

Planning Statement



Proposed Development

Full Planning Permission for the development comprising change of use and alterations to former Prescott Police Station to create 8 no. apartments, together demolition of outbuildings and erection of 6 no. town houses and associated external works

Applicant:

Prima Group

Application Site:

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



Chambers

The Planning Studio
Rodney

40, Rodney Street
Liverpool
L1 9AA

E: info@theplanningstudio.co.uk

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

1.0 Introduction and Background Information

- 1.1 This report provides the planning and heritage assessment in relation to an application for planning permission submitted on behalf of the applicant, Prima Group (*Prima Group is the trading name of Prima Housing Group and Prima Commercial*). At this point the entity that will deliver the homes is yet to be decided but it will be Prima Housing Group, Prima Commercial or a combination of them both
- 1.2 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.
- 1.3 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’.
- 1.4 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.
- 1.5 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.
- 1.6 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.
- 1.7 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.
- 1.8 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.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 1.9 The current planning application relates to the conversion of the former Police Station building, together with alterations, and demolition of outbuildings to create 8 no. apartments.
- 1.10 Additionally, the proposals seek to make effective use of the land to the rear of the police station building with the erection of 6 no. townhouses, with associated gardens and external works.
- 1.11 The proposals are designed and delivered through the Prima Group as a mix of houses for sale and/or rent and apartments for rent.
- 1.12 The site has a rich history with the erection of the former Police Station building in the late 1870's. The building continues to form an impressive street frontage to the north side of Derby Street, alongside the adjacent building at no. 10 Derby Street, which together they form a small group of unlisted historic buildings that make an imposing statement within the streetscene and contributes positively to the character of the Derby Street section of the Prescott Town Centre Conservation Area.
- 1.13 The site's history is part of an established character that is associated with the former Police Station building within the site, which is of relevance when considering the impact of the proposed development.
- 1.14 The planning application seeks full planning permission and provides the appropriate suite of detailed plans, sections, and further information in respect of the proposals is set out in the applicant's Design & Access Statement.
- 1.15 The application is brought forward following careful consideration of pre-application discussions with the local authority Knowsley Borough Council (KBC) and taking on board planning advice in relation to development within the context of the key planning issues and the requirement to be sensitive to the site's historic relevance.
- 1.16 The application will be considered having regard to the statutory development plan, which comprises the adopted Knowsley Core Strategy and saved policies from the Knowsley Unitary Development Plan.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 1.17 Other planning policy to be taken account is set down in the National Planning Policy Framework (NPPF – revised in July 2021) and relevant Supplementary Planning Documents (SPD's) and planning guidance notes which are adopted by the Council to inform its assessment and determination of planning applications.
- 1.18 Relevant SPD's for this proposal are listed in Section 3 of this Statement and referred to in relevant sections of the assessment of the key planning and technical issues addressed in Sections 4 and 5 of this Statement.
- 1.19 The proposals will be assessed against the impact of the development in relation to the heritage assets, which in this case comprise the designated Prescott Town Centre Conservation Area, in which the application site forms an important unlisted building and is acknowledged by the Council as being an undesignated heritage asset. The Heritage impact assessment is set out the separate Heritage Statement.
- 1.20 In accordance with s38(6) of the Planning and Compulsory Purchase Act (2004), this Planning Statement considers the proposal against the relevant policies of the adopted development plan and addresses other material considerations pertinent to the assessment of the proposed development.
- 1.21 The key planning issues are the land use principles of using the site for housing, contribution to meeting housing need in Prescott and contributing to the Council's housing land supply; other issues will address design, impact on heritage assets, impact on amenity and environmental impacts.
- 1.22 It will be demonstrated that there is no in-principle objection to the proposed development, and there are no significant adverse impacts that would arise from the development.
- 1.23 The proposals will be shown to represent sustainable development making best use of previously developed land within a town centre location.
- 1.24 This joint Planning Statement should be read in conjunction with the following supporting documents:
- Plans and drawings prepared – *Prima Group*
 - Landscaping Plan – *Prima Group*
 - Design & Access Statement – *Prima Group*

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- Heritage Statement – *TPS (Heritage) & Prima Group*
- Site Investigation & Remediation Report – *CC Geotechnical*
- FRA & Drainage Documentation – *CC Geotechnical*
- Main Drainage Plan – *Prima Group*
- Tree survey & AIA Report – *MP Trees*
- Bat Scoping Survey Report – *Kingdom Ecology*

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

2.0 Site Context

Site & Surroundings

- 2.1 The site comprises the principle building of the former Prescott Police Station, built in the early 1870's. 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.
- 2.2 The Police Station building had previously contained a court house within the first floor and judge's changing chambers.
- 2.3 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.
- 2.4 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.
- 2.5 The site is currently vacant since 2018, when the Prescott Police Station moved to new building shared with the Fire Service.
- 2.6 The site is located on the north side of Derby Street close to the main shops and services within Prescott town centre. Public transport is available along Derby Street connecting the site to beyond Prescott to Liverpool and St Helens.
- 2.3 The site is identified as being within the boundary of the Prescott Town Centre Conservation Area.

