



Department for
Communities and
Local Government

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Your ref:

Our ref: NPCU/CPO/Z4310/73179

Date: 15 January 2015

Dear Mr Mann

**Town and Country Planning Act 1990 Section 226(1)(a)
Acquisition of Land Act 1981
The Liverpool City Council (Welsh Streets Phases 1 and 2) Compulsory
Purchase Order 2013**

- 1 The report of the Inspector, Ms Christine Thorby MRTPI IHBC, who held a public local inquiry into The Liverpool City Council (Welsh Street Phases 1 and 2) Compulsory Purchase Order 2013 (the Order) on 17 to 20, 24 to 27 June and 1 to 2 July 2014 has been considered. A copy of the Inspector's report is enclosed. The inquiry was conjoined with the inquiry into the called-in planning application for redevelopment of the Welsh Streets which is the subject of a separate report attached as Annex D to the Inspector's Report. References in this letter to paragraphs in the Inspector's report are indicated by the abbreviation IR, followed by the relevant paragraph number. A separate letter, also being issued today, sets out the Secretary of State's decision on the planning application referred to above.

- 2 The Order, if confirmed, would authorise the compulsory purchase of land at High Park Street, Kelvin Grove, South Street and Madryn Street (being part of an area known as the ‘Welsh Streets’), Toxteth, Liverpool for the purposes of facilitating the carrying out of development, redevelopment or improvement on or in relation to such land consisting of the demolition and site clearance for the construction of new dwellings and the retention and refurbishment of a number of existing dwellings together with associated infrastructure, car parking and open space.

Inspector’s recommendation and summary of the decision

- 3 The Inspector recommended (IR115) that the Order should be confirmed without modification. For the reasons given below, the Secretary of State disagrees with the Inspector’s recommendation and concludes that the Order should not be confirmed.

Consideration

- 4 Three qualifying objections to the Order were received. Two of these were withdrawn during the inquiry. There is one remaining objection from Save Britain’s Heritage (SAVE). The main grounds of objection are that: there are better alternatives, the public benefit would not outweigh the harm and the scheme would not comply with local and national planning policy.
- 5 The Inspector’s report summarises the submissions made at the local inquiry by Liverpool City Council (Council), SAVE, the withdrawn objections and other submissions at IR10 to IR81. The Inspector’s conclusions are set out at IR82 to IR114 with her recommendation given at IR115.
- 6 The Secretary of State has very carefully considered whether there is a compelling case in the public interest to confirm the Order. Paragraphs IR 82-83 sets out the relevant compulsory purchase legislation and policy in consideration of which the Secretary of State’s decision is made.

Planning Framework

- 7 The Inspector’s conclusions on the planning framework are set out at IR 84-91.
- 8 The purpose for which the compulsory acquisition of the Order lands is sought is to implement Phase A of the Welsh Streets scheme, the subject of the called in planning application (hereinafter referred to as the ‘scheme’).
- 9 The Secretary of State agrees with the Inspector that the relevant planning policies are those set out at paragraphs 9-22 and 27-28 of Annex D to the IR. The development plan comprises the saved policies in the 2002 Liverpool Unitary Development Plan (UDP) and the Joint Waste Plan for Merseyside and Halton (2013). Other material considerations which the Secretary of State has taken into account in this regard include the National Planning Policy Framework (Framework), the supporting planning practice guidance, the documents identified at paragraphs 23-26 and 29-32 of Annex D to the IR, the

Written Ministerial Statement of 10 May 2013 (inquiry document CD6.19 of Annex D to the IR) and the recommendations in George Clark's Empty Homes Review (inquiry document CD6.20 Annex D to the IR). The Secretary of State considers that the most relevant development plan policies are those identified by the Inspector at paragraphs 16-22 of Annex D to the IR and also UDP Policy HD5 which seeks to preserve the setting of listed buildings.

- 10 The Secretary of State notes that the Council are currently preparing a new Local Plan (IR 25-26 and 90) but that this is at an early stage. As any proposals are liable to change, he attaches very little weight to the emerging plan though he notes that the identification of the site within Liverpool's urban core and a housing and neighbourhood renewal area is consistent with designations in other documents such as the Council's Housing Strategy (HS) and their Empty Homes Strategy (EHS) [paragraph 27-28 Annex D to the IR).
- 11 For the reasons set out below, the Secretary of State considers that the Order scheme would conflict with UDP policy GEN3, UDP Policy HD5 and UDP Policy HD12 (relating to historic environment). In coming to this view, the Secretary of State has considered the consistency of the policies in the UDP with the Framework. UDP Policy GEN3 is expressed in aspirational terms but is considered to be consistent with the Framework and is given full weight. UDP Policies HD5 and HD12 are considered not fully consistent with the Framework because they are inflexible policies that only permit development if the settings of, respectively, any affected listed buildings and conservation area are preserved whereas the approach in paragraph 134 of the Framework allows countervailing benefits to be taken into account which is absent from policies UDP Policies HD5 and HD12. Nonetheless, the Secretary of State has given due weight to these policies to the extent that they seek to protect the historic environment. In addition, the Secretary of State also considers, for reasons given below, that the Order scheme would conflict with Policy HD18 in so far as this is concerned with seeking to protect local character. He considers Policy HD18 to be fully consistent with the Framework.
- 12 The Secretary of State considers for the reasons given below that the Order scheme also conflicts with paragraph 58 of the Framework, which requires that developments respond to local character and history.
- 13 Moreover, while the Secretary of State considers that the Order scheme does not conflict with the Council's HS and EHS and nor therefore does it conflict with paragraph 51 of the Framework, he considers, for the reasons given below, that the Order scheme does conflict with the Government position as set out in the Written Ministerial Statement of 10 May 2013 and the acceptance of the recommendations in George Clark's Empty Homes Review which makes clear that refurbishment and upgrading of existing homes should be the first and preferred option and that demolition of existing homes should be the last option after all forms of market testing and options for refurbishment are exhausted. Furthermore, for reasons given below, the Secretary of State considers that the proposal conflicts with UDP policy HD22 which seeks to protect existing trees and, inter alia, states that planning permission to be refused for proposals which cause unacceptable tree loss.

Economic, social or environmental well-being

- 14 The Secretary of State has considered the Inspector's conclusions in respect of the extent to which the proposed purpose of the Order will contribute towards the achievement of the promotion or improvement of the economic, social or environmental well-being of the area at IR 92 to IR 99.

Environmental well-being:

- 15 **Heritage and culture:** For the reasons given at IR 92-93 and paragraph 210 of Annex D to the IR, the Secretary of State agrees with the Inspector that the physical condition of properties in the Welsh Streets is not the result of deliberate neglect or damage. Consequently, the Secretary of State has taken into account the condition of the properties in assessing the heritage value of these Streets as a whole.
- 16 Having taken account of the differing views expressed at the Inquiry, the Secretary of State agrees with SAVE's assessment of heritage matters for the reasons at paragraphs 143-145 and 147 of Annex D to the IR.
- 17 The Secretary of State agrees with SAVE (IR 59) that the Welsh Streets are of considerable significance as non-designated heritage assets of historic, architectural, cultural and social interest. The Council state, at IR 78, that No 9 Madryn Street (birthplace of Ringo Starr) has been saved in the interests of its cultural significance, along with part of Madryn Street. The Secretary of State notes that only a stub of this terrace would be saved. The Secretary of State agrees with SAVE that the demolition of much of Madryn Street would significantly harm the ability to understand and appreciate this part of Liverpool's Beatles heritage which he considers to be of importance to the City. Although there are other surviving terraced streets in the area where visitors could go and see a similar environment to the one where Ringo Starr was born, the Secretary of State places importance on the actual street where he was born and he agrees with SAVE that the proposal would be short sighted as regards the future tourism potential of Madryn Street (IR 69).
- 18 For the above reasons, although the Welsh Streets are non-designated heritage assets, the Secretary of State does not agree with the Inspector's conclusion, at IR 98, that the Welsh Streets are of low significance for Liverpool's heritage. The Secretary of State considers that the surviving built and cultural heritage in the Welsh Streets is of considerable significance for the above reasons and that the proposal would have a harmful effect on the significance of the Welsh Streets as a non-designated heritage asset.
- 19 **Conservation Area:** The Welsh Streets are close to Princes Park (a grade II* registered park and garden), the Princes Park and Princes Avenue Conservation Areas, and a group of grade II listed buildings in Devonshire Road. The Secretary of State acknowledges that the scheme proposals would be outside the neighbouring conservation areas and that the Welsh Streets are set behind grand villas with little inter-visibility. Nonetheless, the Secretary of State agrees with SAVE's assessment at IR 60 and paragraphs 150-155 of Annex D to the IR that in view of the functional relationship

between the Welsh Streets and the two conservation areas and notwithstanding the limited inter-visibility that the Welsh Streets are an important part of the setting of the conservation area. Given the harm considered below to the setting of listed buildings along Devonshire Road, which are an integral part of the Princes Park conservation area, and given the views through the gaps between the villas the Secretary of State disagrees with the Inspector and considers that that the proposed scale of demolition would have a detrimental impact on the setting, character and appearance of the Princes Park conservation area. Consequently, he disagrees with the Inspector that there would be no harm to this conservation area (paragraph 214 Annex D to the IR). Rather, he considers there would be some harm and he attaches considerable weight and importance to this.

- 20 **Listed Buildings:** The Welsh Streets are close to a range of grade II listed villas, terraced houses and a stable block built around 1850s - 60s along Devonshire Road, which back onto South Street with high brick garden walls and former outbuildings. They are part of the area of large houses facing towards Princes Park and are of significant architecture value both individually and as a group. South Street still retains some characteristics as the likely rear service road/mews to the listed houses as the blank gables of the Welsh Streets face onto it for some its length. This relationship would be altered and the new houses would face towards the rear of the listed houses. The Inspector considers that there would be a change in the nature of the immediate setting from which would arise some small, less than substantial harm [IR 98]. The Secretary of State considers that the Inspector's assessment of this harm as small underplays the degree of harm to the setting of those listing buildings that would arise from the end of the harmonious relationship that SAVE identifies (paragraph 150 Annex D to the IR) and the impact of the new housing facing onto South Street. The Inspector acknowledges that the setting of the listed buildings would not be preserved (IR 245) and the Secretary of State attaches considerable importance and weight to this.
- 21 **Design and Townscape:** The Secretary of State has carefully considered the design of Phase A, for which full details have been submitted, and the Inspector's conclusions at paragraphs 218-224 of Annex D to the IR as well as the applicant's and Council's approach to design summarised at paragraphs 89-103 of Annex D to the IR. UDP Policy HD18 requires, among other things, that development should be of a density that relates well to its locality and include characteristics of local distinctiveness in terms of design, layout and materials, and that building lines and layout should relate to those of the locality. The Secretary of State notes the efforts to achieve a degree of continuity with the existing heritage and townscape (paragraph 218 Annex D to the IR), but he does not agree that the design would fit in well with the character of the area (paragraph 219 Annex D to the IR). Rather, he agrees with SAVE that the design of the proposal is poor and fails to respond to local character, history and distinctiveness for some of the reasons put forward at paragraphs 157 – 162 of Annex D to the IR and set out below.

