedge
- 3.6 We highlight the Inspector's findings in relation to these main issues below.

Effect on Listed Buildings

- The site and the boundary wall form part of the setting of the listed Allerton Priory and Priory Lodge, but do not form part of the curtilage of the listed buildings.
- The housing to be developed on the site would be confined to 3 defined areas leaving the vegetated margins of the site undisturbed, saved for limited tree removal at the proposed accesses. An area of open grassland would be maintained to the south of Allerton Priory, as would the woodland running through the centre of the site and in its south east corner. Therefore, whilst the introduction of housing would change the character of the site, the historic structure of the agricultural landscape and its physical separation from surrounding roads and housing would remain legible, as would its association with the parkland of Allerton Priory.
- Some roofs of the proposed dwellings would be visible through the trees, particularly during the winter months, altering to some extent the outlook from

⁴ Ref: APP/Z4310/W/16/3166010

the upper levels of Allerton Priory. However, vegetation across the site would remain a prominent feature, even if some was removed. Importantly, far views to and across the Mersey would be retained and a sense of the mansions commanding position would be preserved.

- The Parameters Plan provides for a set back of the proposed housing from the garden boundary of Priory Lodge and intervening planting. The degree of separation would be sufficient to ensure no harmful visual coalescence with the new development and Priory Lodge would remain readily recognisable as the lodge to Allerton Priory.
- Impacts on the significance of Allerton Priory and Priory Lodge would therefore be less than substantial.

Effect on Boundary Wall

- Only small parts of the boundary wall would be removed to create access into the site. Various parts of the wall are in a poor state. Therefore, whilst the development would result in the loss of some areas of the wall, the submitted Section 106 Agreement would assist in securing the wall's long term future, preserving its heritage significance.

Effect on Ecology and Biodiversity

- The site lies within an area identified as a potential Local Wildlife site.
- The proposed housing would be confined to the 3 areas defined on the Parameters Plan and a Landscape Management Plan would be secured by condition. Part of the existing scrub habitat would be retained and supplemented. The retained habitats and newly created habitats, corridors and green spaces could thereby be managed in perpetuity according to ecological principles consistent with the Merseyside Local Biodiversity Action Plan.
- The proposals would retain priority habitat woodland and vegetation around the periphery of the site. Housing would be off-set from the woodland by a minimum of 5 m and the buffer zone between the housing and woodland could be planted and managed for biodiversity.
- The open areas would be planted and managed to retain and promote the ecology of and biodiversity of the site in perpetuity. This was considered a substantial benefit of the proposal, and was given considerable weight by the Inspector.

Effect on the Calderstones and Woolton Green Wedge

- The site does not form the full role of the Green Wedge as it is not available for recreational purposes.
- As a result of the housing being restricted to the areas shown on the Parameters Plan, and due to the retention and planting of boundary vegetation, the visual intrusion of the proposed development would be limited.

- The set back of housing from Allerton Road in particular would ensure that the development would be seen to have a spacious and verdant character that would distinguish it from the more dense development on the western side of the road.

Other Considerations

- 3.7 The Inspector also confirmed that as development would be confined to the developable areas on the Parameters Plan, houses would be a substantial distance from the surrounding dwellings, including Priory Lodge and Ye Priory Court. There would therefore be no unduly intrusive views to these dwellings and their private gardens. She also concluded that three access points were acceptable.

Approval and Conditions

- 3.8 In allowing the appeal the Inspector confirmed that the principle of up to 160 dwellings on the site would be acceptable, subject to the development being compliance with the Parameters Plan submitted with the outline application.

- 3.9 The appeal was allowed subject to a number of planning conditions. The following are of most relevance to this application:

- Applications for approval of reserved matters shall be made no later than 3 years from the date of the permission (i.e. by 21 February 2021) (condition 2)
- Development should be carried out in accordance with the plans approved at outline stage. This included the Parameters Plan (condition 5)
- Reserved matters applications shall be in accordance with the principles set out in the Landscape Management Plan approved in accordance with condition 21 of the outline approval and the Landscape Masterplan approved under the outline permission (condition 14)
- No development shall take place until a Landscape Management Plan, incorporating a habitat / ecological management plan has been submitted to and approved in writing by the local planning authority (condition 21)
- The reserved matters applications shall ensure that a 5 m buffer is maintained between the canopies of the existing trees on the site and any new built development, including private gardens (condition 22)
- Details submitted as part of reserved matters applications shall show all publically accessible open space within the development, and publicly accessible routes across and through the land. For the avoidance of doubt, this shall be no less in area than the land identified on the approved Parameters Plan (condition 33)

Reserved Matters Consent

- 3.10 A reserved matters application (ref: 18RM/1427) (hereafter referred to as “the previous reserved matters application” or “the previous reserved matters consent”) pursuant to the outline was submitted in May 2018 proposing 100 dwellings across

Parcels A to C of the site. Details of landscaping, appearance, layout and scale were submitted for approval.

- 3.11 That application proposed a mix of 3, 4 and 5 bedroom executive homes across the development comprising 49 dwellings on Parcel A, 32 on Parcel B and 19 on Parcel C.
- 3.12 The layout showed the three development parcels separated by extensive areas of public open space and protected tree belts. A large area of public open space was proposed towards the centre of the site. This would contain footpaths providing public access. In total, 6.64 ha of open space was proposed, significantly in excess of the policy requirements in the Unitary Development Plan.
- 3.13 The approved layout, a copy of which is attached at Appendix 3, showed dwellings informally arranged around the open space in order to create a soft, informal frontage, whilst still facing the street to provide natural surveillance.
- 3.14 Parcel B contained a “boulevard” forming a view corridor from the south of the site towards Allerton Priory. This responded to the important views over the Mersey from the Priory established at outline stage and shown on the Parameters Plan.
- 3.15 The reserved matters application proposed dwellings of various ridge heights and roof forms to create variation and interest. No dwellings would have roof heights greater than 11.5 m in order to comply with the parameters established at outline stage in response to the surrounding designated heritage assets.
- 3.16 A detailed Landscape Masterplan was submitted alongside the reserved matters application to demonstrate that the proposed landscaping would comply with the Landscape Management Plan approved at outline stage.
- 3.17 The proposed landscaping retained the existing woodland and enclosed character of the site, with the majority of existing trees being retained. In accordance with condition 22 of the outline permission, a 5 m buffer was shown between dwellings and the canopies of trees along the boundary of the site.
- 3.18 Additional boundary planting was shown on the landscape plans in the vicinity of Priory Lodge to provide additional screening.
- 3.19 The application was approved on 2 November 2018. The main points to note from the Planning Officer’s Report can be summarised as follows:
 - The development proposed was within the developable areas on the Parameters Plan approved at outline stage and would not exceed the 11.5 m maximum height parameter.
 - The proposed layout is set back from the boundaries of the site, providing a spacious feel and verdant character.
 - While dwellings would be visible for various times of the year; the visual impact on existing dwellings and persons passing by the site were deemed to be acceptable by the Inspector at outline stage.

- The siting and orientation of dwellings would comply with LCC's interface distances.
- The layout would ensure a development that is as open as possible to reflect the character of the site.
- There would be no impact on the amenities of surrounding dwellings (including Priory Lodge and Ye Priory Court) due to the distances between development on the site and these dwellings, which exceeded 55 m.
- Dwellings would be visible from the upper floors of Allerton Priory, but are heavily screened for much of the year and would be over 160 m away. Whilst visible from upper levels of the Priory and the access drive to Ye Priory Court, such impacts were considered acceptable at outline stage.
- The proposed landscaping details would deliver appropriate mitigation in ecological terms, as required by the Landscape Management Plan, albeit in a slightly different way than originally approved at outline stage. Hedgerow widths would be narrower (1.2 m compared to 2 m shown on the outline Landscape Management Plan). This is off-set however by longer lengths of native species rich hedgerow, maintaining the ecological mitigation aims and allowing better integration of development areas into the public open space.
- The issue of impact on listed buildings was considered acceptable at outline stage. The Inspector stated that there would be less than significant harm provided that development is confined to the identified development parcels on the Parameters Plan and was no higher than 11.5 m. The development proposed complied with this.
- Highways matters were considered at outline stage and the associated impacts of increased traffic from 160 dwellings was deemed to be acceptable.