Relevant Planning History

- 2.4 94/00627/APP – Construction of access ramp to front of building. Application granted 8th December 1994.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

Development Proposal

- 2.5 The proposal comprises the conversion and alterations of the former Police station building to create 8 no. apartments, split between 1-bed and 2-bed units. The details of the layout of the proposed conversion scheme show 4 apartments on each of the ground and first floors.
- 2.6 The conversion of the Police building will be undertaken with due care and sensitivity to the historic value of the building, with the existing elevations of the building retained and various non-original alterations within the building removed as part of the reconfiguration of the building to accommodate the proposed 8 no. apartments.
- 2.7 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.
- 2.8 The new windows will match existing windows in profile/glazing bar details, all to be approved by the council's conservation officers.
- 2.9 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.
- 2.10 The townhouses will be 3-bed units, each having private amenity space and space for off-street car parking.
- 2.11 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.
- 2.12 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.
- 2.13 The submitted proposed site plan shows the swept path circulation lines to demonstrate the circulation area is suitable to allow for refuse and emergency vehicles to enter and exit the courtyard in forward gear.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

3.0 Relevant Planning Policy

- 3.1 The statutory development plan for the area consists of the Knowsley Core Strategy (adopted 2016) and saved policies of the Knowsley Replacement Unitary Development Plan, adopted 2006.
- 3.2 The National Planning Policy Framework (NPPF, July 2021) and Supplementary Planning Documents adopted by Knowsley Council will be taken into account.

National Planning Policy Framework – Revised July 2021

- 3.3 The National Planning Policy Framework (NPPF) sets out the Government's commitment to a planning system that does everything it can do to support the delivery of new homes.
- 3.4 The NPPF provides the key objectives of the planning system to achieve sustainable development – these being the three dimensions of economic, social and environmental roles (*paragraph 8*).
- 3.5 The NPPF sets down a presumption in favour of sustainable development at *paragraph 11*. This states that development proposals should be granted where they accord with the policies of an up to date local plan.
- 3.6 Where policies are out of date, permission should be granted unless *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework.”*
- 3.7 *Paragraph 56* of the NPPF advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 3.8 In relation to the key government objective of supplying decent homes where people want to live, the revised NPPF sets out very clear expectations of local authorities to support local housing delivery.
- 3.9 *Paragraph 60* of the NPPF states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 3.10 *Paragraph 69* - Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.
- 3.11 *Paragraph 74* of the NPPF sets out the current government policy in respect of maintaining a 5 year housing land supply. It provides detailed assessment criteria for calculating the 5 year land supply allowing for buffers of 5%, 10% and 20% for past under delivery against strategic targets.
- 3.12 It is to be noted, that through cross reference, in paragraph 11 of the NPPF the presumption in favour of sustainable development will be triggered where policies affecting the supply of housing are out of date, including where the Council cannot demonstrate a 5 year land supply.
- 3.13 *Paragraph 110* of the NPPF provides specific advice for development proposals, encouraging sustainable transport options, safe and suitable access provided, any significant impacts from traffic generated can be safely accommodated or mitigated.
- 3.14 *Paragraph 111* says applications should only be refused on highway grounds where there are clear impacts to highway safety, or the cumulative impacts would be severe.
- 3.15 *Paragraph 119* - places greater emphasis on making effective use of land and encourages directing uses to sites that make effective use of land.
- 3.16 *Paragraph 120* - substantial weight is to be given to development proposals that utilise previously developed land within settlement boundaries and to development proposals that promote use of under-used or derelict land.
- 3.17 *Paragraph 124* - supports development that makes efficient use of land, taking into account number of factors, including greater densities in areas of high housing demand.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 3.18 *Paragraph 126* - states 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. Being clear about design expectations, and how these will be tested, is essential for achieving this.
- 3.19 *Paragraph 130* - sets out detailed criteria for planning decisions to ensure that developments achieve good design:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 3.20 *Paragraph 134* - states that development that is not well designed can be refused.
- 3.21 *Paragraph 157* - developments are expected to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 3.22 *Paragraphs 159 and 167* - to ensure the risk of increased flooding within the site and elsewhere is minimised and incorporate sustainable drainage systems unless there is clear evidence that it is inappropriate to do so.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 3.23 *Paragraph 174* - requires development proposals to protect and enhance features of the natural environment including biodiversity, minimising impacts and providing net gains for biodiversity interests, tree planting and addressing derelict land.
- 3.24 *Paragraph 180* - provides guidance as to the criteria to be met if significant harm arises to natural environment features.
- 3.25 *Paragraph 194* – states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 3.26 *Paragraph 195* - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).
- 3.27 *Paragraph 199* - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.
- 3.28 *Paragraph 202* – provides guidance on developments that cause less than substantial harm affecting the significance of heritage assets.
- 3.29 *Paragraph 203* – provides guidance in respect of proposals affecting non-designated heritage assets.