- 22 Though the proposals retain some of the existing street names and the geographical location and orientation of those streets, the Secretary of State considers that in other respects the existing character of the Welsh Streets would effectively be lost. Existing density would be halved and the Secretary of State agrees with SAVE that the proposed scheme takes a suburban approach given the space surrounding buildings and the focus on the private plot rather than the collective street (paragraph 157 Annex D to the IR).
- 23 The Secretary of State agrees with SAVE that the strong existing street line would be weakened by set backs and space for off-street parking, harming the character of the area. The existing street pattern would be broken. The gaps between the semi-detached houses, punctuated by an excess of parking spaces, would be highly apparent when viewed from the ends of the streets, and all the more so as people walk or drive down the streets (paragraph 158 Annex D to the IR).
- 24 The Secretary of State notes that new build houses themselves will not be much larger than the existing terraces in terms of internal floor space. He agrees with SAVE that the new Green Street would be an inefficient use of space, as there is no shortage of public open space in the area, no evidence of lack of permeability across the site presently, and the loss in terms of the disruption of the existing street pattern (including the truncating of Madryn Street) far outweighs any supposed benefits of the Green Street (paragraph 159 of Annex D to the IR).
- 25 The Secretary of State also agrees that the loss of mature street trees would be a significant loss in design and sustainability terms, and that they should be retained and managed appropriately (paragraph 161 Annex D to the IR).
- 26 **Climate Change:** The Secretary of State agrees with the Inspector's assessment in regard to climate change at paragraph 239 of Annex D to the IR.

Social well-being

- 27 **Demolition or re-use of empty homes:** The Secretary of State has considered the cases put forward by the Council, the applicant, SAVE and other interested parties, including George Clarke, the independent empty homes advisor appointed by the Government, and the Inspector's conclusions at paragraph 225-231 of Annex D to the IR. The Secretary of State has considered paragraph 51 of the Framework and the documents listed at paragraph 27-31 of Annex D to the IR including Laying the Foundations' A Housing Strategy for England DCLG 2011 (Laying the Foundations) which sets out the Government's intention to increase the number of empty homes that are brought back into use as a sustainable way of increasing the overall supply of housing. The Secretary of State acknowledges that neither Laying the Foundations nor the Council's HS preclude demolition of empty homes and their replacement as a method of achieving better housing (paragraph 227 of Annex D to the IR). However, the Secretary of State considers that the proposals have to be considered in light of the Government's position as set out in the Written Ministerial Statement of 10 May 2013 and the acceptance of the recommendations in George Clark's Empty Homes Review which makes

clear that refurbishment and upgrading of existing homes should be the first and preferred option and that demolition of existing homes should be the last option after all forms of market testing and options for refurbishment are exhausted.

- 28 The Secretary of State accepts that all the options assessed in the Princes Park Neighbourhood Renewal Assessment Review and Update Report ('updated NRA ') have a funding deficit and require a level of grant or gap funding to proceed on the basis of the assumptions made (paragraph 226 Annex D to the IR). However, in this case, the options assessed in the updated NRA did not include approaches such as that advocated by SAVE (paragraphs 121 – 123 of Annex D to the IR) or an intermediate scheme involving more selective demolition within a scheme of mass refurbishment as advocated by George Clarke in his letter to the Inspector of 24 June 2014. Whilst the Secretary of State acknowledges that not all possible forms of market testing and options for refurbishment necessarily need to have been considered he is not persuaded that the NRA was sufficiently broad in its scope and analysis, and therefore he considers that it did not adequately take forward George Clarke's best practice recommendations on empty homes.
- 29 Overall, although some demolition within the Welsh Streets may be justified, the Secretary of State is not persuaded that the scale of demolition proposed in this case - has been demonstrated to be necessary and that sufficient forms of market testing and options involving more refurbishment have been exhausted. Consequently, though the proposal does not conflict with the Council's HS and EHS (paragraph 31-32 of Annex D to the IR) and nor therefore does it conflict with paragraph 51 of the Framework, he concludes that the proposal does conflict with the policy set out in the May 2013 Written Ministerial Statement to take forward George Clarke's best practice recommendations on empty homes.

Social cohesion and community, loss of existing accommodation, housing mix, supply and demand:

- 30 The Secretary of State notes that although there are no recently examined housing figures, according to the Strategic Housing Land Availability Assessment 2013, the Council has a five year housing land supply plus a 12% buffer (paragraph 232 of Annex D to the IR) and he agrees with the Inspector that the net loss of 210 units would not have any adverse effect on the adequacy of the Council's housing land supply and only a negligible effect in meeting potential housing targets for the City (paragraph 234 of Annex D to the IR).
- 31 The Secretary of State agrees that the factors identified at paragraph 233 of Annex D to the IR need to be taken into account. However, he takes the view that an alternative scheme (if viable) involving substantially less demolition and correspondingly more refurbishment and upgrading of intrinsically characterful Victorian homes to modern standards could deliver a broadly comparable package of social, economic and environmental benefits to the area.

- 32 Overall, the Secretary of State accepts the Inspector's conclusion that the proposals would meet the aim at paragraph 50 of the Framework to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (IR 96 and paragraph 236 Annex D to the IR). However, in his view, so too would a future for the Welsh Streets involving less demolition and more refurbishment that would retain more of its heritage value.

Economic well-being

- 33 **Employment:** The Secretary of State agrees with the Inspector's assessment on the loss of commercial units (paragraph 240 of Annex D to the IR) and agrees that there would be local jobs created in construction helping the local economy (IR 97).

Economic Benefits:

- 34 The Secretary of State agrees with the Inspector's assessment of the economic benefits of the Order scheme at IR 97.
- 35 **Tourism:** The Secretary of State agrees with SAVE that the Order scheme proposal would be short sighted as regards the future tourism potential of Madryn Street (IR 69).
- 36 Overall, for the reasons set out above, the Secretary of State disagrees with the Inspector's conclusions on well-being (IR 99) and concludes that the Order scheme would not fully achieve the social, economic or environmental well-being sought. He concludes that while the Order scheme proposal would provide environmental, social and economic benefits, that the benefits would not be outweighed by the loss of the non-designated heritage assets, the harm to the non-designated heritage assets and the adverse impacts on the conservation area and listed buildings identified above.

Viability

- 37 The Secretary of State has considered the Inspector's conclusions concerning the viability and deliverability of the scheme at IR 100 to IR 104. The Secretary of State agrees with the conclusion of the Inspector at IR 104, for the reasons given, that funding is in place, the Order scheme is viable and could be delivered and that no specific alternative scheme has yet been demonstrated to be viable.

Alternatives

- 38 The Secretary of State has given careful consideration to the evidence on alternatives put forward by the Council and the applicant, SAVE, and other interested parties including George Clarke (the independent empty homes advisor appointed by the Government). He has also considered the Inspector's conclusions whether the Order purposes can be achieved by other means at IR 105 to IR 109.

- 39 The Secretary of State accepts that all the options assessed in the Princes Park Neighbourhood Renewal Assessment Review and Update Report ('updated NRA') have a funding deficit and require a level of grant or gap funding to proceed on the basis of the assumptions made. However, in this case, the options assessed in the updated NRA did not include approaches such as that advocated by SAVE (paragraphs 121 – 123 of Annex D to the IR) or an intermediate scheme involving more selective demolition within a scheme of mass refurbishment as advocated by George Clarke in his letter to the Inspector of 24 June 2014.
- 40 Although some demolition within the Welsh Streets may be justified, the Secretary of State is not persuaded that the scale of demolition proposed in this case has been demonstrated to be necessary and that sufficient forms of market testing and options involving more refurbishment have been exhausted. The Secretary of State considers that further market testing and option appraisal may indicate that a potential alternative scheme that incorporates more refurbishment would also achieve most of the benefits summarised by the Inspector at paragraph 243 of Annex D to the IR.

Justification in the public interests and overall balance

- 41 The Order should be confirmed only if there is a compelling case in the public interest to sufficiently justify interfering with the human rights of those with an interest in the land affected. In this regard, the Secretary of State has considered the provisions of Article 8 and Article 1 of the First Protocol to the European Convention on Human Rights. Paragraph 16 of Annex A of Circular 06/2004 provides that any decision about whether to confirm an order made under section 226(1)(a) of the Town and Country Planning Act 1990 will be made on its own merits, but that there are a number of factors which the Secretary of State can be expected to consider (and which he has considered).
- 42 The Secretary of State considers that the purpose for which the land is being acquired does not accord with the adopted planning framework. The Secretary of State considers that the proposed purpose of the Order, including the carrying out of development, redevelopment or improvement of the area would not fully achieve the social, economic or environmental well-being sought. The Secretary of State considers that the potential viability of the scheme has been demonstrated but he is not satisfied that the purpose for which the Council is proposing to acquire the Order lands could not be achieved by alternative means.
- 43 Having regard to the paragraph 16 factors, and to all other matters, the Secretary of State has concluded that there is not a compelling case in the public interest to justify sufficiently the interference with the human rights of those with an interest in the land affected.
- 44 The Secretary of State has therefore decided not to confirm the Liverpool City Council (Welsh Streets Phases 1 and 2) Compulsory Purchase Order 2013.
- 45 Copies of this letter and the Inspector's report are being sent to persons who made remaining objections and appeared or were represented at the local

inquiry. Copies of the letter are also being sent to other persons who made submissions at the local inquiry.

Yours sincerely

Signed by authority of the Secretary of State for Communities and Local Government

A handwritten signature in cursive script that reads "Gerry Carpenter".

Gerry Carpenter
Signed by authority of the Secretary of State
for Communities and Local Government

CPO Report to the Secretary of State for Communities and Local Government

by C Thorby MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 22 September 2014

Town and Country Planning Act 1990

Acquisition of Land Act 1981

For confirmation of

Liverpool City Council (Welsh Streets Phases 1 and 2)

Compulsory Purchase Order 2013

Inquiry opened on 17 June 2014

Inspections were carried out during the Inquiry and on 2 July 2014.

Liverpool City Council (Welsh Streets Phases 1 and 2)

File Ref(s): CPO/Z4310/73179

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File Ref: CPO/Z4310/73179

Liverpool City Council (Welsh Streets Phases 1 and 2)

- The Compulsory Purchase Order was made under section 226(1)(a) of the Town and Country Planning Act 1990 and the Acquisition of Land Act 1981 by Liverpool City Council on 15th November 2013.
- The purposes of the Order are to secure the carrying out of development, redevelopment or improvement of the Order Land.
- The main grounds of objection are there are better alternatives, the public benefit would not outweigh harm, the scheme would not comply with local and national planning policy.
- When the inquiry opened there were three remaining objections. Two objections were withdrawn.

