



Campaign to Protect Rural England
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*working locally and nationally for a
beautiful and working countryside*

Lancashire Branch, including Merseyside and Greater Manchester

Mr Paul Vertigen
Planning & Building Control
Municipal Buildings
Dale Street
Liverpool L2 2DH

8 November 2016

Dear Mr Vetigen,

Planning Application 16L/2392

1. The Lancashire Branch of the Campaign to Protect Rural England (CPRE Lancashire) objects to the above planning application due to the significant harm caused to Allerton Priory Grade II* and Allerton Lodge Grade II listed heritage assets.
2. CPRE believes that quality green space is important for everyone, no matter where they live. Increasingly we are receiving enquiries from concerned urban dwellers about the protection and enhancement of their urban green spaces and local heritage assets. Millions of town and city dwellers recharge their batteries with a walk in local parks, green spaces, protected Green Belt land and the wider countryside. Our heritage provides important linkages with our past, a sense of who we are and where we came from, it is significant for the character of local places. We promote the reuse of previously developed land, brownfield land, in advance of green space. Green space and heritage assets are of immense value to us all, and 'Once they have gone, they have gone for good'.
3. The Government has set out its approach to conserving and enhancing the historic environment in Section 12 of the National Planning Policy Framework (NPPF). In determining planning applications, Liverpool City Council should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.

4. The proposal would result in the loss of three sections of the Allerton Priory wall for motor access into the residential development site known as 'Land at Woolton Road', an application for which is pending determination by Liverpool City Council (160/1191). CPRE Lancashire has objected to this development due to multiple adverse planning grounds, notably the needless loss of green space and biodiversity.
5. Liverpool City Council has defined the wall as a listed structure by virtue of being within the curtilage of the grade II* listed Allerton Priory, located to the north of the Application Site.
6. CPRE Lancashire views the loss of wall as significant due to the value of the historic fabric and harm to the historic form and character of the estate and the proposal has a direct impact upon a curtilage listed element of Allerton Priory. CPRE Lancashire disagrees with Turley's heritage assessment that the Proposed Development addresses s.66 and s.16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and addresses the requirements of Paragraphs 131, 132 and 137 of the NPPF and local planning policies.
7. The walls make a significant contribution towards the overall significance of Allerton Priory, which is listed due to its architectural and historic special interest. The works will diminish this special interest.
8. The proposal will change the setting of the Allerton Priory Lodge. The wall is experienced as part of a group with the Lodge and Allerton Priory itself and makes a contribution towards the significance of the Lodge through their evident historical and functional relationship; together the buildings illustrate the high status character of Allerton Priory itself. The proposed development in CPRE Lancashire's view will diminish this relationship or the ability to appreciate it.
9. For this reason we recommend Liverpool City Council refuses the application to demolish sections of the Grade Listed Wall.
10. In summary CPRE Lancashire and its Liverpool District Group is opposed to this development, due to the multiple harmful impacts, identified above, which combined do not outweigh the benefit of new houses. Therefore we recommend the application be refused by Liverpool City Council.

If you would like further information please contact me without delay.

Yours sincerely,

Jackie Copley MRTPI MA BA(Hons) PgCert
Planning Manager

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Emma Bridgewater
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Nick Thompson

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