

ENERGY AND SUSTAINABILITY STATEMENT

Proposal:

Redevelopment of former Prescott Police Station comprising conversion and restoration of existing Police Station building to provide 8 apartments; demolition of selective outbuildings followed by erection of 6 townhouses and associated external works.

Site: Former Prescott Police Station, Derby Street, Prescott, L34 3LG



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1.0 INTRODUCTION

- 1.1 This Energy and Sustainability Statement has been prepared jointly by Prima Group and The Planning Studio.
- 1.2 This Statement is provided to support an application for Full Planning Permission and Conservation Area Consent.
- 1.3 The Planning Permission relates to the conversion of the former Prescott Police Station to reuse the building and bring it back to useful purpose with a reconfiguration and restoration of the building to create 8 apartments. All apartments will be offered for rent, the intention being to deliver this element of the scheme as affordable housing (subject to final decision by Prima Group).
- 1.4 The CAC is required to permit the demolition of selected range of outbuildings which lie within the Prescott Town Centre Conservation Area.
- 1.5 Following demolition of the outbuildings the rear courtyard and parking area of the Police Station will be redeveloped to accommodate 6 no. townhouses in the form of 3 x pairs of semi-detached houses.
- 1.6 The proposals have been prepared with key aspects of energy efficiency and carbon emissions reduction measures. These will be set out within Section 5 of this Statement.
- 1.7 In preparing this document regard has been made to National Planning Policy Framework (July, 2021) and policies of the statutory development plan comprising the Knowsley Local Plan Core Strategy (adopted January 2016) with reference to Policies CS2 and CS23 in particular.

Context - Climate Change Emergency & Drive to Net Zero Carbon Emissions

- 1.8 Three years ago (29 January 2020), Knowsley Council declared a Climate Emergency and made a commitment to develop an action plan with the aim of achieving net zero carbon emissions from the Council's estate and services by 2040.

- 1.9 A further commitment was made to work with partner agencies across the Liverpool City Region to reduce carbon emissions across the borough.
- 1.10 In making these commitments, the Council recognised that the impacts of climate change are now being seen across the world and there was no doubt that urgent action was needed to reduce greenhouse gas emissions and limit global warming to 1.5°C as recommended by the Intergovernmental Panel on Climate Change (IPCC). The IPCC state that limiting global warming to 1.5°C will require rapid and far-reaching transitions in land, energy, industry, buildings, transport, and cities.
- 1.11 To achieve this, global net human-caused emissions of carbon dioxide (CO₂) would need to fall by about 45% from 2010 levels by 2030, reaching net zero around 2050. The Government subsequently adopted this 2050 target.
- 1.12 The target date for Knowsley Council to achieve net zero carbon emissions is 2040, ten years ahead of the national target, but in line with the target adopted for the Liverpool City Region by the Combined Authority.
- 1.13 The first relates to the Council's estate and services and the requirement to approve an Action Plan by the end of 2020 that specifically focuses on reducing carbon emissions to net zero by 2040. The second area relates to the actions that Knowsley can take to reduce carbon emissions in the wider community.
- 1.14 The Council's Action Plan sets out a number of key goals and actions, majority of which relate to specific areas of Council business, such as procurement, staffing, estates management and reducing energy consumption in street lighting and waste management. One of the key actions also places an obligation on the Council to: *"Embedding carbon reduction and climate action across the Council's plans, policies and services."*

Context – Prima Group

- 1.15 Prima Group (Prima Group is the trading name of Prima Housing Group and Prima Commercial). Prima Housing Group (PHG) is a Housing Association which currently owns, provides housing and neighbourhood services to over 2500 properties in the Liverpool, Knowsley, Sefton, North Wales and Wirral areas.
- 1.16 As a housing association, PHG provide homes for families, single people, over 55s, students, key workers, and shared ownership homes. PHG has development

partner status with Homes England providing access to public subsidy for affordable housing through the affordable homes programme. Prima Commercial own and manage 256 commercial properties.