Summary of Recommendation: The Compulsory Purchase Order be confirmed.

Procedural Matters and Statutory Formalities

1. The Inquiry commenced on 17 June 2014 and sat for 10 days to hear representations and objections concerning the above mentioned Order. It was conjoined with the Inquiry into the called-in planning application for redevelopment of the Welsh Streets which is the subject of a separate report attached as annex D. At the Inquiry, Liverpool City Council's (LCC) Counsel confirmed that all statutory formalities had been complied with. The convening notice was taken as read.
2. The Compulsory Purchase Order (CPO) has been made pursuant to the provisions of Section 226(1)(a) of the 1990 Act, (as amended by Section 99 of the 2004 Act) on 21 November 2011. There were three objections. The original objections are contained in the case file. Two objections have been withdrawn. The objections and LCC's response are reported below.

The Order Lands and Surroundings

3. The Order land is within an area known as the Welsh Streets, located in the inner city area of Toxteth. The Order land consists of ten specific properties within a larger site where planning permission is sought for redevelopment. They are:
 - No 4 Kelvin Grove
 - No's 121/127 South Street (odds only) – single plot
 - No 126 High Park Street
 - Land to the rear of 128 High Park Street
 - No 148 High Park Street
 - No 158 High Park Street
 - No 160 High Park Street
 - No's 172 and 174 High Park Street
 - No 21 Madryn Street

4. The remainder of the land which is proposed to be redeveloped as part of planning application is within the freehold ownership of the Acquiring Authority. While LCC own the freehold to five of the Order land properties, there are leaseholders whose properties are affected. The properties are best seen on the Order Map (CD7.2).
5. Although the Order land is referred to as Phases 1 and 2, this forms Phase A of the conjoined called-in planning application. Phase B of the planning application is not part of the Compulsory Purchase Order. The Order land plots are predominantly two or three storey terraced dwellings plus a mixture of commercial and retail units. The existing units within the planning application site (phase A) are now almost entirely vacant with the exception of three dwellings in Kelvin Grove, three units along High Park Street, one large unit on the corner of South Street and one dwelling in Madryn Street. The Welsh Streets forms part of the Princes Park renewal area where regeneration is sought by LCC.

The proposed development

6. The called-in planning application for Phase A is a full application submitted by Plus Dane Group (PDG) on 18 February 2013 for the following:
7. The demolition of the existing buildings with the exception of No.s 6-46 Kelvin Grove, 1-16 Madryn Street, 125-127 South Street and 138-146 High Park Street. The total number of properties proposed to be demolished within this phase is 279 units. The construction of 154 new dwelling houses and the refurbishment of existing stock in No.s 6 -28 Kelvin Grove, 38-46 Kelvin Grove, 1-16 Madryn Street, 138-146 High Park Street to provide 37 re- furbished dwellings. The existing units at 30-34 Kelvin Grove would be retained. 125/127 South Street would be retained with alterations. The new development proposes deletion of Rhiwlas Street, part of Madryn Street and the insertion of the new central Green Street between Kinmel Street and Voelas Street.
8. The housing mix can be summarised as follows:
 - 46 no. 2 bed 4 person 2 storey houses (new build)
 - 93 no. 3 bed 5 person 2 storey houses (new build)
 - 13 no. 3 bed 6 person 2/3 storey houses (new build)
 - 18 no. 2 bed 4 person houses (refurbishments 1-16 Madryn Street, 140 & 142 High Park Street)
 - 3 no. 3 bed 5 person houses (refurbishments 138, 144 and 146 High Park Street)
 - 16 no. 2 bed, 4 bed and 6 bed houses (refurbishments 6 – 46 Kelvin Grove)
9. Within Phase A, around 116 units would be affordable new build and 37 refurbished units allocated for a mix of rent and affordable ownership and outright sale. 38 of the new houses would be for outright sale¹. The ratio and type may change subject to local need and demand; however, this would be controlled by a condition attached to any planning permission (see annex D section on conditions).

¹ LCC-10-B table 2 page 28

THE CASE FOR LIVERPOOL CITY COUNCIL

The material points are:

10. The Order has been made pursuant to the provisions of Section 226(1)(a) of the 1990 Act, as amended by Section 99 of the 2004 Act (in full), to facilitate the carrying out of the redevelopment and improvement of the Order land. The redevelopment is likely to contribute to the social, economic and environmental well-being of the area.
11. The Order has been made under the appropriate statutory powers. Procedural and other requirements of the process in terms of notices and publication of the Order have been met. There is no objection or issue taken by any interested party as to the process or procedure connected with the making of the Order. No modifications are proposed.

Whether the purpose for which the land is being acquired fits in with the adopted planning framework for the area

12. The purpose for which the land is to be acquired is to implement the scheme, the subject of the called-in planning application (hereafter referred to as the scheme). The redevelopment has been considered against a range of national and local planning policy considerations including:

National Planning Policy Framework (the Framework)²

13. *Section 6 deals with the provision of housing* - the scheme would deliver a wide choice of high quality homes, with terraced and semi-detached properties in a range of sizes and tenures, all built to lifetime homes standards and reflecting local demand. This would widen opportunities for home ownership and create a sustainable, inclusive and mixed community (paragraph 50).
14. The Order land would enable redevelopment which would meet LCC's local housing and empty homes strategies, by completing the regeneration activity in a housing renewal area of which the Welsh Streets form part. The application scheme retains as many existing dwellings as practicable, given their condition, the costs of refurbishment and the funding available. Whilst the number of houses in the immediate Welsh Streets area will be reduced, the provision of new modern homes is a clear, qualitative improvement to the area and to the choice of types of houses available in the area. This restructuring of the housing offer will assist in restoring the housing market and assist in LCC's regeneration aspirations for this part of Liverpool, fully compliant with the Framework policy for empty homes (paragraph 51).
15. *Section 7, requiring good design* - the scheme would provide a high quality design by:
 - Retaining much of the existing urban grain of the area together with key views out of the site.
 - Integrating with, and complementing the local area in terms of scale, density, massing, height, landscape, layout, materials and access;

² LCC-6-B main proof, LCC-1-B for compliance with Framework

- Providing a mixed tenure scheme with a balance of household sizes, types and tenures;
 - Incorporating modern residential design standards into the development including Lifetime Homes standards and energy efficient homes;
 - Improving private amenity space as well as utilising opportunities to plan out crime and anti-social behaviour to create a safe and accessible environment;
 - Integrating the development within the existing neighbourhood community;
 - Providing high quality public open space together with improvements to the public realm, parking provision and Home Zones.
16. *Section 8, promoting healthy communities* - LCC has sought to create a shared vision with the local community to regenerate the area. The form and design of the scheme has been developed over a 10 year period and has been subject to extensive consultation with local residents and other formal bodies. The scheme has since undergone a number of amendments before and during the planning application process, with each major change being the subject of further consultation. English Heritage and the Commission for Architecture and the Built Environment provided advice which has been used to refine the scheme, including its approach to street hierarchy, parking, relationship with the existing primary school and landscape design. The scheme would provide a new community, repopulating the area, in a high quality, safe and accessible environment with legible pedestrian routes, and high quality public space.
17. *Section 10, meeting the challenge of climate change* - the scheme is designed to a high standard and will deliver houses to Code for Sustainable Homes level 3. This compares very favourably with the existing properties. Where there are opportunities for recycling of materials from the existing properties during demolition these will be taken.
18. *Section 12, conserving and enhancing the historic environment* - the redevelopment of the Welsh Streets is the last part of the comprehensive range of interventions in Princes Park aimed at regenerating the area. The social, environmental and economic benefits significantly outweigh any harm from the loss of houses in the Welsh Streets which are non designated heritage assets of low significance. There would be no harm to the setting of the adjacent Princes Park and Princes Avenue Conservation Areas or the listed buildings on Devonshire Road, and their settings would be preserved.
19. In conclusion, confirmation of the Order would enable the redevelopment of the Welsh Streets to proceed, providing 154 modern new dwellings and 37 refurbished dwellings, considerably improving the existing poor environment, creating and supporting a strong vibrant and healthy community, creating a high quality built environment and meeting the needs of residents. This in turn will contribute to improving the local economy by re-populating the area and restoring the housing market, by improving housing choice. The planning application scheme accords with the aims of the Framework and therefore meets the presumption in favour of sustainable development.

Liverpool Unitary Development Plan (UDP)(CD5.1) ³

20. Although the UDP was adopted in 2002 and so predates the declaration of Princes Park renewal area under the Housing Market Renewal Initiative (HMRI) the compulsory acquisition of the Order Lands comply with the relevant policies in the UDP as follows:
21. The residential nature of the scheme for the Order Lands complies with the designation of the area as a Primarily Residential Area where residential development is sought by Policy H4. The comprehensive nature of the development of the Welsh Streets and its contribution to the wider regeneration of Princes Park complies with Policy H2 (Housing Renewal) which indicates that an area based approach will be adopted to tackling problems in the city's housing stock.
22. The improvement of the living environment of existing housing areas through rebuild and refurbishment would be achieved as sought by Policy GEN4 (Housing). The design of the scheme would be of high quality meeting the aims of Policy HD18 (General Design Requirements) and Policy H5 (New Residential Development) which promote good quality design.
23. In accordance with paragraph 215 of the Framework, the above policies should be given due weight of the development plan as they are consistent with the overarching aim to provide sustainable development.

The Joint Merseyside and Halton Waste Local Plan 2013(CD5.2)

24. The Environmental Assessment and suggested conditions attached to the planning application would ensure that the scheme/demolition complies with Policy WM8 which seeks to minimise waste during demolition and construction.

The Draft Submission Liverpool Core Strategy (CS)(CD5.8) ⁴

25. Although this document is not being taken forward, it will form the basis of a Local Plan which is under preparation, it is LCC's most up-to-date consideration of planning policy for its area.
26. The application scheme would provide more private sector family homes in the urban core to address the imbalance in the existing housing stock as sought by Strategic Objective 2. The development would be on previously developed land, contribute to a sustainable community, deliver high quality design, and implement low carbon options in accordance the objectives set out in Policy SP1. The CPO will enable development in neighbourhood renewal areas, broadening house choice and assisting in housing market renewal complying with the aims of policies SP9, SP11, SP13 and SP15. The high quality design, achieving a safer environment, protection of local character including that of the historic environment would comply with criteria set out in Policy SP23 relating to these matters.
27. Other relevant documents – although these are not part of the development plan, they are relevant to the provision of housing.