Knowsley Local Plan Core Strategy

- 3.30 The Knowsley Local Plan Core Strategy (KLPCS), adopted 2016, deals with strategic issues and policies and sets down the housing land requirement and supply considerations, as well as identifying the spatial strategy for the borough.
- 3.31 The KLPCS is part of the statutory development plan in force and accordingly its policies are of significant weight in the planning decision.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

3.32 The site is located on land designated as Primarily Residential Area on the Local Plan Policies Map. Policies of the KLPCS that are relevant to the site and proposal are listed below and will be referred to in the assessment of the proposals within Sections 4, 5 and 6 of this Statement.

- CS1 Spatial Strategy for Knowsley
- CS2 Development Principles
- CS3 Housing Supply, Delivery and Distribution
- CS7 Transport Networks
- CS8 Green Infrastructure
- CS15 Delivering Affordable Housing
- CS17 Housing Sizes and Design Standards
- CS19 Design Quality and Accessibility in New Development
- CS20 Managing the Boroughs Historic Environment
- CS21 Greenspaces and Trees
- CS22 Sustainable and Low Carbon Development
- CS24 Managing Flood Risk
- CS27 Planning and Paying for New Infrastructure

Knowsley Replacement Unitary Development Plan

3.33 The Knowsley UDP is somewhat vintage being adopted in 2006 and prior to the first publication of the National Planning Policy Framework. However, saved policies of the UDP can carry weight in planning decisions depending on their consistency with the Framework.

3.34 The key policies of the UDP relevant to the proposals are as follows:

- T7 - New Development and Walking & Cycling Routes
- T10 – Access for the Less Mobile
- DQ2 - Security in the Built Environment
- DQ4 - Trees and Development
- DQ5 – Development in Conservation Areas

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- ENV2 – Noise & Vibration
- ENV3 – Light Pollution
- ENV5 - Contaminated Land
- H5 – Development in Primary Residential Areas
- H7 – Provision of Flats, Nursing and Residential Homes, Hostels and

Supplementary Planning Documents

3.35 There are a number of adopted Supplementary Planning Documents which are relevant to the application including:

- Ensuring a Choice of Travel SPD (September 2010)
- Design Quality in New Development SPD (January 2016)
- Developer Contributions SPD (June 2016)
- Trees & Development SPD (2016)
- New Residential Development SPD (2018)

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

4.0 Appraisal of Relevant Planning Issues

- 4.1 The application is to be determined following a comprehensive assessment of all the materially relevant issues, which start with the consideration of the development land principles and site specific issues, followed by an appraisal of other matters as set out in this section of the report. Heritage considerations will be addressed in the separate Heritage Statement.