3.20 In recommending approval of the reserved matters application, the planning officer's report concludes that the submitted layout was in accordance with the parameters approved at outline stage. The housing design was also considered to be an appropriate response to its setting and impacts on nearby occupiers were found to be minimal. The Head of Planning was also satisfied that the ecological mitigation principles identified through the Landscape Management Plan at outline stage would be delivered through the detailed landscape details submitted with the reserved matters application.

4. Proposed Development

- 4.1 This application seeks approval of reserved matters of appearance, layout, landscaping and scale in relation to an alternative development of Parcel A of the Land at Woolton Road site.
- 4.2 In summary, the proposed development would increase the number of houses on Parcel A from the currently approved 49 dwellings under reserved matters permission ref: 18RM/1427 to 68 dwellings.
- 4.3 The increase in the number of dwellings proposed would require small alterations to the previously approved layout. No changes would be made to the approved layouts of Parcels B and C or the landscaped areas of the site outside of the development parcel from those details approved by reserved matters application ref: 18RM/1427.
- 4.4 Details of the matters for which approval is sought in this application, and a description of differences from those previously approved are provided below.

Scale

- 4.5 Reserved matters permission ref: 18RM/1427 granted consent for 100 dwellings across parcels A, B and C. This included 49 dwellings on parcel A.
- 4.6 The current application proposes to increase the number of dwellings on Parcel A from the previously approved 49 to 68 dwellings.
- 4.7 This proposed increase in the number of dwellings would result in 119 dwellings being constructed across the 3 parcels on the Land at Woolton Road site. The total number of dwellings across the site would not therefore exceed the 160 maximum established by the outline planning permission, and would remain under the maximum 70 dwellings for Parcel A shown on the approved Parameters Plan.
- 4.8 The scale of development, in terms of the number of dwellings proposed would therefore continue to comply with the parameters approved at outline stage.
- 4.9 The maximum dwelling density approved at outline stage, and shown on the Parameters Plan, for Parcel A was between 21 and 25 dwellings per hectare (dph). The density of the proposed development would remain lower than this maximum at 20 dph.
- 4.10 The scale of the proposed dwellings would remain similar to development approved by the previous reserved matters application, albeit there would be a greater number of smaller dwellings than previously approved.
- 4.11 Table 4.1 below provides a breakdown of the size and type of dwellings proposed.

Table 4.1: Proposed Housing Mix

House Type	Internal Floor space (sq ft)	Dwelling Type	Parking Arrangements	No. of Dwellings
Oxford	1,318	4-bed detached	Integral single garage	8
Oxford / LS	1,318	3-bed detached	Integral single garage	8
Cambridge	1,394	4-bed detached	Single garage	8
Leamington	1,417	3-bed detached	Single garage	14
Canterbury LS	1,482	3-bed detached	Double garage	5
Shaftsbury	1,427	4-bed detached	Single garage	6
Harrogate	1,555	4-bed detached	Double garage	5
Sunningdale	1,653	4-bed detached	Integral double garage	6
Henley	1,769	4-bed detached	Integral double garage	4
Richmond	2,042	4-bed detached	Integral double garage	3
Harlech	1,312	4-bed detached	Single garage	1
Total No. of Dwellings				68

- 4.12 As approved by the previous reserved matters application, there would be variations in eaves and ridge heights, as well as roof forms. This would create interest and variety in the street scene. The height of dwellings would not exceed the maximum parameter of 11.5 m established at outline stage.
- 4.13 By complying with the parameters established at outline stage, the scale of the proposed development, and its density, would continue to reflect the character and scale of existing housing within the locality, as well as the constraints posed by the site's proximity to designated heritage assets (including Allerton Priory and Priory Lodge).

Layout

- 4.14 The proposed development would not result in changes to the overall layout of the wider Land at Woolton Road site. The site would still comprise 3 development parcels separated by extensive areas of landscaping.
- 4.15 Only small scale changes to the layout of Parcel A from that previously approved are proposed. The density of development would be increased resulting from a reduction in the size of dwellings; consequently the developable area of the site would remain the same and no dwellings, gardens or areas of hardstanding would be located outside of the development parcel approved at outline stage and shown on the Parameters Plan.

- 4.16 The main differences between the current and previously proposed layout are:
- The number of dwellings would be higher across the southern boundary of the site, facing the public open space between Parcel A and B; along the two central east-west and north-south “primary streets”; and along the northern edge of the developable area.
 - Dwellings in the south eastern corner of the site would be oriented to face the public open space to the south and would be accessed by a shared drive running along the southern edge of the site; whereas in the previously approved layout dwellings in this area were oriented to face either east or west and were either accessed of a “primary street” or a shared driveway on the site’s eastern boundary.
 - Dwellings in the north eastern corner of the site would be orientated to face the north east and would be accessed from a shared drive along the periphery of the site. The previously approved layout showed dwellings oriented to the north and south in this location.
- 4.17 As with the previously approved layout, the site would be crossed by three roads: two on an east-west axis and one of a north-south axis. At the southern and central parts of the site, these roads would be “primary streets”. They would have a 5.5 m wide carriageway with 2 m wide footways to one or both sides. At the northern end of the site, the roads would be “Secondary streets”. These would have a reduced carriageway width of 4.8 m and would be shared surfaces with grass verges on both sides, and no footways.
- 4.18 Shared driveways are proposed on the periphery of the site to provide a “softer” boundary between the built up areas of the site and the areas of landscaping and public open space, creating a “country lane” character. These shared driveways would be 4.5 m in width and would contain a shared surface.
- 4.19 As with the previous layout, all dwellings would have private driveways, either accessed directly off a primary street, secondary street, or shared driveway. Where dwellings have garages, these would either be integral garages or detached garages set back from the main building line to avoid dominance of vehicles on the street scene. This approach would also enhance the low density of the development by providing visual gaps between dwellings.
- 4.20 The layout of the development has been designed to accommodate all typical service requirements of residential developments, including refuse collection vehicles. Bin storage would be located to the rear of dwellings, with access via a rear gate.

Appearance

- 4.21 The appearance of the proposed development would not be significantly different to that approved by reserved matters consent ref: RM18/1427. The layout would continue to incorporate a series of distinct character areas that focus on the landscape characteristics of the development. These character areas are explained in the Design and Access Statement that accompanies the application.

- 4.22 A range of 11 house types are proposed across the site. Whilst these would be different to those previously approved those currently being constructed on Parcels B and C, they would reflect the character and style of those dwellings. Features such as gables, bay windows and projecting building entrances would reflect the characteristics of the local surroundings and add further interest to elevations. Multi-paned windows to front elevations would reflect the window style of more traditional buildings within the local area.
- 4.23 The materials to be used in the construction of the proposed dwellings would also reflect those being used in the construction of the dwellings on parcels B and C. External materials would comprise a range of chalk white render, facing and feature bricks. The specific materials to be used are detailed in the Design and Access Statement and the Materials Layout Plan submitted in support of the reserved matters application.