³ LCC-6-B See para 10 and accompanying table for compliance with UDP policies

⁴ LCC-6-B pages 12 – 14 and LCC-1-B

28. *'Laying the Foundations' A Housing Strategy for England (DCLG 2011)(CD6.17)* (referred to hereafter as 'Laying the Foundations') sets out the Government's strategy aimed at achieving a thriving, active but stable housing market. The scheme meets these aims by offering choice, flexibility and affordable housing. It includes a strategy for bringing empty homes back into use as one of many measures to delivery housing, including renewal.
29. Liverpool's *Housing Strategy 2013-2016 (HS)(CD6.3)* is LCC's cross department strategy to achieve a range of good quality homes to meet the needs of residents to support economic growth, improve the supply of housing, choice and quality and build safe and sustainable communities. Priority B supports completing the regeneration of the areas highlighted in the Housing Strategy, including the Welsh Streets. Priority C seeks the provision of affordable homes in a sustainable location. Priority E seeks to improve housing standards by reducing the number of non-decent houses in the city. The strategy recognises that Liverpool's Housing Stock Conditions Survey 2010 identified a large number of dwellings that failed the requirements of decent homes standards.
30. The scheme will complete the regeneration of the Princes Park renewal area. It contains a mix of new build and refurbished houses, the majority of which will be affordable homes. It will see new homes built, improve the existing housing stock through refurbishment and bring empty homes back into use in line with the aims of the HS.
31. *LCC's Empty Homes Strategy (EHS)(CD6.4)*. The scheme meets the EHS aims to reduce long term empty homes, recognising that empty homes have a negative social and environmental impact on local communities. Both the EHS and the HS are consistent with the aims of the framework to provide sustainable development.

Planning position

32. The redevelopment is in accordance with the Framework, development plan policies and the draft CS and there are no other material considerations which would outweigh the grant of planning permission in this case⁵.

The extent to which the proposed purpose will contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the area

33. LCC has had a longstanding commitment to the residents of the Princes Park that it will invest in the Welsh Streets to stabilise the housing market, regenerate the area and create a sustainable community. From 1999 onwards LCC recognised that as a result of social and economic influences, there were problems with housing vacancy rates and without radical intervention there was a significant risk of deprivation and decline⁶. A programme of refurbishment and environmental improvements has been delivered across Princes Park over the last 10 years delivering a more sustainable community. However, it still suffers from below average socio-economic indicators.

⁵ LCC-6-B para 42

⁶ LCC-10-B para 32 and SCI 9CD2.1

34. The Order land forms part of an area identified for demolition in 2005 as part of the housing renewal initiative for Princes Park and LCC has been assembling the land over a long period in advance of the planning application being submitted. However, this has led to the properties being progressively emptied and remaining so, for a number of years. The environment is therefore very poor with rows of empty, deteriorating houses (some structurally unsound) in a stark, depopulated environment. This is depressing for local residents, the local housing market and the local services⁷ and it negatively impacts on the image of Liverpool as a whole.
35. When completed the scheme would deliver an attractive, vibrant and sustainable new neighbourhood. It would provide 154 new houses and 37 refurbished properties in place of the poor, existing housing. The scheme would retain much of the existing urban grain of the area together with key views out of the site. The new development would integrate with the local area in terms of scale, density, massing, height, landscape, layout, materials and access. This would significantly improve the environment. The existing houses are non-designated heritage assets and the majority would be lost. However, they are of low historic and architectural significance and the public benefits would be so great that they would easily outweigh the loss of the existing houses. The environmental benefits would be significant. There would be no harm to any other heritage assets.
36. The development would deliver a mixed tenure scheme with a balance of household sizes, types and tenures distributed throughout the site. Modern, accessible homes would meet expectations of a range of residents with off-street car parking and gardens. This would encourage and maintain growth and diversity within the community as well as retaining existing and attracting new residents.
37. Whilst there would be a reduction in overall housing numbers within the development site, this would not affect the overall delivery of housing to meet needs within Liverpool. There would be an improvement in the quality of life of those residents remaining in, and those living adjacent to, the Welsh Streets and in the wider area creating an appropriate supply of affordable and market housing to meet the needs and demands of present and future generations. The conclusions of the Health Impact Assessment (CD1.8) undertaken as part of the Environmental Statement (CD1.5) identifies that factors affecting health are a complex mixture of social, economic and environmental issues and the regeneration effects of the development would indirectly benefit community health by influencing the factors that contribute to deprivation. The scheme would significantly improve the social well-being of the area.
38. A better choice of homes will in turn attract economically active residents to move to this area increasing spending and helping to support local facilities and services. The housing market would be uplifted as improving the image of the area by creating an attractive new neighbourhood would enable an area of low demand to become an area people to choose to live in. There would job opportunities (including for local people) during the construction period - it is estimated that there would be in the region of 25 full time apprenticeships

⁷ LCC-2-C

employed as a direct result in the scheme commencing⁸. PDG is committed to ensuring jobs are available to local people. There will be a loss of some business space as a consequence of the development; however, the significant regeneration benefits brought about by the wider development would result in an overall beneficial effect to the economy.

39. There would be significant benefits of the scheme contributing to the economic, social and environmental well-being of the area.

Funding and deliverability of the Scheme⁹

40. *Funding* - LCC confirm that there is approved funding within its current Capital Programme to fund the acquisition of the Order land and to clear the scheme area in order to provide a cleared site (other than those buildings to be refurbished) which will facilitate the redevelopment¹⁰. Apart from the Order land, the planning application site is in the ownership of the Council. LCC Cabinet approval for the disposal of the site and subsequent Heads of Terms for the transfer of the land between LCC and PDG was obtained in May 2014. Subject to planning approval, the land and properties intended for refurbishment will be transferred to PDG as a cleared site¹¹.
41. The scheme will be funded by PDG and a Developer Partner (DP). The combined acquisition, works costs and on costs (fees and interest) equate to a total scheme cost of £21, 136,679¹². Funding of £17,904,075 will be secured by PDG through sales receipts and borrowing together with Clusters of Empty Homes Funding. Financial provision for the scheme is included within PDG's current Business Plan which was approved in March 2014. Given that the scheme has not yet received full planning consent, HCA funding cannot be provided and has therefore not been requested at this stage¹³. Therefore there would be a funding gap.
42. However, LCC will underwrite the 'funding gap' in the scheme through a grant agreement which is outlined within the Heads of Terms agreed between LCC and PDG. The agreed gap funding amount is £3,232,604. LCC's Cabinet approved the Heads of Terms, containing the grant agreement in May 2014. Taken together, this would be sufficient to enable Plus Dane to deliver the scheme. The Cluster of Empty Homes funding will be used for the refurbishments and has to be committed by 31st March 2015. Surveys of the associated properties have been completed, and a schedule of works for the scheme has been agreed, which would allow for an accelerated start, subject to the outcome of the Public Inquiry¹⁴.
43. *Delivery* - Liverpool 8 (the post code for the area within which the application site falls) represents one of PDG's core neighbourhoods, with total stock in ownership accounting for over 10% of the group's total asset base. PDG has therefore

⁸ LCC-10-B Para 139.8

⁹ LCC-10-D/E LCC INO/02

¹⁰ LCC-1-B para 3.26

¹¹ LCC-10-B paras 72, 73

¹² LCC-10-C table 3

¹³ LCC-10-B para 119

¹⁴ LCC-10-B para 123

continued to invest significantly within the area, to contribute positively to the longer term sustainability of the properties and community of Liverpool 8. In addition to the funding associated with the Welsh Streets scheme delivery, PDG has undertaken around £30m of additional investment in the area since 2001, which has been provided through a combination of schemes. PDG has also invested significantly in refurbishment in the nearby Camelot Streets, a new recreational sports ground, housing improvements and new build schemes in the area¹⁵.

44. The aforementioned Heads of Terms for the disposal of the Welsh Streets outline the development obligations of PDG and the associated longstop date for the scheme being delivered of 31st March 2018. Completion of the purchase is conditional upon PDG obtaining planning permission.
45. The scheme will be delivered by PDG and a Development Partner (DP) which will be procured through a Design and Build building contract. This will be undertaken via a compliant tender process to ensure that a legally robust tender of the scheme is achieved. The aim of the tender is to identify a DP who can satisfy PDG it has the necessary experience, financial capacity and quality control to deliver the scheme. In addition to the building contract there will be further expressions of interest sought to establish whether a DP would be willing to deliver the outright sale element of the scheme in partnership with PDG¹⁶.
46. When the scheme was originally submitted for planning, an Invitation of Interest letter was sent to potential DPs. There was a favourable response from around 16 local developers, all confirming their interest. There is considerable cost associated with procuring a compliant tender (around £70,000) with construction prices usually only valid for three months; therefore this exercise will not commence until the outcome of the CPO and Planning Inquiry is established. With regard to demolition, a full tender exercise has been completed to identify a contractor to complete the required works¹⁷.
47. LCC and PDG hope there is a good prospect of planning permission being granted and that it is unlikely to be blocked by any impediments to implementation. There are no financial impediments and no physical or legal factors that constitute any known impediment. The planning application is in accordance with the Development Plan and there are no material considerations indicating that the application should be refused. The scheme also accords with the Framework and there should be no obvious reason why planning permission might be withheld.
48. Therefore, the only outstanding matters are the grant of planning permission and the confirmation of this CPO; both of which are matters to be determined by the Secretary of State.

¹⁵ LCC-10B para 69

¹⁶ LCC-10-B para 85

¹⁷ LCC-10-B p 89

The case for compulsory acquisition.

49. LCC has proactively sought to undertake and progress negotiations with existing landowners and has acquired by agreement the overwhelming majority of interests in the scheme area. The only outstanding objection is from Save Britain's Heritage (SAVE) which owns 21 Madryn Street¹⁸.
50. The Welsh Streets scheme forms an essential part of a wider programme of refurbishment and renewal for Princes Park that will regenerate the area. Acquisition of the Order land by LCC will allow for land assembly, vacant possession and site clearance in accordance with Heads of Terms agreed between LCC and PDG. This would enable development of phase A of the planning proposals, to proceed in a timely and well-planned manner. Redevelopment of the Welsh Streets is part of a wider programme of refurbishment and renewal in Princes Park, aimed at regenerating the area, which will make a significant improvement to the environmental, social and economic well-being of the Order land and wider area.
51. Failure to confirm the Order would have the following adverse consequences:
- The only real opportunity to redevelop and regenerate Welsh Streets in a comprehensive and joined up way will be lost.
 - There is no serious alternative development to the scheme currently suggested by anyone, still less one which could secure the benefits which will be provided by the scheme.
 - The townscape improvements will not occur and the likelihood is that the area will remain underused, inefficient and run-down.
 - Possible piecemeal development will not result in the considerable economic, social and environmental benefits that the scheme achieves. It would not also pay for necessary wider environmental and infrastructure improvements.
52. Whether the purpose for which the acquiring authority is proposing to acquire the land could be achieved by any other means is addressed in LCC's response to the objections. However, in summary, the alternatives put forward are piecemeal and unsatisfactory and no evidence has been produced to show their deliverability or viability. As such, the purpose for which the land is being acquired could not be achieved by any other means¹⁹.
53. *Human Rights*. In pursuing the CPO, LCC has carefully considered the balance to be struck between the effect of acquisition on individual rights and the wider public interest in the redevelopment of the site. Interference with human rights is considered by LCC to be justified in order to secure the significant economic regeneration, social, environmental and public benefits which the Welsh Streets scheme will bring.