- 1.17 One of Prima Group's key objective is to create vibrant neighbourhoods in which to live and work where good quality, safe affordable homes and services are the heart of the community.
- 1.18 Prima Group's strategic objectives are focused a number of primary drivers including striving to be a landlord of choice that delivers excellence for customers/residents; and creating partnerships that deliver locally for the benefit of neighbourhoods and communities.
- 1.19 Prima Group is working proactively to bring forward the energy-saving works for existing and proposed developments. The Group is rolling out a programme of 'decarbonisation works' principally aimed at proposed energy-saving works, which are necessary as part of the Government's drive toward zero carbon, and to ensure that all rented properties within the Group are rated at a minimum energy efficiency band C before 2030.
- 1.20 By making your home more energy efficient, it will help to reduce your energy costs, by reducing the energy required to run your home. This will benefit you as energy costs continue to rise.
- 1.21 Prima Group works across a number of initiatives delivering affordable housing and housing of choice, and this has resulted in recent developments delivered by the applicant within Knowsley.
- 1.22 Prima Group has delivered 11 new build houses at Roughwood Drive in Kirkby (completed 2021) and recently started on site delivering a new development of 21 apartments in two blocks in Dinas Lane, Huyton.
- 1.23 Prima Group acquired the application site last year from the Merseyside Police Estates Service. The former Prescott Police Station building has been vacant for 4 years following the relocation of Prescott Police Station to a new site, shared with the Fire Service on a site in Cables Way within Prescott.
- 1.24 A key priority for Prima Group is to continue to grow and provide good quality homes that are affordable and sustainable. This is to be achieved by investing to

make Prima Group homes 'greener' and taking opportunities to reduce carbon emissions and improving the environmental rating of homes, with a green investment plan in place and develop the Group's ESG Strategy (*Prima Group Corporate Plan, Homes & Growth Priorities*).

Validation Process

- 1.25 As part of the Council's validation process of applications for major developments, the Council requires applicants to submit an appropriate statement setting out the measures taken to reduce energy consumption and support sustainability measures throughout the construction and operational phases of a development.
- 1.26 Energy Statements are not a national validation checklist requirement and in preparing such documents, it is reasonable to expect the content and range of measures put forward to be proportionate the scale of development proposed and level of investment in the project.

2.0 LOCATION AND SITE DESCRIPTION

- 2.1 The site comprises the principle building of the former Prescot Police Station, built in the early 1870's.
- 2.2 The Police Station building is a two storey brick building with decorative use of light coloured brick in window heads, stone detail and a slate roof.
- 2.3 The Police Station building had previously contained a court house within the first floor and judge's changing chambers.
- 2.4 A court yard/car park is located to the rear of the site; in this area there are some original outbuildings that remain. Some are part of the original construction whilst others appear to have been added as the Police station evolved over the years. Outbuildings appear to have been used for stables, storage and staff quarters.
- 2.5 The Police Station building has a main entrance from Derby Street with a public access ramp. There is a separate entrance for public access to the former court rooms at the side of the building.
- 2.6 The site is currently vacant since 2018, when the Prescot Police Station moved to new building shared with the Fire Service.

- 2.7 The site is located on the north side of Derby Street close to the main shops and services within Prescot Town Centre.
- 2.8 Public transport is available along Derby Street connecting the site to beyond Prescot to Liverpool and St Helens.
- 2.9 The site is identified as being within the boundary of the Prescot Town Centre Conservation Area.
- 2.10 A Site Location Map with proximity to Prescot Town Centre is shown below.