Landscaping

- 4.24 Minimal changes are proposed to the Landscape Masterplan approved by the previous reserved matters application.
- 4.25 The majority of the landscaping and public open space areas of the site are located outside of the red line boundary of this application and there would be limited alterations to the approved landscaping.
- 4.26 A 5 m buffer will be maintained between the canopies of the existing trees on site and any new built development, gardens, roads and utilities. The existing woodland on the boundary of the site would be maintained and enhanced, as previously proposed. These were both identified as key landscape features through the outline appeal decision, with their retention identified as key to minimising visual impact of the proposed development and as an ecological benefit.
- 4.27 No changes are proposed to the quantum of public open space proposed across the wider site. As with the previous reserved matters permission, a total of 6.64 ha of public open space will be provided. The majority of this is located towards the east of the current application site and to the north of Parcel C, forming a focal point to the wider Land at Woolton Road development. The majority of this is located outside of the red line boundary of this application.
- 4.28 Internal landscape planting would, as with the previous reserved matters application, propose 1.2 m high hedgerow planting to define the boundaries of shared driveways.
- 4.29 Boundary treatment to dwelling plots would comprise 1.8 m high close boarded timber fencing, with brick walls to key and corner plots.
- 4.30 Proposed hard landscaping would be identical to that approved by the previous reserved matters application. Primary streets are to be finished with hot rolled asphalt (HRA) with red chipping. Secondary streets are to be finished with Tegula block paving in Pennant Grey and shared and private driveways would be finished with polymer modified bitumen (PMB).

- 4.31 Boundary treatments are detailed on the enclosed Landscape Masterplan and Boundary Treatment plan, and again reflect the boundary treatments approved by the previous reserved matters application.

5. Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that applications for planning permission are determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 For the purposes of this application, the adopted development plan comprises:
- The saved policies of the Liverpool Unitary Development Plan (November 2002) (the “UDP”); and
 - The Joint Merseyside and Halton Waste Local Plan (July 2013).
- 5.3 Other material considerations include:
- National Planning Policy Framework (February 2019) (“the Framework”)
 - National Planning Practice Guidance (various dates) (the “NPPG”)
 - Liverpool Local Plan Submission Draft (May 2018)
 - Design for Access for All Supplementary Planning Document (SPD).
- 5.4 A list of the relevant policies from these document is set out below and a summary of their requirements / key messages is provided in [Appendix 4](#).

Development Plan

Saved Policies of the Liverpool Unitary Development Plan

- 5.5 The application site is designated as Green Space and a Green Wedge on the UDP Proposals Map.
- 5.6 The following saved UDP Policies are considered relevant to these designations and the proposed development:
- Policy GEN2: Open Environment
 - Policy GEN3: Heritage and Design in the Built Environment
 - Policy GEN4: Housing
 - Policy H5: New Residential Development
 - Policy OE3: Green Wedge
 - Policy OE5: Protection of Nature Conservation Sites and Features
 - Policy OE6: Development and Nature Conservation
 - Policy OE7: Habitat Creation and Enhancement

- Policy OE11: Open Space
- Policy OE14: Open Space in New Residential Developments
- Policy HD5: Development Affecting the Setting of a Listed Building
- Policy HD18: General Design Requirements
- Policy HD22: Existing Trees and Landscaping
- Policy HD23: New Trees and Landscaping
- Policy T12 Car Parking Provision for New Developments

Material Considerations

National Planning Policy Framework

5.7 The following sections of the Framework are considered relevant to the proposed development:

- Section 2: Achieving Sustainable Development
- Section 4: Decision-making
- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed places
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment
- Annex 1: Implementation

National Planning Practice Guidance

5.8 The NPPG provides guidance on the application of policies in the Framework.

Liverpool Local Plan Submission Version

5.9 The Liverpool Local Plan will, on adoption, replace the policies in the UDP. The Submission Version of the Local Plan was submitted for Examination in May 2018.

5.10 Paragraph 4 of the Framework states that local planning authorities may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given)

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given)
- The degree of consistency with the relevant policies in the emerging plan to the Framework

5.11 There are outstanding general objections to the Liverpool Local Plan relating to its soundness and procedural aspects. However, there are a number of policies to which no specific objections have been submitted. Those which are of relevance to this application are listed below:

- Policy UD1: Local Character and Distinctiveness
- Policy H7: Primarily Residential Areas
- Policy GI7: New Planting and Design
- Policy GI8: Management and Existing Site Vegetation
- Policy UD5: New Buildings

5.12 The planning officer's report for the previous reserved matters application (ref: 18RM/1427) confirms that the above policies do not attract full weight, but the Head of Planning considers that such policies can be given significant weight in the determination of applications.

6. Planning Appraisal

Principle of Development

- 6.1 The principle of the proposed development has been established through the grant of outline planning permission on the wider Land at Woolton Road site.
- 6.2 The outline permission established the principle of up to 160 dwellings on the wider site. Reserved matters consent ref: 18RM/1427 granted consent for of 51 dwellings across parcels B and C. The proposed development would deliver a further 68 dwellings on the application site (Parcel A), taking the total number of dwellings across the wider site to 119 dwellings. This would remain within the 160 dwelling maximum approved at outline stage.
- 6.3 The outline planning permission requires subsequent reserved matters applications to demonstrate that development on the site would be in accordance with the parameters established at the outline stage.
- 6.4 In particular, it requires development to take place in accordance with the approved Parameters Plan which shows 3 developable areas (Parcels) on the site, and established maximum numbers of dwellings and densities for these areas. The current application site relates to Parcel A. The proposed development would be entirely within the area shown as Parcel A on the Parameters Plan and is entirely in accordance with that plan and, therefore, the acceptable in principle.
- 6.5 The outline permission also requires that no development exceeds 11.5 m in height so as not to negatively impact on surrounding designated heritage assets.
- 6.6 Condition 21 of the outline permission also requires development to be constructed in accordance with the Landscape Masterplan approved at outline stage. As is demonstrated in the Landscape Plan that accompanies this application, which is summarised in the “Landscape” section of this Statement, this requirement would be complied with.
- 6.7 The remainder of this statement will therefore demonstrate that the proposed development would be within the parameters approved at outline stage, and as a result, the principle of the proposed development would be acceptable.

Access

- 6.8 Matters of access were considered at outline stage, both in terms of the access points to the site and the associated impacts of increased traffic from 160 dwellings on highway safety, and were deemed to be acceptable by the Planning Inspector.
- 6.9 The proposed development would result in a lower number of dwellings across the wider Land at Woolton Road site than was approved by the outline planning permission. As the outline planning permission confirmed that the highways impacts of 160 dwellings across the wider site would be acceptable, it follows that the highways

impacts of the fewer number of dwellings that would be delivered by the proposed development would also be acceptable.

- 6.10 The vehicular access into Parcel A from Allerton Road has now been constructed in accordance with the details approved at outline stage.

Design

- 6.11 The design of the proposed development would not be significantly dissimilar to the previously approved reserved matters consent. The principal changes relate to the increased number of dwellings, and therefore higher density of development; a general reduction in the size of dwellings; and some differences in orientation. Nevertheless, the overall layout of the application site, the scale and appearance of dwellings and the landscaping of the site would remain similar to that approved by reserved matters application ref: 18RM/1427.
- 6.12 It was confirmed through the grant of the previous reserved matters application that the design matters (scale, appearance, layout and landscaping) would be acceptable as they would comply with the parameters of the outline permission and the requirements of planning policy.
- 6.13 The changes that are now proposed are relatively minor and, as a consequence, a similar conclusion can be reached with the current proposals.