¹⁸ LCC-1-B para 6.20

¹⁹ LCC-10-B para 138

54. LCC consider that, in accordance with paragraph 17 of Circular 06/2004, there is a compelling case in the public interest for the making of the CPO, as the regeneration of the Welsh Streets area sufficiently justifies interfering with the human rights of those with an interest in the land in order to bring about much needed regeneration that will benefit the local community.

THE OBJECTIONS

55. There were three qualifying objections. Two were withdrawn during the Inquiry. There is one remaining objection from Save Britain's Heritage (SAVE), which is reported first followed by details of the two withdrawn objections.

ORDER LAND PLOT 9

Address: No. 21 Madryn Street, Liverpool

Name of objector – Mr M Binney and Mr O Leigh-Wood, trustees of Save Britain's Heritage (SAVE)

Case for the Objector

The material points are:

56. SAVE has a particular and specific interest as the owner of No.21 Madryn Street, which is part of the CPO. This CPO is directly linked to the purpose and scope of the planning application, and has been served on No.21 Madryn Street and other properties as being deemed necessary by LCC to enable their planning application to be implemented. If the planning application is refused, then the CPO should fail also.

Compliance with local and national policy.

57. For the reasons given below SAVE consider that the scheme would not be sustainable development and would fail to comply UDP policies and with the overarching aim of the Framework. The policy references are set out in the next section.

The extent to which the proposed purpose will contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the area

58. The scheme would fail to provide environmental, social or economic benefits for the following reasons:

Environmental well-being

59. *Heritage and culture.* The Welsh Streets are considered to be of considerable significance as non-designated heritage assets of historic, architectural, cultural and social interest. Paragraphs 126 and 135 of the Framework require that weight should be given to their merits. The loss of dwellings would be irreparably damaging to the character and appearance of the Welsh Streets and to the setting of the nearby non designated asset, the Empress public house. The Welsh Streets are directly adjacent to designated heritage assets in the form of the Princes Park (a grade II* registered park and garden) Princes Park and Princes Avenue Conservation Areas, and an important group of grade II listed buildings in Devonshire Road. The Welsh Streets are very important to the

setting of these heritage assets, particularly the listed buildings whose rear gardens face directly onto South Street and whose imposing rear elevations are visible down the full length of many of the Welsh Streets.

60. The demolition of the Welsh Streets will cause the loss of the Welsh Streets and fail to preserve the setting of the listed buildings, conservation areas and registered park. The public benefits would not outweigh the harm to the heritage assets²⁰. The poor condition of the houses should not be taken into account as it has come about as a result of managed decline by LCC who have left the properties empty, some with no rainwater goods for many years.
61. *Design and Townscape*. The proposed layout, design and architectural details of the new development are of poor quality. The proposals involve the loss of existing mature street trees. It fails to respect or enhance the existing street pattern or established building lines, contrary to much of the guidance in Section 7 of the Framework²¹. It would fail to meet UDP policies HD18 and H5 which relate to good design.
62. *Climate change*. Demolition of the Welsh Streets will result in the loss of embodied energy and the redevelopment will consume large amounts of material and energy during construction, contrary to section 10 of the Framework²².

Social well-being

63. *Demolition or re-use of empty homes*. The scheme fails to comply with Government policy on empty homes set out in the Framework paragraph 51 which is focussed on the re-use and refurbishment of existing housing stock, with a commitment to reducing the number of empty homes, particularly those that have stood empty for many years and have suffered from managed decline²³.
64. *Social cohesion and community*. Some residents would rather remain in a refurbished property, and even those who might want to move can appreciate that the existing houses could provide good accommodation for others. Some existing residents have strong roots in the area and want to stay. Total redevelopment would involve more upheaval and erode the social cohesion and sense of community that survives²⁴.
65. *Loss of existing accommodation*. The proposals involve a substantial reduction in density and a significant overall loss in housing accommodation. This would not help LCC's targets for additional housing units to meet a predicted population growth. Low density housing, if required, can and should be built elsewhere, without demolishing existing stock which is capable to providing higher density housing close to the city centre. This would be contrary to paragraph 47 of the Framework which aims to boost housing supply²⁵.
66. *Housing mix, supply and demand*. There appears to be high under-occupation of existing housing stock, particularly four or more bedroom houses. It is generally known that household sizes are shrinking, with demographic change. There is

²⁰ SBH-1-B para's 59 – 73, SBH-2-B, SBH-5-B

²¹ SBH-1-B para's 46 – 52 SBH-2-B section 6

²² SBH-3-B para's 4 and 5

²³ SBH-1-B para 26

²⁴ SBH-1-B 53 - 58

²⁵ SBH-1-B para 38

likely to be increasing demand for smaller units. The existing houses in the Welsh Streets are ideal for providing accommodation for small families, couples, shared singles, students, and retired people, and are conveniently located close to public transport, services and the city centre. They are also capable of lateral conversion to provide larger units. There are numerous opportunities to build new housing, for whatever unit sizes are required by the public or private sector on existing vacant sites without demolishing the Welsh Streets. This would be contrary to paragraph 50 of the Framework which seeks development to meet the needs of the local population²⁶.

Economic well-being

67. *Employment*. The proposal would result in the loss of several small business premises, some still operational and others vacant but capable of re-occupation. This would be detrimental to the local economy²⁷.
68. *Tourism and economic regeneration*. Madryn Street (No 9 is the birthplace of Ringo Starr), the nearby Empress Public House and Admiral Street attract a considerable amount of Beatles tourism, which is important to Liverpool's economy, with potential to increase this. The proposals would detract from the character and appearance of the Welsh Streets and would isolate and harm the setting of a few surviving houses in Madryn Street, including No.9. In terms of tourism, the proposed scheme is a lost opportunity²⁸.
69. *Local housing market*. The circumstances which identified demolition as an attempt to address local housing market failure in 2005 such as population decline and an apparent over-supply of houses no longer apply. Demolition is not necessary to improve the housing market in the area. Liverpool's population is increasing. The previous weakness in the housing market has changed²⁹. There would be no economic benefit in this respect.
70. *Conclusion*. The CPO would not accord with the Framework. The demolition of the Welsh Streets would perpetuate the failed Housing Market Renewal Initiative (HMRI) programme contrary to current Government policy.

Funding and deliverability

71. There is uncertainty as to how the proposals are to be implemented both in terms of funding and proposed tenure. Refurbishment is at risk as the Cluster of Empty Homes funds has to be committed by March 2015. The retention and refurbishment of the existing houses is a deliverable alternative³⁰.

Whether the purpose for which the acquiring Authority is proposing to acquire the land could be achieved by any other means.

72. *Alternative sites for new housing*. It is wrongly claimed that there is an overriding need for new-build homes, rather than retaining or repairing older stock, and that this justifies the demolition of the Welsh Streets. Not only are there several gap sites within the Welsh Streets area where new houses could be built, but within

²⁶ SBH-1-B para 38

²⁷ SBH-1-B para's 78 - 82

²⁸ SBH-6-B and SBH-1-B para's 83 - 84

²⁹ SBH-1-B para 29

³⁰ SBH-1-B para's 97 - 99

Princes Park ward, the adjoining Picton and Riverside wards and elsewhere in Liverpool's Inner Core there are a very large number of sites, identified in the LCC's Strategic Housing Land Availability Assessment, where new housing can be built. Many of these sites were cleared under HMRI and left vacant³¹.

73. *Refurbishment*. There is a realistic alternative to the proposals. The Neighbourhood Renewal Assessment 2013 (relating to the HMRI) setting out demolition as the best option for the area is flawed. Despite vacancy and neglect the existing houses are capable of refurbishment, upgrading to acceptable standards, to provide attractive and desirable residential accommodation. It is considered that refurbishment represents the optimum viable use for the non-designated heritage assets comprising the Welsh Streets³². SAVE has refurbished 21 Madryn Street to demonstrate that the houses are capable of re-use with minimal repairs and that there are people who want to live in them. The scheme should allow for the retention of No 21 Madryn Street as it is in good condition, and it is unnecessary for it to be demolished.
74. *£1 Homes/Homesteading and developer-led demolition/new build*. LCC's pilot £1 homes scheme generated a huge amount of demand (with 609 registered enquiries, of which 206 indicated they had capital available to complete the works required without any borrowing, for only eight houses³³). There is no reason why equally high levels of demand could not be generated for £1 Homes in the Welsh Streets. Lucerne Street and the Bread Streets in Liverpool have been successfully refurbished. Creative measures could be combined as part of an overall comprehensive approach. The scheme could be carried out without the necessity to secure 21 Madryn Street.
75. *Human rights*. SAVE consider that the CPO would be an unjustifiable interference with their property rights and a breach of Article 8 and Article 1 Protocol 1 of the European Convention on Human Rights because there is not a compelling case in the public interest³⁴.

Response by the Council

76. Compliance with the adopted planning framework, funding and delivery and the well being test are addressed in LCC's case earlier on in the report. With regard to SAVE's suggested refurbishments or building large houses elsewhere, this would not be a reasonable approach for the following reasons³⁵:
- A mix of houses would not be achieved if larger houses are built elsewhere, in contrast to the proposed housing and tenure mix achieved by the proposed scheme;
 - There are no viable and worked up details of the other options put forward by SAVE – all SAVE's options are ideas for other sites or for an unspecified refurbishment scheme in the hope of long term change;
 - There is no explanation of how a comprehensive scheme could be achieved in a viable and timely manner with a refurbishment scheme;

³¹ SBH-1-B para's 35 - 37

³² SBH-1-B para's 91 – 96 and SBH-2-B section 7

³³ LCC/1/B, para.4.123.

³⁴ Save's letters of objection – case file

³⁵ LCC-inq-026

- The only examples of refurbishment schemes put forward by SAVE are for low numbers and there is no evidence that they could be applied to a large area such as the Welsh Streets;
- SAVE's valuations for refurbishment are unrealistic and the schemes are unlikely to be viable or deliverable;
- SAVE's approach, which is not comprehensive, would doom the Welsh Streets to years of further delay and decay.

77. The delay and uncertainty of SAVE's approach in considering alternative proposals is a material consideration and their objection in this regard should be rejected³⁶.

78. The scheme could not be implemented without demolishing No 21 Madryn Street. No 9 has already been saved in the interests of its cultural significance, along with terraced houses adjoining and opposite, but a new street is to be inserted as part of the comprehensive scheme which will necessitate the removal of the objector's property. Additionally there is no funding available to retain any additional properties.

The withdrawn objections

ORDER LAND PLOTS 5, 6 and 7. Address: 160, 172 and 174 High Park Street, Liverpool, L8

Name of objector – Mr and Mrs G Saleh and family

79. The objection was formally withdrawn by letter of 25 June 2014 with no matters outstanding³⁷.

ORDER LAND PLOT 10. Address: 121 – 127 (odds only) South Street, Liverpool, L8

Name of objector – Mr M P Palmer

80. The objection was formally withdrawn by letter of 25 June 2014 with no matters outstanding³⁸.

Other Submissions opposing the Council

81. A number of other parties spoke both for and against the planning application at the Inquiry. Their oral and written representations are reported in full in the planning application report (annex D).