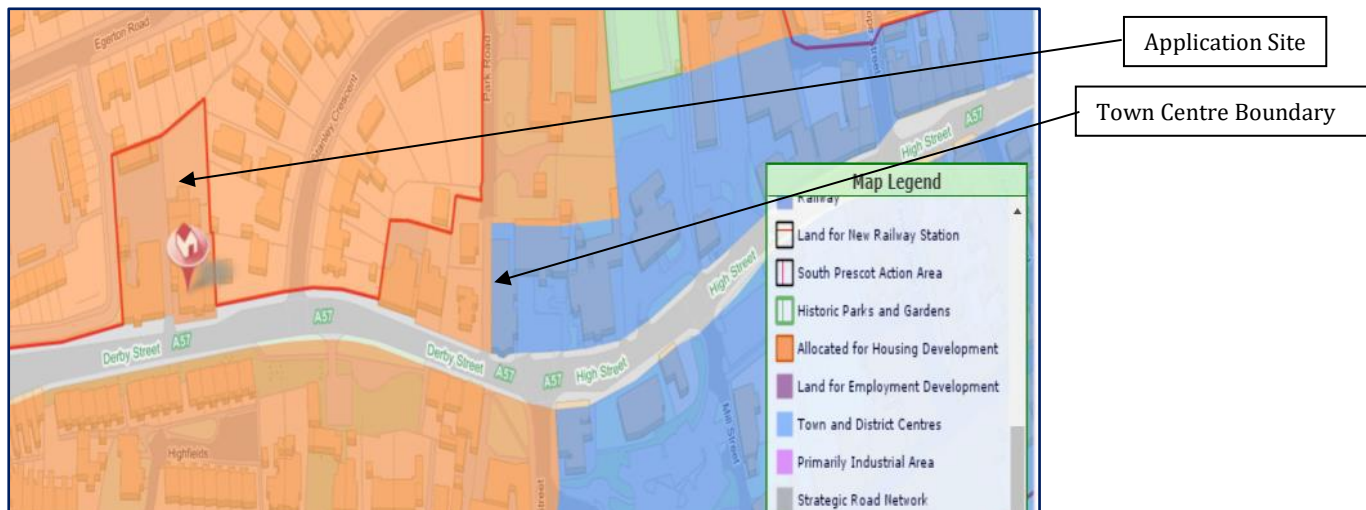


Image 1: Knowsley Local Plan Proposals Map Extract indicating Application Site

3.0 DEVELOPMENT PROPOSAL

- 3.1 The proposals comprise the conversion and alterations of the former Police Station building to create 8 no. apartments, split between 1-bed and 2-bed units.
- 3.2 The conversion of the Police Station building will be undertaken with due sensitivity to the historic value of the building. The existing elevations of the building are retained and various non-original alterations within the building removed as part of the reconfiguration of the building's conversion.
- 3.3 The windows in the building will be replaced with double-glazed conservation type timber sliding sash to meet the energy efficiency and acoustic standards for residential use.

- 3.4 The new windows will match existing windows in profile/glazing bar details, all to be approved by the council's conservation officers.
- 3.5 The proposal includes demolition of the majority of the outbuildings to the rear of the main building. The clearance of the outbuildings and facilitates the opening up of the former courtyard to support the erection of 6 no townhouses, set out in 3 pairs of semi-detached houses.
- 3.6 The townhouses will be 3-bed units, each having private amenity space and space for off-street car parking.
- 3.7 The townhouses will be two and half storeys, built of brick with tile roof, with the materials being selected to complement the brick and detailing of the Police Station building.
- 3.8 The townhouses will have high performance double glazed windows, cavity wall insulation and energy efficient measures throughout the heating and lighting systems embodied into the new dwellings.
- 3.9 Car parking will be provided within the site, 8 spaces dedicated for use by the apartments in the converted Police Station building and each of the townhouses will have 1 car parking space to the side of the house, with room to support 2 cars depending on the size of the vehicles (please refer to car parking reduction measures in Section 5).