Scale

- 6.14 While the number of dwellings now proposed (68) would exceed the previous reserved matters approval, it remains less than the 70 dwelling maximum for Parcel A shown on the Parameters Plan approved under by the outline planning permission. The density of the proposed development, which would be approximately 20 dph would also remain under the maximum density of 21-25 dph for Parcel A shown on the Parameters Plan. By complying with the maximum density parameters established at outline stage, the development would retain the spatial character agreed at the outline stage, thus complying with the requirements of UDP Policy HD18.
- 6.15 Whilst the density of the proposed development would be increased from the previous reserved matters application, plot sizes would still remain generous and the massing of the proposed development would be relatively low, reflecting the overall open character of the development.
- 6.16 The height of the proposed dwellings would be similar to those approved under the previous reserved matters permission. Dwellings would be 2 storeys in height and would be significantly lower than the 11.5 m maximum height parameter established through the outline permission. It was confirmed during the outline appeal that dwellings below this maximum height parameter would not result in harm to the surrounding heritage assets or the general character of the area.

- 6.17 The officer's report for reserved matters application ref: 18RM/1427 also confirms that dwellings similar in height and with a similar roof form and type to that now proposed would be acceptable:

"It is accepted that the dwellings would be visible for various times in the year however these impacts on existing dwellings and persons passing the site were deemed to be acceptable by the Planning Inspector in allowing the outline appeal, where this issue was debated at length. In relation to the roofscape, the proposed roofs will be pitched which is entirely in keeping with roofscapes in the vicinity of the application site, including within the Allerton Priory estate."

- 6.18 Therefore, as with the previously approved reserved matters application, the scale of the proposed development would comply with the parameters set out at outline stage. It would also comply with UDP Policy HD18, which requires the scale of development to relate well to its locality and not detract from the City's skyline, roof scape or local views.

Layout

- 6.19 A key consideration during the outline appeal was addressing the setting of the listed Allerton Priory. As referred to in Section 3 of this Statement, this resulted in the production and approval of a Parameters Plan.
- 6.20 The Parameters Plan identified 3 distinct development parcels, separated by tree belts and public open space. The detailed layout of the previous reserved matters application was designed to reflect the Parameters Plan to reduce the impact on the setting of the Listed Allerton Priory. Key features of that layout included:
- Development restricted to the development parcels identified on the Parameters Plan
 - Retention of the woodland tree belt and buffer around the site perimeter
 - The creation of a "boulevard" in Parcel B, protecting the key view from the Priory across to the Mersey
- 6.21 The revised layout now proposed in this reserved matters application would not alter these key parameters. All development, including gardens and areas of hardstanding, would remain within the development parcels shown on the Parameters Plan. No changes would be made to Parcels B or C, which are located outside of the red line of this application. There would not therefore be any impact on the "boulevard" within Parcel B, and the key view from the Priory to the Mersey would be retained. The tree buffer on the periphery of the site would continue to be retained, with this also being located outside of the red line boundary for this application.
- 6.22 The previously approved block layout is still proposed. This would comprise 2 central streets; one on a north-south axis and one on an east-west axis. These two streets would be "principle streets", off which there would be "secondary streets" and shared driveways. A hierarchy of streets would therefore be provided, aiding legibility and movement.

6.23 Whilst the density of the site would be increased, plot and garden sizes would remain generous, enhancing the spatial feel of the site. Garages would be set back behind the building line within each individual plot, further enhancing the spaciousness of the street scene. Such an approach was supported in the previous reserved matters application.

6.24 As with the previously approved layout, dwellings would be orientated to face the street, providing natural surveillance and active frontages. As shown on the Additional Windows Layout Plan submitted with the application, those dwellings that are located on corner plots would have additional windows on their side elevations to ensure dual aspect and natural surveillance of both surrounding streets. Such approach was proposed in the previous reserved matters application and was welcomed by planning officers, with the planning officer's report stating:

"The properties have been designed to be dual aspect where they are on corner plots to ensure street scenes have no dead frontages and actively engage with the street."

6.25 The orientation of dwellings in the south eastern corner of the parcel would be altered from that approved by the previous reserved matters consent. Dwellings in this area would be re-orientated to face the linear open space between Parcels A and B. This would improve natural surveillance of the linear open space to the south, improving its welcoming nature and sense of safety.

6.26 By facing the linear space, these dwellings would replicate the orientation of dwellings in the south western corner of the site, which face the open space and did so in the layout of the previously approved layout. All dwellings bordering this open space (including those outside of the application site within Parcel B) would now face the linear open space. This would strengthen the linear character of the open space and better support its role as a green "avenue", as set out in the Character Area description within the Design and Access Statement for the previous reserved matters application.

6.27 The benefits of dwellings fronting the open space to be provided on the wider site were acknowledged in the planning officer's report for the previously reserved matters application:

"..... the layout has been designed to ensure that wherever possible, dwellings are outward facing into and across the newly created public open space to maximise public policing and to engage with the newly created public open space."

6.28 On the eastern edge of the site, dwellings would also be re-orientated to face the adjacent public open space, with a shared driveway lying between the dwellings and the open space. The alteration would have benefits of improving natural surveillance of the open space and soften the edge of the development, providing a landscaped area of transition between the open space and the built development on the site.

6.29 On the northern part of the site the siting and orientation of dwellings differs to the layout previously approved. However, dwellings would remain a similar distance from surrounding properties, including Ye Priory Court, Allerton Priory and Priory Court and the separation would be well in excess of the council's approved standards. Due to

boundary screening, which would be retained, and the distances involved, there would be no materially different impact on these surrounding residential properties. The proposed dwellings would not have an over-bearing nature and there would be no privacy or other amenity issues.

- 6.30 The application is accompanied by a Landscape and Visual Impact Assessment (LVIA) Additional Commentary document, which updates the LVIA submitted with the outline application and the previous reserved matters application. Those LVIA assessed the impact of the proposed development on views from Ye Priory Court, Allerton Priory and Priory Court and confirmed that any impacts would be localised and limited.
- 6.31 The LVIA Additional Commentary document submitted in support of this application has re-assessed these view for the revised layout and concludes that there would be no material change from the conclusions reached in the previous LVIA. As the localised and limited impact on these views was considered acceptable in the previous scheme and there would be no material change with the now proposed revised layout, the impact is also acceptable.
- 6.32 In light of the above, whilst the proposed development would result in some small scale changes to the layout of the proposed development from that approved by the previous reserved matters consent, these changes would not result in any negative impacts. Indeed, the changes proposed to the orientation of dwellings in the south eastern corner of the site in particular would result in benefits to natural surveillance and the character of the linear open space to the south.
- 6.33 The proposed layout clearly complies with the parameters established in the outline permission the requirements of UDP Policy HD18.

Appearance

- 6.34 Whilst different house types are proposed to those approved through the previous reserved matters consent, they would feature the same design features and materials as those previously approved.
- 6.35 As with the previously approved development, and the housing being constructed on Parcels B and C, the proposed materials have been carefully selected to create a mixed palette of materials, colours and textures to complement the existing local vernacular of the dwellings in the area surrounding the wider Land at Woolton Road site.
- 6.36 Section 12 of the Framework requires development to establish a strong sense of place. This was achieved in the previous reserved matters application through the creation of 4 distinct character areas across the wider site. The proposed development would continue to reflect the character areas established through the grant of the previous reserved matters consent.
- 6.37 The periphery of the site would reflect the “Garden Lanes” Character Area, providing a visual gradient between the housing development and the green buffer at the site boundaries. The area would reflect country lanes with informal shared driveways from which dwellings would be set back. Driveways would be boarded by native hedgerow planting to provide a green buffer and a soft, natural edge to the development.