³⁶ LCC-inq-26

³⁷ SAL_C

³⁸ PAL-C

INSPECTOR'S CONCLUSIONS

(Numbers in square brackets refer to relevant paragraphs in this report)

82. The CPO seeks to acquire rights and ownership of land shown on the Order Map for the purpose of securing development of phases 1 and 2 (phase A of the planning application) of the Welsh Streets scheme. It is made under Section 226 (1) (a) of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004). The power granted is intended to assist a local authority to fulfil its duties of promoting the economic, social and environmental well-being of its area. [10,11]
83. Paragraph 16 of Appendix A of the ODPM Circular 06/04 lists the factors to be considered for the purposes of an Order made under the well-being power. The conclusions are framed around these considerations as follows:
- Whether the purpose for which the land is to be acquired fits in with the adopted planning framework for the area.
 - The extent to which the proposed purpose will contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the area.
 - The potential viability and deliverability of the scheme.
 - Whether the purpose for which the land is proposed to be acquired could be achieved by any other means.
 - Whether the specific objections presented by landowners could be addressed without recourse to compulsory acquisition or by any other means.
 - Whether there is a compelling case in the public interest for the Order.

Whether the purpose for which the land is being acquired fits in with the adopted planning framework for the area

84. The planning merits of the scheme and their compliance with local and national policy are set out in full in the planning application report attached as annex D where planning permission is recommended. The following is an overview based on the conclusion in the planning application report that the scheme complies with the Framework on empty homes (paragraph 51), heritage (section 12), design (section 7) and housing delivery (section 6, paragraphs 47, and 50).
85. LCC has sought the regeneration of Princes Park for some 10 years, endorsed through its designation as a Neighbourhood Renewal Area in 2005 under the national initiative for Housing Market Renewal (HMRI). This sought to address a failing housing market in Princes Park where there were increasing vacancy levels, depopulation and poor housing standards. Four intervention areas were identified, with a range of refurbishment and renewal proposed. Three of the area interventions are complete. The purpose of acquiring the Order land is to implement phase A of a scheme which is the last part of the programme of intervention identified for the renewal area. [33]

86. The scheme would comply with LCC's Housing Strategy (HS) and their Empty Homes Strategy, cross department documents, which support regeneration of a number of renewal areas across Liverpool including the Welsh Streets. The demolition and replacement of houses and the refurbishment of 37 properties, as one of many measures including refurbishment and environmental enhancements in the Princes Park renewal area, would contribute to economic growth, build a safe and sustainable community, improve housing standards and stabilise the housing market as sought by both strategies. [29,66,69]
87. The scheme would provide a wider choice of homes in terms of tenure, size and type, introduce more private sector housing, build affordable housing to a decent standard and improve existing properties through refurbishment. This would meet priorities B, C and E of LCC's HS which seek to complete regeneration of renewal areas, provide affordable homes and improve housing stock. In addition, this would bring in a wider range of households to create a mixed and inclusive community. A wider range of households would also follow the advice in *'Laying the Foundations'* as one of many measures to improve the delivery of housing and stabilise the housing market. [28,30,65,66,69]
88. The HS and EHS are not part of the adopted plan. However, they are consistent with the aims of the Framework in seeking to achieve healthy, mixed and sustainable communities, through the delivery of a wider choice of decent homes in a high quality environment. The scheme would comply with the overarching aim of the Framework, to achieve sustainable development. [31,59,61,62]
89. With regard to the UDP, the scheme would comply with Policy H2 which seeks the comprehensive development for renewal areas; the improvement in homes through rebuild and refurbishment (Policy GEN4) and a high quality design (policies HD18 and H5). [20,21,22,23,61]
90. The DSC carries little weight. However, the scheme would meet the aims of Strategic objective 2 to provide more private sector family homes, and policies SP9, SP11, SP13 and SP15 to increase the housing choice and assist market renewal. [25,26]
91. The planning application would accord with the HS, EHS, the Government's Housing Strategy and policies in the UDP. It is consistent with the aims of the Framework. Therefore, it fits in with the adopted planning framework for the area and there should be no planning or policy impediments to implementation of the scheme. [32,59,61,62]

The extent to which the proposed purpose will contribute to the achievement of the promotion and /or improvement of the economic, social or environmental well-being of the area

92. The Welsh Streets houses are mostly empty and have been for many years. They are deteriorating and although they vary in condition, the poorest ones have no floors or ceilings and the rear elevations are crumbling. The streets are clean and the rear alley ways are locked, but there are problems with dumping of rubbish at the rear of the houses and infestation with vermin. As a whole they create a very poor and bleak residential environment which blights the character and appearance of the wider area of Princes Park. This is damaging to the local economy as it depresses the local housing market. The depopulated area detracts from social well-being of the community who live in or close to the

- empty streets. Although SAVE suggests that the poor conditions are a result of managed decline, there is no evidence of deliberate neglect of the properties to reduce their heritage value: the removal of rainwater goods and boarding up was to protect the area from vandalism and theft. [33,34,59,60]
93. In addition, there has been years of uncertainty and anxiety for local residents of the area, where the local community has been actively involved in consultations and discussions about the future of the area. [16]
94. It is against this background that the benefits should be considered. They can be summarised as follows: -
95. *Environmental benefits:* There would be substantial improvement in the residential environment, through repopulation of the mostly empty streets, the creation of a well-designed and laid out area of high quality, energy efficient housing and improved public realm including open space. This would reduce the risk of further decline and complete phase A of the last part of the regeneration programme for Princes Park. [34,35,61,62]
96. *Social benefits:* Although SAVE express concern about the loss of small dwellings and a reduction in housing numbers, the existing houses offered a limited choice of sizes and styles. The scheme would provide a wider choice of house types, sizes and tenures, including semi-detached and terraced houses with gardens and off street parking, and the provision of accessible 'lifetime' homes. This is encouraged by both local and national housing strategies and the Framework as a means of creating social diversity contributing to a healthy, mixed and sustainable community. Many local residents have been heavily involved over the years and implementation of the scheme would mean an end to the worry about the future of the Welsh Streets. This would be of considerable benefit to the local community. [36,37,63,64,65,66]
97. *Economic Benefits.* The scheme would provide mainly affordable housing; however, around one quarter of the housing could be for private sale. This would encourage economically active residents to the area, helping to support local services. The run-down image of the area would be radically altered with the implementation of the scheme and together with the benefits mentioned above, would help to uplift the local housing market and attract inward investment. There would also be local jobs created during construction with some 25 full time apprenticeships helping the local economy. There would be loss of some commercial units, but the economic benefits of the scheme would outweigh their loss. [38,67,68,69]
98. The Welsh Streets are non designated heritage assets of low significance, and they would be mostly lost through implementation of the scheme. There would be change in the setting of the listed buildings along Devonshire Road resulting in some less than substantial harm. However, even taking into account the great weight to be attached to the protection of the historic environment advocated in the Framework, the environmental, social and economic benefits to the public would be substantial and wide reaching and would outweigh any harm to the heritage assets. [18,59,60]
99. The redevelopment and improvement of the area would meet the statutory tests by contributing significantly to the social, economic and environmental well-being of the area. [39,70]

The potential viability and deliverability of the scheme

100. LCC and the proponent of the planning application, the Plus Dane Group (PDG) have been working together towards the submission of a deliverable and viable planning application for many years. LCC has funding approved within its Capital Programme to assemble the land and provide a cleared site. Heads of Terms for a legal agreement have been agreed to transfer the land to PDG. The agreement would outline the development obligations of PDG and give a long stop date for the scheme being delivered of 31st March 2018. [40,71]
101. The funding for phase A of the scheme will be by PDG with funding coming from sales receipts, borrowing and the Cluster of Empty Homes Funding (CoEH). The CoEH funding for the refurbishment of 37 properties has to be committed by March 2015. However, measures are underway to ensure that this can occur. Financial provision for the scheme is included within PDG's current Business Plan which was approved in March 2014. [41]
102. The financial appraisal shows that there will be a funding gap. PDG may be able to obtain some HCA funding if planning permission is granted. However, Heads of Terms have been agreed between PDG and LCC for LCC to underwrite the funding gap ensuring that the scheme is viable. A legal agreement would follow to this effect if planning permission is granted. [42]
103. The scheme will be delivered by PDG and a Development Partner, procured through a building contract. There have been sixteen expressions of interest from developers but this cannot be finalised until planning permission is granted. However, PDG, a secure and substantial registered housing provider, has demonstrated that they have been successfully delivering redevelopment and investing in the community in Princes Park over many years and the delivery of the scheme is reasonably assured. [43,44,45,46]
104. Therefore, funding is in place, and the scheme is viable and deliverable. LCC and PDG could ensure a rapid move towards physical redevelopment if planning permission is granted and the Order is confirmed. [47,48]

Whether the purpose for which the land is proposed to be acquired could be achieved by any other means.

105. SAVE suggest alternative locations for new larger houses and put forward a range of alternatives to demolition, which they consider is wasteful and unnecessary, promoted by the HMRI programme which no longer exists. They consider that this would achieve regeneration of Princes Park whilst saving the existing houses, which are non designated heritage assets and provide much needed small dwellings. [72]
106. The purpose for which the land is to be acquired is to achieve regeneration of Princes Park and improve the environmental, social and economic well-being of the area. The HMRI is no longer a relevant consideration and this is explained in more detail in the planning application report attached at annex D.
107. Whilst there are other vacant sites in the area, no alternative housing schemes have been put forward for the sites suggested by SAVE, and there is no indication

that a viable or deliverable scheme would or could be provided in the future. [76,77]

108. Imaginative alternatives to demolition were suggested as were sources of funding. Nevertheless, there are no alternative schemes for refurbishment for the Welsh Streets put to the Inquiry that have funding and/or are likely to be deliverable within a reasonable timescale. All of the examples suggested, either in Liverpool or other parts of the Country, were small scale interventions and there is no evidence that they could be successful for a large number of houses, such as at the Welsh Streets. Additionally, starting a new process now with alternatives would only be likely to achieve piecemeal interventions and would not secure wider public realm improvements. Funding may not be forthcoming for alternatives and could leave the fate of the Welsh Streets to many years of further decline. [73,74,76]
109. The scheme is viable and deliverable and has taken many years to come to the planning application stage. It is comprehensive, based on sound urban design principles which have been carefully considered and this is necessary to ensure the co-ordinated design concept is achieved and the social and economic benefits occur. The transformation of the area relies on the demolition of 279 units with 154 new homes built and 37 refurbished properties. There are no reasonable alternatives to the scheme which would achieve the regeneration and well-being benefits of a comprehensive development.