4.0 PLANNING POLICY

Knowsley Local Plan Core Strategy

- 4.1 The statutory development plan for the area is the Knowsley Local Plan Core Strategy adopted in January 2016.
- 4.2 With regard to energy and sustainability the following policies are regarded as relevant:
- Policy SD1 – Sustainable Development;
 - Policy CS1 – Spatial Strategy for Knowsley;
 - Policy CS2 - Development Principles;
 - Policy CS19- Development Quality & Accessibility in New Development;
 - Policy CS22 - Sustainable and Low Carbon Development;
 - Policy CS23 – Renewable Low Carbon Infrastructure; and
 - Policy CS24 - Managing Flood Risk

- 4.3 Policy SD1 sets out the overarching principle that proposals that achieve sustainable development will be given a presumption in favour. This policy is a fundamental objective of all developments proposed in Knowsley.
- 4.4 Policy CS1 sets the key spatial strategy principles which focus on encouraging growth of the sustainable locations in the borough, where accessibility is greatest and supports regeneration, including Prescott.
- 4.5 Policy CS1 is supports development that makes *“efficient and sustainable use of land and infrastructure, encouraging where possible the reclamation and reuse of previously developed land.”*
- 4.6 Policy CS1 sets down the key development priorities for Knowsley to 2028, including: a) Re-balance the housing stock by providing a wide choice of new market sector and affordable housing with supportive services and facilities appropriate to needs.
- 4.7 Policy CS2 itemises specific development ‘Principles’ for all development to meet sustainable development objectives. For each of the stated Principles, the following are the key policy CS2 energy and sustainability objectives:

Principle 1: *meeting the needs for new housing. Reducing economic, environmental, education, health and other social inequalities between Knowsley and other parts of the UK; and providing opportunities for positive lifestyle choices and health improvement for people of all ages.*

Principle 2: *Reduce carbon emissions and adapt to the effects of climate change by: (a) Contributing to reductions in carbon dioxide emissions from all sources, in line with national targets; (b) Ensuring an ability to adapt to future changes to national targets for carbon dioxide and other greenhouse gas emissions, including recognising the role of new technology; (c) Identifying and applying measures offering effective mitigation and adaptation to likely environmental, social and economic impacts of climate change; and (d) Meeting appropriate minimum standards for sustainability.*

Principle 3: *Reduce the need to travel and increase accessibility by: (a) Selecting locations that reduce the need to travel, especially by car, and enable people as far as possible to meet their needs locally; (b) Assisting the Council in achieving a shift towards more sustainable modes of transport for people, goods and freight.*

Principle 4: *Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by: (a) Understanding and respecting the character and distinctiveness of places and landscapes; (b) Protecting and enhancing the historic environment; (c) Promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice; (d) Maximising opportunities for the regeneration of previously developed land, including derelict or unsightly areas to improve the image of Knowsley and use land resources efficiently; and (e) Mitigating potential negative impacts of traffic growth and road traffic on highway safety, air quality, noise and health; (f) Minimising negative impact upon flood risk, air quality, water quality, land quality, soil quality, and noise or vibration levels and ensuring any negative impacts are appropriately mitigated.*

Principle 5: Make the most efficient use of available resources and infrastructure by prioritising locations consistent with the spatial strategy, which: (a) Do not require major investment in new infrastructure, including transport, water supply and sewerage, or where this is unavoidable, incorporate appropriate development phasing and delivery assistance; (b) Ensure environmental protection is enhanced through the phasing of new development and delivery of supporting infrastructure; (c) Support prudent and efficient management of natural and man-made resources; and (d) Promote sustainable construction and efficiency in resource use (including reuse and recycling of materials).

Policy CS2 states that development that will have an unacceptable impact upon any of the above will only be permitted where the benefits of the proposal clearly outweigh the harm.