- 6.38 The southern area of the site would comprise the “Linear Park” Character Area. The proposed re-orientation of the dwellings on the southern boundary of the application site to face the open space in between Parcels A and B would re-inforce the character of this area and enhance its formal “avenue” setting, which is a key feature of the Linear Park Character Area.
- 6.39 The alternative details clearly reflect the character areas and the vernacular of dwellings proposed on Parcels B and C. There would be a continuation of the character of the wider housing being development across the site and the development would relate well to its setting, creating a cohesive style that reflects the character of the wider area.
- 6.40 The scheme would therefore comply with the requirements of UDP Policy HD18, which requires development to include characteristics of local distinctiveness in design, as well as the requirements of Section 12 of the Framework.

Landscaping

- 6.41 A requirement of the outline consent is that any landscaping proposals accord with the principles set out in the Landscape Management Plan approved under the outline consent (condition 22 of the outline approval).
- 6.42 The previous reserved matters application contained detailed landscaping proposals. The main features of these landscape proposals were:
- The retention of the existing woodland tree belt on the boundaries of the wider Land at Woolton Road site, and supplementary planting.
 - An increase in semi-natural broad-leaf woodland, neutral grassland, scrub and shrub habitats and native species rich hedgerow across the site.
 - A 5 m buffer between built development (including gardens and areas of hardstanding) and the canopy of trees.
 - An extensive amount of public open space, amounting to approximately 6.64 ha, substantially greater than the amount of open space required by UDP Policy OE14.
- 6.43 The tree belt on the sites boundary and the significant areas of public open space are located outside of the red line boundary of this application. The proposed development would not therefore alter any of the above features of the approved landscape scheme.
- 6.44 The tree belt on the boundary of the wider Land at Woolton Road site would continue to be retained and supplemented with additional planting, and as proposed at outline stage, would be managed in accordance with ecological principles. This was highlighted as a significant benefit in the outline appeal decision. The proposed 5 m buffer between built development and the canopy of trees is also retained as part of the revised proposals.

- 6.45 As confirmed in the outline appeal decision, the retention and enhancement of these landscape features and their ecological importance would contribute to the ecological quality of the Green Wedge within which the site is located, complying with UDP Policy OE3.
- 6.46 As well as having an environmental benefit, the retention and enhancement of the tree belt would also minimise visual impact of the proposed development, particularly for those dwellings bordering the site and would reinforce the parkland setting of the proposed development. This was confirmed in the outline appeal decision.
- 6.47 Within the red line boundary of this application, as with the previous reserved matters consent, 1.2 m wide native hedgerows would continue to be used as boundaries to the development parcel. Whilst this is a departure from the landscaping proposals approved at outline stage, which proposed 2 m wide native hedgerows, the use of hedgerows of reduced width was confirmed as acceptable through the grant of the previous reserved matters consent. The officer's report stated:

"The main change primarily relates to hedgerow widths however the reduction in widths from 2 m to 1.2 m is considered to have been offset by more extensive lengths of native species rich hedgerow and will not undermine the ability of birds and mammals to move through the site. The changes will maintain the ecological mitigation aims and will allow for a better integration of the development areas to the public open spaces so that they do not feel detached or oppressive when walking through them."

- 6.48 The landscaping to individual dwelling plots would be amended slightly from that approved through the previous reserved matters consent in order to suit the new design and appearance of dwellings. However, the use of 1.2 m high native hedgerows to define the edges of shared driveways would be a continuation of the landscaping scheme approved through the previous reserved matters consent. This would create a more natural street scene and reflect the established character areas.
- 6.49 The proposed landscaping scheme would retain the key landscape features of importance established through the outline permission.
- 6.50 Since the landscape scheme for the previous reserved matters was confirmed to comply with the outline Landscape Masterplan and UDP Policies OE14, GEN3, HD5 and HD23, given that the current landscape proposals are not significantly different, a similar conclusion can be reached.

Impact on Residential Amenity

- 6.51 The officer's report for the previous reserved matters application confirmed that the impacts of the proposed development on the amenity of existing and future residents is acceptable and would comply with the aims and objectives of Policy H5 of the UDP.
- 6.52 The officer's report confirmed that, with the nearest dwelling being located over 55 m from Priory Lodge, the distance between them would be more than double that which would normally be expected in new development. Similarly, proposed dwellings would be over 40 m away from Ye Priory Court and would not impact on the amenity of its residents. Impacts on Allerton Priory were also confirmed to be acceptable, as

proposed dwellings would be over 140 m away and would be well-screened for most of the year by retained and enhanced boundary treatment.

- 6.53 Whilst this reserved matters application seeks consent for an amended layout, the proposed dwellings would not be any closer to Priory Lodge, Allerton Priory or Ye Priory Court than those approved in the previous reserved matters consent, and amenity impacts would remain acceptable.
- 6.54 The layout of the now proposed development ensures that privacy distances would be sufficient between proposed dwellings within the site. The orientation and design of dwellings ensures that there would be no windows that would overlook neighbouring plots
- 6.55 The proposed development would not therefore give rise to amenity impacts and would comply with the requirements of UDP Policy H5.

Impact on Setting of Listed Buildings

- 6.56 The impact of development on the wider Land at Woolton Road site on the setting of the surrounding listed buildings (Allerton Priory and Allerton Lodge) was considered extensively appeal Inspector. As confirmed in the officer's report for the previous reserved matters application, the Planning Inspector was satisfied that provided development was confined to the development parcels identified on the Parameters Plan, was within the 11.5 m height parameter and the boundary tree belt was retained, then any impacts on nearby heritage assets would be less than substantial and would be outweighed by the benefits of the proposed development.
- 6.57 In respect of the impact on the setting of Allerton Priory, paragraph 16 of the outline appeal decision states is clear that, whilst some of the roofs of proposed dwellings would be visible from Allerton Priory during the winter months, vegetation across the site would remain a prominent feature and would screen the majority of views.
- 6.58 In assessing the impact on Priory Lodge, paragraph 17 of the appeal decision confirmed that the set back of dwellings from the Lodge, as a result of development remaining within the defined development parcels on the Parameters Plan, would be sufficient to ensure no harmful visual coalescence and would ensure that Priory Lodge continues to be recognisable as the lodge to Allerton Priory.
- 6.59 The proposed built development would be entirely contained within the development parcels identified on the Parameters Plan and not exceed 11.5 m in height. By complying with those parameters the impacts of the proposed development on the surrounding designated heritage assets would be acceptable.
- 6.60 The Heritage Statement submitted with the application concludes that the proposed development would result in no greater harm to the designated heritage assets surrounding the site than the previously approved development. Therefore, as

confirmed by the Inspector in the outline appeal, the proposed development would result in less than substantial harm⁵.

- 6.61 In such circumstances paragraph 196 of the Framework requires the harm to be weighed against the benefits of the proposed development.
- 6.62 Such a balancing exercise was undertaken at the outline stage⁶, with the Inspector concluding that the following benefits would outweigh the less than significant harm:
- Boosting housing supply in the area;
 - The provision of larger dwellings, and in particular 3 or 4 bedrooms, to meet an long-standing need for larger family homes;
 - The provision of open space that would be accessible to the public;
 - The commitment by the applicant to maintain the historic boundary wall around the wider site.
- 6.63 The proposed development would continue to deliver these benefits and would therefore comply with the requirements of paragraph 196 of the Framework.