Whether the specific objections presented by landowners could be addressed without recourse to compulsory acquisition or by any other means

110. The evidence suggests that LCC sought to acquire land and rights by negotiation and has been successful for a large majority of the plots. There is no reason to believe that they have not been trying to negotiate to acquire the objector's land, No 21 Madryn Street (**plot 9**), or consider their objections. [49]
111. Many of SAVE's objections have already been addressed in the above paragraphs of my conclusions. With regard to SAVE's property, No 21 Madryn Street, funding has been secured to refurbish 37 houses and the design of the planning application was amended before submission to retain a section of terrace at the upper end of Madryn Street to save the house associated with 'The Beatles' member, Ringo Starr. However, No 21 Madryn Street would be demolished if the scheme is implemented.
112. This would be necessary to complete the design which includes the new Green Street to give better access across the area and allow the provision of a landscaped open space. No.21 could not be saved on its own as it forms part of a longer terrace and it would require the refurbishment of many other properties along the street. There is no funding available to refurbish more than the 37 properties and the scheme could be rendered undeliverable by their retention. [73,77]

Whether there is a compelling case in the public interest for the Order

113. The Order land is needed to successfully and effectively implement phase A of the Welsh Streets development. It is part of a comprehensive programme of regeneration for Princes Park aimed at upgrading the area. The public benefits

would significantly improve the well-being of the area. Any interference with Human Rights would be justified by the public benefit arising from the scheme.
[50,53,75]

114. Without the Order land, there would be a significant delay in redevelopment of the Welsh Streets. This would bring about the failure to progress a development which has taken some 10 years to develop and allows for a mix of demolition and funded refurbishment which is supported by the community. Failure to confirm the Order is likely to leave the Welsh Streets in the same poor conditions that they are now and a compelling case for the Order has been demonstrated.
[51,54]

RECOMMENDATION

115. I recommend that the Liverpool City Council (Welsh Streets phases 1 and 2) Compulsory Purchase Order be confirmed without modification.

Christine Thorby

INSPECTOR

Annex A APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Mr D Elvin QC	
Mr G Kean of Counsel	
They called	
Mr M Kitts	Assistant Director for Planning and Development Liverpool City Council
Ms C Baker	Head of Development Consulting Team DTZ for Liverpool City Council
Mr D Nesbitt	Director DTZ for Liverpool City Council
Ms S Cambell	Urban Design and Heritage for Liverpool City Council
Mr R Burns	Urban Design and Heritage Manager for Liverpool City Council
Mr M Eccles	Development Plans Manager for Liverpool City Council
Ms H Smith	Planning, policy and economics team, Ove Arup and Partners for Plus Dane Group
Ms L Davies	Programme and Partnership Director for Plus Dane Group
Mr J Keyte	Senior heritage Consultant Ove Arup and Partners for Plus Dane Group
Mr P Swift	Managing Director of Planit-IE Ltd for Plus Dane Group

FOR THE QUALIFYING OBJECTOR - SAVE:

Mr J Potts of Counsel	
He called	
Mr A Forshaw	Planning and conservation practitioner for SAVE
Mr T Skepmtom	Architect, programme manager and urban designer for SAVE
Mr D Ireland	Director of Building and Social Housing Foundation for SAVE
Mr E Morton	The Morton Partnership Limited for SAVE
Mr G Carr	Lecturer in Architecture at Coleg Cambria for SAVE
Mr D Bedford	Author and 'The Beatles' tour guide for SAVE

Annex B CORE DOCUMENTS

Doc Ref	Title/Document	Dated submitted if after 20/5/2014	Electronic version received
Section 1	Planning Application & Related documents		
CD1.1	Planning Application 13F/0443		
CD1.2	Planning Statement (15 February 2013)		
CD1.3	Updated Planning Statement (13 May 2013)		

CD1.4	Design and Access Statement		
	Regulation 22 Request from LPA		
CD1.5	Environmental Statement		
CD1.5.1	Environmental Statement Appendices		
CD1.5.2	Regulation 22 Update		
CD1.6	Transport Assessment		
CD1.6.1	Travel Plan		
CD1.7	Utility Statement		
CD1.8	Health Impact Assessment		
CD1.9	Tree Survey		
CD1.10	Drawings		
CD1.10.1-95	Set of application plans		

Doc Ref	Title/Document	Dated submitted if after 20/5/2014	Electronic version received
CD1.11	Letters of Objection to the Planning Application (Hard copy only)		
CD1.12	Consultee Responses (including responses to Reg 22 request)		
CD1.13.1	Report to Planning Committee (23 July 2013) and Resolution/Minutes		
CD1.13.2	Report to Planning Committee (23 July 2013) and Resolution/Minutes		

Doc Ref	Title/Document	Dated submitted if after 20/5/2014	Electronic version received
CD1.14	Regulation 22 Request		
Section 2	Community Engagement Documents		
CD2.1	Welsh Streets Princes Park Statement of Community Involvement (October 2012)(?)		
CD2.2	Minutes of the community meetings with Residents		
Section 3	Call-In direction		
CD3.1	Letter under Article 25(1) of the Town and Country Planning (Development Management Procedure)(England) Order 2010 (23 July 2013)		
CD3.2	Letter pursuant to Section 77 Town and Country Planning Act 1990 directing that the Secretary of State had called-in the planning application (24 September 2013)		
Section 4	Planning History		
CD4.1	Prior Approval application (10PM/1551) 2 July 2010		
CD4.2	Prior Approval application for demolition (11PM/0603)		

	March 2011		
CD4.3	Report to the Council's Planning Committee (11PM/0603) 19 April 2011		
CD4.4	Secretary of States direction in respect of (11PM/0603) dated 17 June 2013		
	National Policy and Guidance		
CD4.5	National Planning Policy Framework (March 2012)		
CD4.6	Planning Practice Guidance (March 2014)		
CD4.7	PPS10: Planning for Sustainable Waste Management (March 2011)		
CD4.8	National Audit Office Report for the Department for Communities and Local Government: Housing Market Renewal November 2007		
CD4.9	House of Commons Committee of Public Accounts Report: Housing Market Renewal; Pathfinder 2008		
Section 5	Local Planning Policy		
CD5.1	The Liverpool City Council Unitary Development Plan (saved polices) (November 2002)		
CD5.2	Joint Waste Plan for Merseyside and Halton (2013)		
CD5.3	Access for All (Supplementary Planning Document)		
CD5.4	Ensuring a Choice of Travel (Supplementary Planning Document) (Dec 2008)		
CD5.5	Liverpool City Council SPG Note 6 - Trees and Development		
CD5.6	Liverpool City Council SPG Note 8 - Car & Cycle Parking Standards		
CD5.7	Liverpool City Council SPG Note 10 - New Residential Development		
Doc Ref	Title/Document	Dated submitted if after 20/5/2014	Electronic version received
CD5.8	The Liverpool City Council Core Strategy Submission Draft 2012		
CD5.9	Liverpool SHLAA Site Schedules for Princes Park, Picton and Riverside		
CD5.10	Liverpool City Council's Core Strategy Draft 2012 also includes the Sustainability Appraisal Non-Technical Summary		
Section 6	Guidance and other Documents		
CD6.1	Liverpool City Council Strategic Housing Land Availability Assessment (April 2012)		
CD6.2	Liverpool City Council Strategic Housing Marketing Assessment (May 2011)		
CD6.3	Liverpool City Council Housing Strategy (2013-2016)		
CD6.4	Liverpool City Council Empty Homes Strategy (2010-2013)		
CD6.5	Liverpool City Region Strategic Local Investment Plan 2014-2017		
CD6.6	Princes Park Neighbourhood Renewal Assessment		

	(2005)		
CD6.7	Princes Park Neighbourhood Renewal Assessment Review (2010)		
CD6.8	Princes Park Neighbourhood Renewal Assessment Review (2013)		
CD6.9	Audit Commission Housing Market Renewal – Housing Programme review March 2011		
CD6.10	By Design (DETR 2000) (cancelled by PPG)		
CD6.11	Urban Design Compendium and Updates		
CD6.12	Conservation Principles, Policies and Guidance (English Heritage 2008)		
CD6.13	Manual for Streets (2007)		
CD6.14	Design Manual for Roads and Bridges		
CD6.15	English Heritage Guidance: "The Setting of Heritage Assets"(2011)		
CD6.16	English Heritage Guidance: "Seeing the History in the View" (2011)		
CD6.17	"Laying the Foundations-A Housing Strategy for England"(DCLG 2011)		
CD6.18	Grant Schapps, Ministerial Statement on Housing Market Renewal (24 November 2011)		
CD6.19	Mark Prisk, Ministerial Statement on Empty Homes (10 May 2013)		
CD6.20	George Clark's Empty Homes Review -12 Recommendations		
CD6.21	Mark Hines Architects, Reviving Britain's Terraces: Life After Pathfinder (July 2010)		

Doc Ref	Title/Document	Dated submitted if after 20/5/2014	Electronic version received
CD6.22	Finlay Research, Housing Market Renewal: Critique commissioned by SAVE (April 2011)		
CD6.23	House of Commons Briefing Paper Housing Market Renewal Pathfinders SN/SP/5953 (30 October 2013)		
CD6.24	Feasibility Study from SAVE and Empty Homes (August 2012)		
CD6.25	Alternative Proposals for the Welsh Streets : Constructive Thinking Architects (date)		
CD6.26	Visual Survey of Madryn Street: Ed Morton (2012)		
CD6.27	Condition Survey of 16 Houses on Madryn Street by Paul Sutton		
CD6.28	Photographic record of properties in the Welsh Streets Area		
CD6.29	Petitions		
CD6.30	Pathfinder: SAVE Britain's Heritage report January 2006		

	SBH		
CD6.31	Liverpool City Council New Heartlands Business Plan 2008 – 2011		
CD6.32	Liverpool City Council Princes Park Conservation Area Appraisal Spring 2011		
CD6.33	The Farrell Review 2014 Executive Summary SBH		
CD6.34	Princes Park Ward Profile		
CD6.35	AHP Architectural History Practice – Characterisation Assessment		
CD6.36	Building for Life 12 (2012) Design Council CABE		
CD6.37	Liverpool City Council pen Space Study		
CD6.38	The Local Shop Report 2013		
Section 7	Compulsory Purchase Order		
CD7.1	The Liverpool City Council (Welsh Streets Phases I & II) Compulsory Purchase Order 2013		
CD7.2	Order Map		
CD7.3	Schedule of Interests attached to the Order		
CD7.4	Statement of Reasons for making the Order on behalf of Liverpool City Council		
CD7.5	Statement of Case on behalf of Liverpool City Council		
CD7.6	Copy of Press/Site Notice		
CD7.7	Copy of notice to interested parties		