Land Use Principles – Sustainable Development

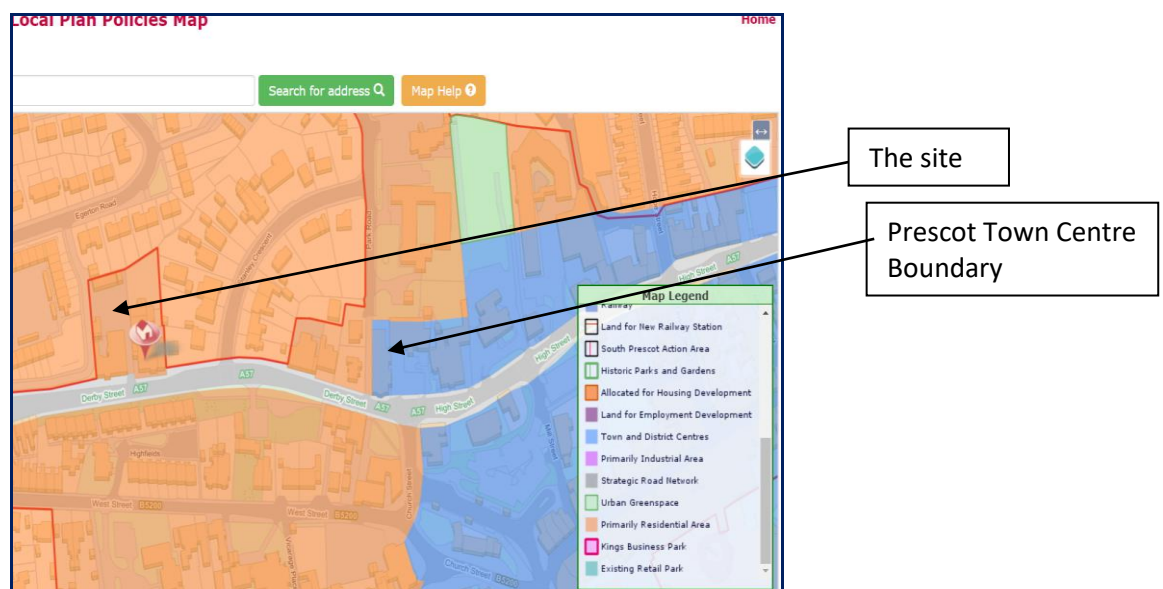
- 4.2 The application site relates to a site that comprises an existing building and all land within the site has been used in association with the operation of the site for Police station purposes.
- 4.3 The application site is previously developed land for planning purposes (NPPF, Annex 2). There is a presumption in favour of using previously developed land for development, particularly housing development.
- 4.4 Paragraph 119 of the NPPF supports proposals which 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.
- 4.5 Paragraph 120 of the NPPF gives substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, supporting appropriate opportunities to remediate despoiled land and buildings, and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.
- 4.6 KLPCS, policy CS1 also gives support and encouragement to development proposals that makes effective use of previously developed land.
- 4.7 The redevelopment of the site fulfills the NPPF and KLPCS policies CS1 & CS2 objectives of making most effective use of appropriate land for housing and utilising small sites to contribute towards the housing land supply.
- 4.8 The site is close to local amenities and services within Prescott Town Centre

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

and there are opportunities to travel by public transport to the employment opportunities and city centre services in Liverpool and town centre services in St Helens, which makes the site a sustainable and accessible location for housing, supported by policies CS1 and CS14 of the KLPCS.

- 4.9 In land use terms, saved policy H5 of the Knowsley Replacement Unitary Development Plan (KRUDP) supports residential development on land designated as 'Primarily Residential Area' (PRA), providing it does not cause harm to the amenity of neighbouring residents or to the character of the local area.



- 4.10 The site lies within the PRA is the adopted Local Plan Proposal Map as shown above. This sets the principle that the site is suitable for housing in locational and land use terms.
- 4.11 As noted above, the site lies within close walking distance to the town centre, further supporting the objectives for locating housing on the site to support the regeneration of Prescot Town Centre and accords with the development principles set down in policy CS2 of the KLPCS.

Regeneration Benefits

- 4.12 Knowsley is distinct in having three town centres of a similar size across the Borough: Prescot, Huyton Village and Kirkby.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 4.13 Prescott Town Centre is one of the three main town centre priority areas within the borough, and to guide the future regeneration of Prescott Town Centre, the Council has adopted the Prescott Town Centre Masterplan, adopted as Supplementary Planning Document (SPD), which seeks to encourage regeneration of Prescott Town Centre.
- 4.14 The key aspect of the vision is for the regeneration to build on the existing heritage, culture and leisure offer of Knowsley, with a number of prime residential and employment sites on the periphery of the town centre. The potential for Prescott to develop as the heritage, cultural and leisure centre will become stronger as these sites are developed.
- 4.15 KLPCS policy CS14, which underpins the Prescott Town Centre Masterplan, sets out regeneration priorities for Prescott Town Centre including encouraging a wider mix of town centre uses, improving linkages between the surrounding areas to the town centre.
- 4.16 The KLPCS policy CS1 supports development within existing urban areas with a focus on regeneration. The proposal will help to re-balance the housing stock by providing a wider choice of affordable housing within Prescott and regenerate and enhance an underused and unmaintained area of land within the urban area.
- 4.17 The proposed development will bring forward housing on a brownfield site lying on the edge of the town centre and is ideally well placed to provide residential development that is required to support the regeneration priorities for the town centre.
- 4.18 The proposals will bring about significant benefits that support the regeneration objectives of the KLPCS, notably in accordance with policies CS1, CS2 and CS14.