Ecology

- 6.64 As explained in the “Landscape” section of this Statement, the retention and enhancement of the tree belt on the perimeter of the wider site and its management for ecology would have significant ecology benefits, as confirmed in the outline appeal and previous reserved matters approval, and would comply with the requirements of UDP Policy OE3.
- 6.65 Condition 20 of the outline approval required the submission of a Construction Environmental Management Plan (CEMP). This was to include a pre-commencement badger survey and a ground based assessment of trees for roosting bats. Such information was submitted as part of the previously approved reserved matters application
- 6.66 This application is accompanied by ecology comments from The Environmental Partnership (TEP). This confirms that an updated badger survey was undertaken on 4 December 2019 and no evidence of badgers was identified within or adjacent to the site. A ground based assessment of trees for roosting bats was also undertaken on 4 December 2019, and TEP ecology confirms that the design of the proposed development and associated construction works would have no direct impact on any trees identified with suitability for roosting bats.
- 6.67 Condition 17 of the outline approval required the submission of a plan indicating the location of bird and bat boxes on the site. The reserved matters application is accompanied by a Bird and Bat Box Plan, reflecting the revised proposed layout.

⁵ Paragraph 18 of outline appeal decision

⁶ Paragraph 74 of the outline appeal decision

- 6.68 The proposed development would therefore comply with the requirements of the outline permission in relation to ecology matters. The additional surveys undertaken, the retention of existing trees on the boundary of the site and the provision of bird and bat boxes would ensure that the proposed development would avoid harm to biodiversity and would provide an opportunity for ecological enhancements. It would therefore comply with the requirements of paragraph 175 of the Framework and UDP Policies OE5, OE6, OE7 and OE11.

Trees

- 6.69 The reserved matters application is supported by an Arboricultural Impact Assessment and Method Statement (AIA), prepared by Trevor Bridge Associates (TBA), which updates the pre-development tree survey undertaken in September 2014, updated in 2015 and 2016 submitted with the outline planning application.
- 6.70 The AIA confirms that, other than those trees which have already been removed to facilitate the creation of the access to the application site from Allerton Road (which has already been constructed), 2 sycamore trees of poor value and one mixed group of poor value would also be removed.
- 6.71 The removal of these trees was confirmed as being acceptable during the previous reserved matters application, with the officer's report confirming:
- "..... 6 trees need to be removed..... The trees are of low quality and the Tree Officer is satisfied that they can be satisfactorily mitigated against through the detailed landscaping proposals."*
- 6.72 The submitted AIA also includes details of tree protection measures that would be employed during the construction of the proposed development to ensure no impact on existing trees during construction work.
- 6.73 The proposed development would not have any additional implications for existing trees on the site than has been considered acceptable in the previous reserved matters application.
- 6.74 Additional tree planting is proposed as part of the landscaping proposals and is shown on the submitted landscaping plans.
- 6.75 The proposed development would therefore comply with the requirements of UDP Policies HD22, HD23, G17 and G18, and paragraph 175 of the Framework.

Ground Conditions

- 6.76 The application is supported by a copy of the Geo-environmental Appraisal Report submitted with the outline application.
- 6.77 This confirms that there are no ground conditions or contamination issues that would make the site unsuitable for residential development.

Flood Risk / Drainage

- 6.78 Matters of flood risk and drainage have been considered to be acceptable through the outline approval and previous reserved matters consent. The principles of a drainage solution, which includes a pumping station in the south western corner of the wider site, have been confirmed to be acceptable.
- 6.79 The proposed amended layout would not have any material different drainage or flood risk implications than those previously approved.
- 6.80 Details of a detailed drainage scheme will be submitted separately through an application to discharge Condition 15 of the outline permission, which requires the submission of detailed drainage design for each parcel.

Air Quality

- 6.81 The site is located within an Air Quality Management Area (AQMA). The impact of a residential development of up to 160 homes on the AQMA was dealt with at the outline stage. Paragraph 62 of the appeal decision confirms that, as a result of confirmation from the City Council's Head of Environmental Health that a development of such scale would *"not present a problem with regards to air quality"*, the Inspector was satisfied that the development would not contribute to a worsening of air quality standards for those living in the vicinity of the site.
- 6.82 Given that the proposed development would remain within the total number of dwellings approved by the outline permission, the impact on the AQMA would remain acceptable and in accordance with UDP Policy EP11, which states that planning permission would not be granted for development which has the potential to create unacceptable air pollution.

Other Matters

Affordable Housing

- 6.83 The proposed development does not include any affordable housing. As confirmed in the officer's report for the previous reserved matters application, there is no adopted policy requiring the provision of affordable housing. In the circumstances, there is no requirement for any of the proposed dwellings to be provided as affordable housing.
- 6.84 Whilst there is a draft affordable housing policy in the emerging Liverpool Local Plan, this is subject to objections and therefore can only be given very little weight in accordance with paragraph 48 of the Framework; and the lack of affordable housing within the development is not a reason for resisting the current proposals.

7. Summary and Conclusions

- 7.1 This Planning Statement supports an application for the approval of revised reserved matters in relation to the residential development of Redrow's housing development at Land at Woolton Road, Allerton. It proposes a re-plan of Parcel A of the Land at Woolton Road site, increasing the number of dwellings on that part of the site from the 49 dwellings approved by reserved matters permission ref: 18RM/1427 to 68 dwellings
- 7.2 There would be no changes to the previously approved development on Parcels B and C of the wider Land at Woolton Lane site, or the extensive areas of landscaping and public open space.
- 7.3 The principle of the proposed development and matters of access have already been confirmed to be acceptable through the grant of outline planning permission on appeal⁷. The proposed development would comply with the parameters established at the outline stage.
- 7.4 The previous reserved matters consent confirmed that matters of appearance, scale, layout and landscaping would be acceptable and would not give rise to issues of heritage, ecological, landscape, visual, or amenity impact, complying with the relevant policies in the development plan.
- 7.5 Whilst this application proposes an increase in the number of dwellings on Parcel A, only minor changes to the layout of development and the appearance of dwellings from that previously approved are proposed. Those changes:
- Do not alter the previously approved (and constructed) access into the site
 - Are entirely in accordance with the Parameters Plan approved at outline and have no materially different impact on visual amenity or setting of heritage assets
 - Maintain significant separation distances between new and existing dwellings, thereby protecting residential amenity
 - Propose a range and style of dwelling types to complement the wider development site and the character of the surrounding area
 - Improve the orientation of dwellings and street scene to overlook areas of open space and provide natural surveillance
 - Have no impact on the landscaping proposals for the wider site or protection of existing trees
 - Include alternative landscaping proposals in accordance with the wider parameters for the site, including the provision of bat and bird boxes

⁷ Ref: APP/Z4310/W/16/3166010

- 7.6 The proposed development is acceptable in principle and complies with the requirements of the relevant design and development management policies in the UDP. In these circumstances, and in accordance with Paragraph 11 of the Framework, the application should be approved without delay.