Annex C – INQUIRY DOCUMENTS

Doc Ref	Title	Dated submitted if after 20/5/2014
Liverpool City Council (LCC)		
LCC1 – Mark Kitts - Housing policy and the need/justification for the CPO		
LCC-1-A	Summary Proof of Evidence by Mark Kitts	17/6/2014
LCC-1-B	Proof of Evidence by Mark Kitts	
LCC-1-C	Appendices to the Proof of Evidence by Mark Kitts	
LCC-1-D	Rebuttal Proof of Evidence by Mark Kitts	6/6/2014
LCC-1-E	Appendices to the Rebuttal Proof of Evidence by Mark Kitts	6/6/2014
LCC2 – Caroline Baker - The NRA process and conclusions		
LCC-2-A	Summary Proof of Evidence by Caroline Baker	
LCC-2-B	Proof of Evidence by Caroline Baker	
LCC-2-C	Rebuttal Proof of Evidence by Caroline Baker	6/6/2014
LCC3 – Derek Nesbitt - Viability review		
LCC-3-A	Summary Proof of Evidence by Derek Nesbitt	17/6/2014
LCC-3-B	Proof of Evidence by Derek Nesbitt	
LCC-3-C	Appendices to the Proof of Evidence by Derek Nesbitt	
LCC-3-D	Rebuttal Proof of Evidence by Derek Nesbitt	6/6/2014
LCC4 – Hugh Aitken - Building/property condition in the Welsh Streets		
LCC-4-B	Proof of Evidence by Hugh Aitken	
LCC-4-C	Appendices to the Proof of Evidence by Hugh Aitken	
LCC5 – Jason Goodwin - QS valuation considerations for refurbishment		
LCC-5-A		
LCC-5-B	Proof of Evidence by Jason Goodwin	
LCC-5-C	Appendices to the Proof of Evidence by Jason Goodwin	
LCC6 – Samantha Campbell - Planning evidence – consideration of the planning application		

LCC-6-A	Summary Proof of Evidence by Samantha Campbell	17/6/2014
LCC-6-B	Proof of Evidence by Samantha Campbell	
LCC-6-C	Appendices to the Proof of Evidence by Samantha Campbell	
LCC7 – Rob Burns - Heritage and Urban Design		
LCC-7-A	Summary Proof of Evidence by Rob Burns	
LCC-7-B	Proof of Evidence by Rob Burns	
LCC-7-C	Appendices to the Proof of Evidence by Rob Burns	
LCC-7-D	Rebuttal Proof of Evidence by Rob Burns	6/6/2014
LCC8 – Mike Eccles - Planning Policy and housing land supply		
LCC-8-A	Summary Proof of Evidence by Mike Eccles	17/6/2014
LCC-8-B	Proof of Evidence by Mike Eccles	
LCC-8-C	Appendices to the Proof of Evidence by Mike Eccles	
Plus Dane Group (LCC)		
LCC9 – Hannah Smith - PLANNING CHRONOLOGY AND POLICY (Planning and CPO)		
LCC-9-A	Summary Proof of Evidence by Hannah Smith	
LCC-9-B	Proof of Evidence by Hannah Smith	
LCC-9-C	Appendices to the Proof of Evidence by Hannah Smith	
LCC10 – Louise Davies - Community Consultation, Deliverability and Viability (Planning and CPO)		
LCC-10-A	Summary Proof of Evidence by Louise Davies	
LCC-10-B	Proof of Evidence by Louise Davies	
LCC-10-C	Appendices to the Proof of Evidence by Louise Davies	
LCC-10-D	Rebuttal Proof of Evidence by Louise Davies	6/6/2014
LCC-10-E	Appendices to the Rebuttal Proof of Evidence by Louise Davies	6/6/2014
LCC11 – Jim Keyte - Heritage (Planning predominantly)		
LCC-11-A	Summary Proof of Evidence by Jim Keyte	
LCC-11-B	Proof of Evidence by Jim Keyte	
Doc Ref	Title	Dated submitted if after 20/5/2014
LCC12 – Dawn Phythian – Ecology (Planning)		
LCC-12-A	Summary Proof of Evidence by Dawn Phythian	
LCC-12-B	Proof of Evidence by Dawn Phythian	
LCC-12-C	Appendices to the Proof of Evidence by Dawn Phythian	
LCC13 – Pete Swift – Urban Design (Planning and CPO)		
LCC-13-A	Summary Proof of Evidence by Pete Swift	
LCC-13-B	Proof of Evidence by Pete Swift	
LCC-13-C	Appendices to the Proof of Evidence by Pete Swift	
LCC-13-D	Rebuttal Proof of Evidence by Pete Swift	6/6/2014
Liverpool City Council (LCC) INQUIRY DOCUMENTS (including PDG)		
LCC-INQ-001	Opening Statement by LCC/PDG	17/6/2014
LCC-INQ-001.1	Submissions of CPO Powers	17/6/2014
LCC-INQ-002	Note of regarding Meeting of 25 April regarding Public Inquiry (dated 16 May 2014)	17/6/2014
LCC-INQ-003	Property Pool Plus – Frequently asked questions	17/6/2014
LCC-INQ-004	2011-15 AHP Funding by HCA Minimum Geography Area – as at the end of March 2014	18/6/2014
LCC-INQ-005	Cambridge Study of bedroom tax Quantifying the extent of space shortages: English dwellings	18/6/2014
LCC-INQ-006	Empty Homes Community Grants Programme Application Form	18/6/2014
LCC-INQ-007	L8 Stock profile as of 2nd June 2014	18/6/2014
LCC-INQ-008	Property Plus	18/6/2014
LCC-INQ-009	SHMA Extracts with Notes (M Eccles)	18/6/2014
LCC-INQ-010	Plan & details of Tesco at Park Road.	19/6/2014
LCC-INQ-011	PDG analysis: Phase 3	19/6/2014

LCC-INQ-012	Press Release 18 June 2014 (SAVE)	19/6/2014
LCC-INQ-013	Agreed Statement on Conditions & Costings on 5 properties (dated 19 June)	19/6/2014
LCC-INQ-014	Revised Appraisals following agreed statement on Conditions & Costings Impact of Cost Assessment Appraisal	24/6/2014
LCC-INQ-015	‘The Beatles’s Childhood Homes.	24/6/2014
LCC-INQ-016	SAVE Welsh Street Press Releases	24/6/2014
LCC-INQ-017	Photographs of Houses in L8	24/6/2014
LCC-INQ-018	Decision and Extracts from CPO Report to the SOS for Communities & Local Government – November 2006 – Picton, Andfield & Edge Hill	24/6/2014
LCC-INQ-019	Extracts from CPO Report to the SOS for Communities & Local Government – November 2008 – Edge Lane West	24/6/2014
LCC-INQ-020	English Heritage – Princes Park, Liverpool	25/6/2014
LCC-INQ-021	Housing Mix by Local Authority for Northern Core Cities	25/6/2014
LCC-INQ-022	Email exchange between National Trust & Marcus Binney (April/May2014)	25/6/2014
LCC-INQ-023	Appraisal and update on Costs	27/6/2014
LCC-INQ-024	Chimney Pot Park – Urban Splash	1/7/2014
LCC-INQ-025	Statement of compliance	25/6/2014
LCC-INQ-026	Closing submissions on behalf of LCC/PDG	2/7/2014
Save Britain’s Heritage (SBH)		
Please note that the referencing on the SBH hard Documents is not consistent with the required referencing system – Please adjust your hard copies in line with this list.		
Doc Ref	Title	Dated submitted if after 20/5/2014
SBH1 – Alex Forshaw – Planning (Planning & CPO)		
SBH-1-A	Summary Proof of Evidence by Alex Forshaw	
SBH-1-B	Proof of Evidence by Alex Forshaw	
SBH-1-C	Appendices to the Proof of Evidence by Alex Forshaw	
SBH-1-D	Rebuttal Proof of Evidence by Alex Forshaw	6/6/2014
SBH-1-E	Appendices to the Rebuttal Proof of Evidence by Alex Forshaw	6/6/2014
SBH2 – Trevor Skempton – Design/Conservation/Sustainability/Communities (Planning & CPO)		
SBH-2-A	Summary Proof of Evidence by Trevor Skempton	
SBH-2-B	Proof of Evidence by Trevor Skempton	
SBH-2-C	Appendices to the Proof of Evidence by Trevor Skempton	
SBH3 – David Ireland – Empty Homes (Planning & CPO)		
SBH-3-A	Summary Proof of Evidence by David Ireland	
SBH-3-B	Proof of Evidence by David Ireland	
SBH-3-C	Appendices to the Proof of Evidence by David Ireland	
SBH4 – Ed Morton – Structural Condition (Planning & CPO)		
SBH-4-A	Summary not submitted	
SBH-4-B	Proof & Appendices of Evidence by Ed Morton	
SBH-4-C	Rebuttal Proof of Evidence by Ed Morton	6/6/2014
SBH-4-D	Appendices to the Rebuttal Proof of Evidence by Ed Morton	6/6/2014
SBH5 – Gareth Carr - Architectural & Social History (Planning & CPO)		
SBH-5-A	Summary Proof of Evidence by Gareth Carr	
SBH-5-B	Proof of Evidence by Gareth Carr	
SBH-5-C	Appendices to the Proof of Evidence by Gareth Carr	
SBH6 – David Bedford – Social & Cultural History/Beatles (Planning & CPO)		
SBH-6-A	Summary Proof of Evidence by David Bedford	
SBH-6-B	Proof of Evidence by David Bedford	
SBH-6-C	Appendices to the Proof of Evidence by David Bedford	
SBH7 – Paul Sutton – Viability (Written Statement) (Planning & CPO)		
SBH-7-E	Written submission by Paul Sutton	
SBH-7-F	Further Written submission by Paul Sutton	6/6/2014

Save Britain's Heritage (SBH) Inquiry Documents		
SBH-INQ-001	Opening Statement by SBH	17/6/2014
SBH-INQ-002	Simplified Appendix 2 to Proof of Alex Forshaw	17/6/2014
SBH-INQ-003	Article regarding Removal of downpipes and lead flashings	19/6/2014
SBH-INQ-004	Extract from 2011 Census Princes Park Ward	24/6/2014
SBH-INQ-005	Not used	
SBH-INQ-006	Development option cost analysis	25/6/2014
SBH-INQ-007	Declaration of the Princes Park Renewal Area	25/6/2014
SBH-INQ-008	Closings submissions on behalf of SBH	25/6/2014
Other Proofs of Evidence - CPO		
SAL-B	Proof of Evidence on behalf of Mr & Mrs Saleh's	
SAL-C	Withdrawal letter on behalf of Mr & Mrs Saleh	25/6/2014
PAL-B	Proof of Evidence on behalf of Mr Palmer	
PAL-C	Withdrawal letter on behalf of Mr Palmer	25/6/2014
Other Written Reps		
WR-Jackson	Letter dated 21 May from Professor Jackson	6/6/2014
WR-NT	Letter from National Trust dated 4/6/2014	6/6/2014
WR-1	All other written submission are in hard copy in the library	1/7/2014
Conditions		
Cond-1	First draft of the conditions	
Cond-2	Final conditions	1/7/2014