Other Key Planning Issues

- 4.19 It is plain on reading of all material facts and findings, that as a matter of policy principle, an application for the proposed house on the site should be supported in line with the presumption in favour of sustainable development (NPPF paragraph 11).

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 4.20 It is only if there are other material considerations that raise issues that are *“demonstrably and significantly”* adverse such they should outweigh the presumption in favour.
- 4.21 The main land use principle to be considered alongside the sustainable credentials and suitability of the site for a small scale housing development is one of balance taking into account the following factors:
- Suitability of the site to contribute to meeting housing needs and contributing to a sustainable housing supply;
 - Design and visual amenity;
 - Impact on residential amenity;
 - Impact of the development on the character and appearance of the Prescott Town Centre Conservation Area (See Heritage Statement);
 - Other technical aspects, including Impact on biodiversity/ecological interests, impact on trees and impact on surface water drainage (Section 5).

Housing Land Supply

- 4.22 Housing land supply is a significant material consideration that must be given due consideration in the decision on the application.
- 4.23 The NPPF, paragraphs 60 to 74, provide the national policy context for delivering housing through the planning system and makes it a duty on local authorities to provide deliverable housing sites in the 5 year period against the strategic targets.
- 4.24 KLPCS, policy CS3 sets out the Council’s strategic housing land requirement. Provision will be made for 8,100 new dwellings to be delivered in Knowsley between 2010 and 2028, at an annual average of 450 dwellings per annum.
- 4.25 It is important to note that the 450 per annum figure is a minimum net figure, accounting for conversions, changes of use to and from residential use, and clearance of dwellings via demolition, and windfalls, and is required to meet the need for new housing over the KLPCS plan period.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 4.26 Policy CS3 also sets out the spatial distribution of new housing in the Borough, with 32% of the housing requirement expected to be delivered in the Prescott township sub-area.
- 4.27 The minimum net housing requirement for the Borough is 450 homes per annum. According to the Local Plan Monitoring Report (September 2022), the net completions during 2020-21 was 836 houses.
- 4.28 The Council has consistently performed well in relation to delivering new housing, which is confirmed with the most recent Housing Delivery Test results. In the 2021 reporting year, Knowsley's 3 year requirement was 670 homes, against which it delivered 2747 homes, resulting in an impressive 410% delivery.
- 4.29 Key to the assessment of the proposals, being a major housing development (more than 10 dwellings), is the requirement on the Council to maintain a 5 year housing land supply.
- 4.30 Knowsley does not publish a rolling 5 year housing land supply position statement, instead relying on the results of housing delivery and reporting the delivery against the requirement of the KLPCS. The evidence points to a healthy 5 year supply.
- 4.31 The solid performance in housing delivery against the annual housing requirement target has benefited from new homes that are in the small to medium scale site category. As noted in the KLPCS housing supply, these include change of use to housing.
- 4.32 The small to medium scales housing schemes help sustain a steady flow of new homes to meet local need, as indeed is the case with the submitted application, which will support families and individuals requiring well designed and well supported living accommodation in Prescott.
- 4.33 Paragraph 69 of the NPPF places considerable weight on the delivery of housing from small to medium scale sites such as the type proposed. It is because such developments, with the benefit of full planning permission are most likely to result in delivery of housing in the 5 year period.
- 4.34 Paragraph 69 of the NPPF also states that great weight is to be given to the benefits of using suitable sites within existing settlements for homes.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 4.35 The proposed 14 dwellings (mix of apartments and houses) will be built within the current 5 year period as there is infrastructure in place associated with the existing buildings and services and these will allow for connections that can bring forward the development, with the first apartments being offered for rent before the end of 2023.
- 4.36 KLPCS policy CS3 confirms that land for housing development will be identified to ensure that a five year supply of deliverable sites is maintained at all times. The objective is that by maintaining the supply across the townships, including Prescott, will support the efficient use of available land and protection of urban regeneration priorities, as outlined in KLPCS policies CS1 (Spatial Strategy for Knowsley) and CS2 (Development Principles).
- 4.37 The proposals will contribute positively to the delivery of housing within the Prescott Township, helping to support the spatial distribution of sustainable housing, of which 32% of the new homes are expected to come forward in Prescott.
- 4.38 The proposal to reuse the former Prescott Police Station building for the delivery of 14 new homes, which may include offering some or all of the proposed housing to the affordable housing sector (although the permission we seek is not limited to affordable housing tenure).
- 4.39 The proposals will provide significant benefit in terms of boosting sustainable new homes in Prescott, supported by policies CS2 and CS14 of the KLPCS, and compliant with policy advice set down in the NPPF, paragraphs 60 and 62 relating to boosting housing supply to meet identified needs.