- 4.8 Policy CS19 – Design Quality & Accessibility is particularly relevant. It requires proposals to address the challenges of climate change and future changes in social, economic and environmental priorities.
- 4.9 Policy CC19 states that new development should integrate sustainable design principles, with regard to Local Plan policy CS17: Housing Sizes and Design Standards and policy CS22: Sustainable and Low Carbon Development as appropriate; Biodiversity (in accordance with policy CS8); Flood risk mitigation (in accordance with policy CS24); and waste recycling; and Energy and resource efficiency in accordance with policy CS22).

4.10 Policy CS22 relates to sustainable and low carbon development. It is the specific policy criteria that requires developments to comply with a range of 'sustainable construction principles'. New development will be required to meet high standards of sustainable design and construction and minimise carbon emissions. This should be achieved by:

- a) Designing new buildings for flexible uses throughout their lifetime;*
- b) Avoiding the creation of adverse local climate conditions by using natural systems to avoid internal overheating and excessive heat generation;*
- c) Ensuring developments are comfortable and safe for users;*
- d) Making the most effective and sustainable use of water, aggregates and other resources;*
- e) Limiting energy use by incorporating high standards of insulation, heat retention, natural ventilation and passive solar techniques;*
- f) Landscaping (including measures such as green walls or roofs) to create shelter and reduce any heat island effect;*
- g) Using sustainable materials from local suppliers where possible;*
- h) Supplying energy efficiently and incorporating decentralised energy systems, using renewable and low carbon energy where feasible;*
- i) Managing flood risk, including through the use of Sustainable Drainage Systems (SuDS) and flood resilient design for infrastructure and property; and*
- j) Promoting sustainable waste practices in new and existing developments.*

4.11 Policy CS23(2) is relevant as it identifies that proposal must be accompanied by information that shows that the local environment will be protected.

National Planning Policy Framework (July 2021)

- 4.12 The National Planning Policy Framework (NPPF) document sets out the Government's planning objectives for England.
- 4.13 The primary objective of NPPF is sustainable development, therefore focussing on the 3 key principles of sustainability.
- 4.14 The framework is split into three sections; planning for prosperity (Economic), planning for people (Social) and planning for places (Environmental), each of which outlines guidance to tackle issues such as housing, transport infrastructure, climate change, business and economic development, etc.

- 4.15 *Paragraph 8* of the NPPF sets out the three dimensions of achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). These are:
- a) an *economic objective* – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a *social objective* – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an *environmental objective* – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.16 *Paragraph 126* of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It confirms that: *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*
- 4.17 *Paragraph 119* of the NPPF requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.18 *Paragraph 120* – local authorities should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing.
- 4.19 With regard to climate change, NPPF supports a reduction in greenhouse gas emissions and the delivery of renewable and low carbon energy.

- 4.20 Climate change is covered in Section 14 *'Meeting the challenge of climate change, flooding and coastal change'*.
- 4.21 *Paragraph 152* states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- 4.22 In summary the framework advises: To support the move to a low carbon future, local planning authorities should:
- plan for new developments in locations and ways to reduce carbon emissions;
 - actively support energy efficiency improvements to existing buildings;
 - adopt nationally prescribed standards when setting local requirements for building sustainability.
- 4.23 The overarching objective is to maximise the reductions in total CO₂ emissions through the application of the energy hierarchy with a cost-effective and technically appropriate approach and to minimise the emission of other pollutants.

5.0 ENERGY AND SUSTAINABILITY MEASURES

5.1 The proposals have been designed and considered throughout the planning process to deliver high quality, attractive designed sustainable buildings with appropriate measures to reduce the need to travel by car, reduce the energy consumption of users of the proposed housing, and incorporate measures that will reduce carbon emissions.

5.2 The proposals can be considered for being energy and sustainability compliant in a number of ways, notably through '*Sustainable Construction/Design*', '*Decarbonisation Programme of Existing Stock*', '*Sustainable Use of Resources/Land*' and '*Sustainable & Accessible Location*'.

Sustainable Construction/Design

5.3 The proposed development has targeted sustainability throughout the lifetime of the building conversion and the construction and future occupation of the proposed townhouses.