Appendix 1: Application Supporting Documents

Document / Drawing Title	Document / Drawing Reference	Author
Covering Letter	-	Turley
Location Plan	1158-02-02-202	Redrow
Master Plan (Rev A)	1158-02-02-201A	Redrow
Planning Layout Plan	1158-02-02-201	Redrow
Material Layout Plan	1158-02-02-206	Redrow
Boundary Treatment Layout Plan	1158-02-02-208	Redrow
Street Scene	1158-02-02-209	Redrow
Hard Landscaping Layout Plan	1158-02-02-211	Redrow
Additional Window House Type Plan	1158-02-02-252	Redrow
Private and Adopted Areas Layout Plan	1158-02-02-254	Redrow
Conservatory Location Layout Plan	1158-02-02-CON	Redrow
Landscape Masterplan	D4729.007K	TEP
Detailed Planting Plans:		TEP
• Detailed Planting Plan – Phase 3 Overall Plan	D4729.048	
• Detailed Planting Plan – Phase 3 Area 1	D4729.049	
• Detailed Planting Plan – Phase 3 Area 2	D4729.050	
• Detailed Planting Plan – Phase 3 Area 3	D4729.051	
• Detailed Planting Plan – Phase 3 Area 4	D4729.052	
• Detailed Planting Plan – Phase 3 Area 5	D4729.053	
• Detailed Planting Plan – Phase 3 Area 6	D4729.054	

Document / Drawing Title	Document / Drawing Reference	Author
<ul style="list-style-type: none"> Detailed Planting Plan – Phase 3 Area 7 	D4729.055	TEP
Boundary Treatment Plans:		Redrow
<ul style="list-style-type: none"> 1100 mm Estate Railing Details 	1158-SD820RVT	
<ul style="list-style-type: none"> Free Standing Brick Wall Details 	F-SD0806	
<ul style="list-style-type: none"> Screen Fencing 1.8 m High Standard Effect Details 	F-SD0906	
<ul style="list-style-type: none"> Gate Within Screen Fence Details 	F-SD0910	
<ul style="list-style-type: none"> 1200 mm Oak Post Details 	REDNW-SD0827	
External Works Plans:		Redrow
<ul style="list-style-type: none"> External Works Plan Sheet 1 	1158-02-ENG010-01	
<ul style="list-style-type: none"> External Works Plan Sheet 2 	1158-02-ENG010-02	
House Type Plans (floor plans and elevations):		Redrow
<ul style="list-style-type: none"> Cambridge 	EF_CAMB_M4(2)-DM6	
<ul style="list-style-type: none"> Canterbury Lifestyle 	EF_CANTQ_M4(2)-DM6	
<ul style="list-style-type: none"> Harlech 	EF_HARL_M4(2)-DM1	
<ul style="list-style-type: none"> Harrogate 	EF_HARR_M4(2)-DM6	
<ul style="list-style-type: none"> Henley 	EF_HENL_M4(2)-DM5	
<ul style="list-style-type: none"> Leamington Lifestyle Premium 	EF_LEAMX_M4(2)-DM1	
<ul style="list-style-type: none"> Oxford Lifestyle 	EF_OXFO_M4(2)-DM2	
<ul style="list-style-type: none"> Oxford 	EF_OXFO_M4(2)-DM6	
<ul style="list-style-type: none"> Richmond 	EF_RICH_M4(2)-DM6	
<ul style="list-style-type: none"> Shaftesbury 	EF_SHAF_M4(2)-DM6	
<ul style="list-style-type: none"> Sunningdale 	EF_SUND_M4(2)-DM7	
Garage Plans and Elevations:		Redrow
<ul style="list-style-type: none"> Double Garage 	EF_GAR_DGD3	
<ul style="list-style-type: none"> Single Garage 	EF_GAR_SGS2	
Design and Access Statement	-	Redrow
Supporting Ecology Comments	5171.02.064	TEP

Document / Drawing Title	Document / Drawing Reference	Author
Bird and Bat Box Plan	D4729.026C	TEP
Heritage Statement	REDM3034	Turley
LIVA Commentary	4729.026	TEP
Planning Statement	REDM3034	Turley
Geoenvironmental Appraisal	C6069 Rev B	Sirius
Arboricultural Impact Assessment and Method Statement	MG/4815/AIA&AMS/REV_M /NOV19	TBA
Tree Protection Plans		TBA
• Sheet 1	4815.05	
• Sheet 2	4815.06	

Appendix 2: Outline Parameters Plan



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- KEY**
- Application site
 - Indicative development area
 - View corridor to be retained
 - Public open space
 - Vehicular access into site
 - Pedestrian/cycle access only
 - ★ Location of attenuation pond
 - Supplemented planting
 - Retained boundary and woodland planting

Promap

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Client:
Redrow Homes

Project:
Woolton Road, Liverpool

Drawing:
Parameters Plan

Project Number:
REDM2039

Drawing Number:
3501

Revision:
01

Status:
Final

Date:
June 2017

Scale:
1:2000 @ A3

Turley

**Appendix 3: Approved Reserved Matters
Consent Ref: 18RM/1427 Layout**

Appendix 4: Relevant Planning Policy

A summary of the relevant planning policy and material considerations in the documents identified in Section 5 of this Statement is provided on a thematic basis below.

Presumption in Favour of Sustainable Development

Paragraph 11 of the Framework sets out a presumption in favour of sustainable development.

This means that planning applications that accord with an up-to-date development plan will be granted without delay, unless material considerations indicate otherwise.

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, development should be granted planning permission unless:

- Policies within the Framework that protect areas or assets of particular importance (such as those relating to habitat sites, Green Belt, designated heritage assets and areas of flood risk⁸) provide a clear reason or refusing the development; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.

Application Site's Designation

The UDP Proposals Map designate the application site as Green Space and a Green Wedge. The following policies relate to these designations.

UDP Policy GEN2 (Open Environment) states that the UDP seeks to protect and enhance a network of open space through the City, with emphasis placed on protecting the City's strategic open land (including Green Wedges) from inappropriate development.

UDP Policy OE3 (Green Wedges) relates to the site's Green Wedge designation. It states that LCC will protect and improve the open character, landscape, recreational and ecological quality of Green Wedges by:

- Not granting planning permission for proposals for new development that would affect the predominantly open character of the Green Wedge or reduce the physical separation between existing built up areas;
- Requiring that, where new built development is permitted, such development:
 - Has regard to the openness of the Green Wedge and the purposes of including land within it;
 - Is in accordance with the criteria in Policy HD18 and, in particular, uses materials and built forms sympathetic to the character of the area;

⁸ Footnote 6 of the Framework

- Retains existing vegetation and special site features where appropriate; and
- Provides and maintains a high standard of landscaping.

UDP Policy OE11 (Protection of Green Space) states that planning permission will not be granted for built development on part or all of any green space unless the proposed development can be accommodated without material harm to:

- The recreational function of the green space;
- The visual amenity of the green space in terms of:
 - Important vistas into and across the site;
 - Key frontages which are visible from a main road;
 - Important trees and landscape feature, and the character of the site within the surrounding area, or its importance as open land in an otherwise closely developed area;
- Its relationship to adjoining green spaces, particularly whether the development might destroy a valuable link between areas of green space; and
- Any known nature conservation value as identified in Policy OE5.

The emerging Liverpool Local Plan proposes to retain the site's Open Space and Green Wedge designations, but also proposes to designate the site as a Nature Improvement Area (NIA). Draft Policy GI6 (Liverpool City Region Nature Improvement Areas) states that development within the NIA should enable the functioning of the NIA and contribute to opportunities for habitat creation and management, as well as deliver biodiversity enhancement measures where the development may have a potential impact on the NIA.

Housing Development

UDP Policy H5 (New Residential Development) states that planning permission will be granted for new residential development which accords with the following criteria:

- The density, design and layout respects the character of the surrounding area, and maintains levels of privacy and amenity for existing and future residents;
- The highway and parking provision ensures a safe, attractive, convenient and nuisance free highway environment for pedestrian, cyclists and drivers;

Policy H5 states that new residential development will be expected to comply with the design criteria at Policy HD18 and the open space requirements of Policy OE14.

Paragraph 55 of the Framework sets out the Government's objective of significantly boosting the supply of homes.

Historic Environment

UDP Policy GEN3 (Heritage and Design in the Built Environment) seeks to protect and enhance the built environment by:

- Preserving and enhancing historically and architecturally important buildings and areas;
- Encouraging a high standard of design and landscaping in developments;
- Improving accessibility for people with mobility and sensory impairments; and
- Creating an attractive environment which is safe and secure both day and night.

