



HOW

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# CASE STUDY

December 2006

## Hugh Baird College and Playing Fields

**Client:** Hugh Baird College

**Location:** Sefton

In August 2006 HOW Planning LLP submitted an outline application on behalf of Hugh Baird College for residential development and the creation of public open space at Church Road, Litherland.



HOW coordinated extensive pre-application consultation including a local leaflet drop and public exhibition. Sefton MBC Council Members formally resolved to grant planning permission subject to a S.106 agreement for the scheme in December 2006.

### Details

The site is a former school which was situated on part of the site representing about 25% of the site area. The site had remained vacant for over 10 years and was being used as informal open space. A case was presented through the UDP review to change the designation of the site from greenspace to primarily residential area. This was duly achieved and paved the way for a planning application.

The application site is situated outside the HMRI Pathfinder Area and a housing restriction policy is in place. A case was put forward which set out how any capital receipt received by the College through the sale of the site would benefit the local community through training and new accommodation. Permission was secured subject to signing a S.106 agreement for open space. No affordable housing was provided due to the impact this would have on scheme viability.