5.4 In particular energy efficiency measures are integral to the building design.

5.5 The proposed development will be built under Part L 2013 (with 2016 amendments) of the Building Regulations. The development will significantly reduce regulated CO₂ emissions by incorporating a range of passive design and energy efficiency measures, including improved building fabric standards beyond the requirements of building regulations and energy efficient mechanical and electrical installations.

5.6 Through careful consideration of the building envelope construction, the proposed development should avoid future residents being exposed to harmful levels of noise.

5.7 Sound insulation will be provided on all separating walls and floors between habitable spaces in the converted Police Station building and within the townhouses to meet Building Regulations Part E requirements.

5.8 Enhanced glazing systems will be used to improve energy efficiency, reduce noise impacts and encourage use of the smart technologies that will be provided within the apartments and townhouses such as smart technology thermostats.

- 5.9 The energy that has been used during manufacture, processing and the transportation of the materials to site, contributes to embodied carbon emissions. These emissions shall be minimised by the selection of materials for walls, floors and windows that are characterised by reduced environmental and life cycle impacts.
- 5.10 Prima will be installing 'Wetherby' internal wall insulation. The submitted Wetherby IWI details illustrate good practice for the design and construction of interfaces in respect to ensuring thermal performance and air barrier continuity. This is a bespoke insulation system that will ensure the proposed conversion scheme for the Police building will comply with highest standards for acoustic insulation and thermal performance, reducing the pressure to turn on heating beyond comfortable levels.
- 5.11 The construction contractor will be expected to source all timbers from sustainable sources, where possible using timber certified under the FSC (Forestry Stewardship Council) certification scheme.
- 5.12 In the tender selection process preference will be given to contractors that source local materials and suppliers where feasible to reduce the transport distances and to support the local economy.
- 5.13 Construction has the potential for major pollution, mostly through pollution to air (through dust emission). To minimise construction site impacts the selected contractor must demonstrate adoption of best practice policies in respect of air (dust) pollution and water (ground and surface) pollution occurring.
- 5.14 The contractor will be required to issue an '*Environmental Construction Management Plan*' which sets out measures to reduce waste on site, reduce dust and noise impacts and demonstrate compliance with the Prima Group's own standards for sustainable construction and considerate contractor standards.
- 5.15 The proposed energy solutions for the development include various energy efficiency measures as well as low-carbon and renewable energy technologies with each apartment having a 'Switchee' – a smart technology thermostat). Each apartment will have electric central heating controlled by the Switchee.
- 5.16 Water consumption will be reduced through the incorporation of water efficient fixtures and fittings. All apartments and townhouses will be provided with water

efficient fixtures and fittings to reduce water consumption below 105 litres per person per day.

- 5.17 A variety of Sustainable Drainage Systems (SuDS) will be utilised to control surface water flows, including areas of permeable paving in the courtyard.
- 5.18 Surface water run-off from the roof will be stored in water butt stands connected to the rainwater downpipes to be used for garden watering. These features will be designed to store surface water run off to the equivalent of a 1 in 100 year rainfall event, plus an additional allowance (+35%) to account for increased rainfall due to climate change.
- 5.19 Trees to be retained on site together with the landscape grounds will help to attract wildlife, improve air quality, energy efficiency, and attenuate water.
- 5.20 Health and wellbeing of the occupants will be improved by providing good daylight levels, sufficient private and semi-private outdoor space and indoor comfort.
- 5.21 The impact that a new development has on waste is mainly incurred during occupation. This site has been designed with the intention of reducing the quantity of waste that is sent to landfill by providing residents with facilities to recycle materials, removing them from the waste stream.
- 5.22 The proposed development accords with the high standards of sustainability as prescribed by the planning policies set down in paragraphs 126, 130, 152 and 154 of the NPPF and policies CS2, CS19 and CS22 of the Knowsley Core Strategy Plan.