UDP Policy HD5 (Development Affecting the Setting of a Listed Building) states planning permission will only be granted for development affecting the setting of a listed building, which preserves the setting and important views of the building. This includes where appropriate:

- Control over the design and siting of new development;
- Control over the use of adjacent land; and
- The preservation of trees and landscape features.

Policy HD5 only allows for development affecting the setting of a listed building where that setting would be preserved. This approach is not in conformity with paragraphs 195 and 196 of the Framework, which does all for development that would result in harm to the setting of a designated heritage asset in certain circumstances.

Paragraph 195 of the Framework states that where a proposed development would lead to less than substantial harm to a designated heritage asset, planning permission should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.

Paragraph 196 of the Framework states that where a development would lead to less than substantial harm to the significance of a designated heritage asset, that harm should be weighed against the public benefits of the proposed development.

Due to the conflict with policies in the Framework, UDP Policy HD5 should be given reduced weight.

Paragraph 18a-018-20190723 of the NPPG acknowledges that whether a proposal results in substantial harm will be a judgment for the decision-maker; however, in general terms, substantial harm is a high test and may not arise in many cases.

Design

UDP Policy HD18 (General Design Requirements) sets out the design criteria that will be considered by LCC when assessing applications for planning permission. Its criteria include, *inter alia*:

- The scale, density and massing of the proposed development relate well to its locality;
- The development includes characteristics of local distinctiveness in terms of design, layout and materials;
- The building lines and layout of the development relate to those of the locality;
- External boundary treatment and surface treatment is included as part of the development and is of a design and materials which relate well to its surroundings;
- The development has regard to and does not detract from the City's skyline, roof scape and local views within the City;
- The satisfactory development or redevelopment of adjoining land is not prejudiced;
- There is no severe loss of amenity or privacy to adjacent residents;
- Adequate arrangements are made for the storage and collection of refuse within the curtilage of the site and the provision of litter bins where appropriate;
- Adequate arrangements are made for pedestrian and vehicular access and for car parking.

Section 12 of the Framework requires that planning decisions contribute to achieving good design and high quality places. Paragraph 127 requires development to:

- Function well and add to the overall quality of an area;
- Be visually attractive;
- Be sympathetic to local character and history;
- Establish a strong sense of place;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space); and
- Create places that are safe, inclusive and accessible.

Paragraph 130 states that permission should be refused for development of poor design. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a reason to object to development.

Draft Policy UD1 (Local Character and Distinctiveness) of the Local Plan Submission Version requires development proposes to demonstrate that the following aspects have been taken into account:

- Local grain and pattern of development;
- Means and pattern of enclosure;
- Patterns of movement and street character;
- The form, scale, proportion, building line, frontages, plot sizes, storey and absolute heights, rooflines, skyline, roof scape and ratios of solid to void within buildings;
- Materials, colours, tones and textures, which should be appropriate to the character of the area;
- Relationship and response to topography and natural and built landscapes;
- The need to preserve, improve and create views into and out of development and also across it; and
- Designated and non-designated heritage assets.

Draft Policy UD5 (New Buildings) of the Local Plan Submission Version requires all new buildings to be designed to the highest design standards. It requires that proposes demonstrate that:

- The building has appropriate active frontages onto public realm which offer natural surveillance over external spaces;
- Private amenity is provided;
- Orientation and micro-climate, overlooking and interface issues have been considered;
- Impacts on views, vistas and setting of designated heritage assets have been considered;
- The materiality, tone and texture of the area is reflected in the design;
- The building “fits” with the architectural structure of the area; and
- Appropriate levels of car parking, cycle provision and servicing are provided.

Trees and Landscaping

UDP Policy HD22 (Existing Trees and Landscaping) sets out the criteria LCC will consider in order to protect and integrate trees and landscape features within new developments. These include:

- The retention of key ecological and natural site features, such as trees, hedges, walls and ponds;
- Layouts must provide adequate spacing between existing trees and buildings, taking into account the existing and potential size of trees and their impact both above and below ground level;
- Trees and woodland must be protected and managed during construction, preventing all site works within the branch spread of any retained tree.

Policy HD22 states that development will be refused planning permission where it causes unacceptable tree loss, or where it would not allow for the successful integration of existing trees identified for retention following a tree survey.

Paragraph 175 of the Framework encourages LPA to refuse planning permission for development that would result in the loss of aged or veteran trees unless the need for, and benefits of the development in that location clearly outweigh the loss.

UDP Policy HD23 (New Trees and Landscaping) requires all new developments to make proper provision for the planting and successful growth of new trees and landscaping, including any replacement planting provided as compensation for the loss of any trees. In particular, new development should:

- Provide high quality landscaping and boundary treatment; and
- Promote nature conservation through the use of native species and the creation of wildlife habitats where appropriate.

UDP Policy OE14 (Open Space in New Residential Developments) sets out the criteria for the provision of open space within new development. It requires the provision of 50 sq m per dwelling on developments of over 25 family dwellings.

Draft Policy GI7 (New Planting and Design) of the Local Plan Submission Version states that all new development should make provision on site for the planning and successful growth of new trees and landscaping. It sets out criteria that should be considered in landscaping schemes.

Draft Policy GI8 (Management of Existing Site Vegetation) of the Local Plan Submission Version sets out the criteria that should be employed to ensure the protection of trees on development sites.

Ecology and Nature Conservation

UDP Policy OE5 (Protection of Nature Conservation Sites and Features) states that LCC will seek to protect the nature conservation interest of open land in the City by not permitting development which would *inter alia*:

- Have an adverse affect on legally protected wildlife species; or
- Destroy, fragment or adversely affect, indirectly or directly, sites with known conservation value in a neighbouring authority area.

Additional restrictions are placed on development that would impact locally, nationally and internationally designated sites.

Policy OE5 also states that in assessing the criteria listed in the policy, full account will be taken of proposed mitigation measures.

UDP Policy OE6 (Development and Nature Conservation) relates to circumstances where development is permitted on or adjacent to sites covered by Policy OE5. It states that in those circumstances LCC will seek to minimise potential damage by:

- Requiring developers to undertake a site investigation to identify the nature conservation interest of the site;
- Requiring developers to set out proposals for the protection and management of the nature conservation value of the site; and
- Considering the use of conditions and / or planning obligations to safeguard the nature conservation interest and / or provide compensatory measures for any nature conservation interest damaged or destroyed during the development process.

UDP Policy OE7 (Habitat Creation and Enhancement) states that LCC will seek to enhance the nature conservation interest of open land by *inter alia*:

- Supporting proposals for habitat creation and enhancement;
- Supporting proposals which strengthen and enhance wildlife corridors in the City;
- Encouraging developers to undertake landscaping in an ecologically sensitive manner.

Paragraph 175 of the Framework states that, when determining planning applications, LPA should apply a number of principles, including encouraging opportunities to incorporate biodiversity in an around developments and refusing permission for development that would result in the loss or deterioration of irreplaceable habitats unless the need for, and benefits of, the development would outweigh the loss.

It states that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigate, or, as a last resort, compensated for, planning permission should be refused.

Highways and Access

UDP Policy T12 (Car Parking Provision in New Developments) sets out LCC's car parking criteria. It states that car parking requirements will be considered on the basis of:

- The nature and type of use;
- Whether off-site car parking would result in a danger to highway and pedestrian safety;
- Whether the locality in which the proposed development is located is served by public car parking facilities;

- Whether off-site parking would result in demonstrable harm to residential amenity; and
- The relative accessibility of the development site by public transport.

Paragraph 109 of the Framework confirms that development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts of development on the road network would be severe.

Pollution

UDP Policy EP11 (Pollution) states that planning permission will not be granted for development which has the potential to create unacceptable air, water, noise or other pollution or nuisance.

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