Decarbonisation Works

- 5.23 Prima Group has embarked on an extensive programme of decarbonization works within its existing stock. These works, which are highlighted below demonstrate the applicant's commitment to making their properties fit for purpose and their commitment to tackling climate change .
- 5.24 The same principles will be applied to designing the converted Police Station building and ensuring the proposed townhouses can meet the same level of energy efficiency.
- 5.25 Insulation - The work mainly includes insulating external walls and roof spaces

and may also include some additional works to help improve energy efficiency. A 'Retrofit Survey' is carried out first to assess the works needed for the property. This will be followed up by a detailed technical survey to set out how the work will be carried out.

- 5.26 *Front of the home:* - For terraced homes built with solid walls, insulation will be applied to the inside of the external walls at the front of the home, this will help to keep the external look and character of the property, whilst reducing energy loss from the front wall. The Group leave the property with freshly plastered finish on the internal surfaces of the external wall to all rooms that look out to the front of the property.
- 5.27 *Back of the home:* - The rear external wall of homes (and the gable end of an end-terrace) will have insulation applied to the outside of the external walls. To facilitate this, the roof lines in these locations will be extended to ensure that the newly installed insulation is fully protected and effective for energy efficiency for years to come.
- 5.28 *Cavity Walls:* Any Cavity walls discovered during the surveys will be filled with insulation material, with minimum disruption, and these areas will not show any aesthetic difference either internally or externally when works are completed.
- 5.29 *Roof spaces:* – We will make sure roof spaces are insulated to the current Government guidelines, with 300mm deep insulation, this will help ensure coverage of any previous cold bridging areas

Sustainable Use of Land & Resources

- 5.30 The proposed development relates to the reuse of a vacant building that is an historic building. The building contributes to the local area and is part of the history of Prescot. The proposals will save the building from demolition, provide a new use, thus making good use of existing resources.
- 5.31 The site is 'previously developed land' (PDL). Policies in the NPPF (paragraphs 119 and 120) and the Knowsley Core Strategy Local Plan encourage the reuse of PDL land for housing (policies CS2, CS19 and CS22).
- 5.32 Furthermore, it is a stated priority of the Prima Group Corporate Plan to make all of their homes 'greener' and to make developments sustainable and safe for

residents. This is a key driver for the vision for the proposals to reuse and restore the former Prescott Police Station building, which will not only address the long term protection and preservation of an historic asset, it also enables the client to be confident that they have done all they can to create beautiful, sustainable development, including clear measures to reduce carbon emissions and maximise energy efficiency measures within the design, construction and occupation of the buildings that will be delivered by Prima Group.

Sustainable Location & Accessibility

- 5.33 The proposed development is within easy walking distance of Prescott Town Centre with access to a range of shopping, commercial, employment, leisure and social facilities. For this reason, it is anticipated that car ownership of prospective occupiers will be lower than average.
- 5.34 It is proposed to provide 14 car parking spaces with each of the townhouses having dedicated electric car charging points provided and further EV charging points for communal spaces, including in one of the disabled car parking spaces.
- 5.35 Cycle stands to accommodate sufficient cycle space for each resident of the apartments within the converted Police Station building will be provided.
- 5.36 The layout of the proposed development has purposely been designed to reduce the car parking provision below the Council's maximum standards. This is because it was recognised by the client and design team that this site and the development provides an excellent opportunity to create a truly sustainable development where design and construction takes on board the key principles of Council and NPPF policies aimed at tackling climate change and reducing carbon emissions.
- 5.37 The site is previously developed land located in a highly accessible area. Reuse of the existing buildings and sensitive new development with the proposed townhouses makes for effective use of PDL site and accords with the key objectives of the NPPF and policies SD1, CS1, CS2 and CS22 of the Local Plan for locating developments in sustainable locations where best opportunities exist to encourage the need to travel by car, reusing urban land for housing and creating attractive buildings that support the principles of sustainable development.