Housing Needs & Mix

- 4.40 KLPCS policy CS17 requires an appropriate mix of dwelling sizes for all housing development, having regard to evidence of local housing needs and the monitoring of housing completions.
- 4.41 For smaller residential developments (less than 15 units), a mix of housing sizes should be provided which complement the overall mix in the area.
- 4.42 The proposals will provide a balanced mix of 1-bed and 2-bed apartments (50% of the apartments are 1 and 2 bed unit sizes). The proposed 6 no. 3-bed townhouses allow for a broadening of the housing mix in line with policy.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 4.43 The housing mix will be 42% 3-bed, 29% 2-bed and 29% 1-bed units. This responds positively to the KLPCS published housing mix requirement, which seeks a mix of 40% 3-bed units and 30% 2-bed units.
- 4.44 The proposed mix reflects the housing need that the applicant, Prima Group, has researched in the area and they are confident it will deliver the appropriate housing mix to meet the need that arises in the Prescott & Whiston Township.
- 4.45 Information provided in the Council's 'Knowsley Knowledge – Prescott & Whiston Profile" (<https://knowsleyknowledge.org.uk/area-profiles-2/>), shows that the Prescott & Whiston Ward has a lower proportion of semi-detached houses (40.6%) than the average for the Borough (42.2%) and also has a lower proportion of flats (9.5%) against a Borough average of 13%.
- 4.46 The provision of additional housing, either for open market rents/sales or for affordable rent (to be determined by Prima Group) will help re-balance the housing tenure within the Prescott & Whiston Ward where there is a relative shortage of this type of housing compared with the Borough.
- 4.47 The proposal for 14 no. flats and houses to be provided on a sustainable and accessible site situated close to Prescott Town Centre will be delivered by Prima Group, ensuring that the development makes most efficient use of the brownfield site.

Affordable Housing

- 4.48 Policy CS15 of the KLPCS requires 10% affordable housing on sites with 15 or more dwellings located in the urban area.
- 4.49 The site is within the Prescott Urban area; however, it is providing 14 dwellings, which is below the threshold for provision of affordable housing. Accordingly, there is no requirement to limit 10% of the dwellings to be affordable.
- 4.50 However, as the applicant Prima Housing Group (PHG) is a registered Housing Association, they have the statutory provisions to deliver affordable housing. The applicant advises that they may decide to operate all of the rented flats within the Police Station building under the affordable housing regulations. The townhouses are intended to be offered for sale, although again these

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

may be offered for rental, either open market rents or via an affordable housing programme.

- 4.51 The point we must stress, is at this planning stage, given the proposals fall below the threshold for providing affordable housing, the applicant does not wish to be tied to a legal agreement and/or any planning conditions, to offer any of the proposed housing as affordable homes.
- 4.52 It will be entirely a matter of client's commercial decision to deliver part or all of the proposed housing through affordable housing programmes, including attracting the necessary funding to offer part, or all of the development as affordable housing. At this point the entity that will deliver the homes, Prima Housing Group, Prima Commercial or a combination of them both will be decided
- 4.53 Accordingly, in terms of housing policies, housing need and mix, the proposed development complies with the relevant elements of KLPCS policies CS2, CS14, CS15, CS17 and policy H5 of the KRUDP.

Design & Landscaping

- 4.54 Through a careful appraisal of the local character area and thorough appreciation of the site and its surroundings, with due reverence to the historic setting of the site, Prima Group's in-house architect has designed a housing development that demonstrates good quality design (refer to detailed plans and designs set out in the Design & Access Statement).
- 4.55 The submitted plans show a sensitive conversion of the former Police Station building, with repair and refurbishment of the building, including sensitive replacement of the windows with a conservation type timber style (details provided). All of the building will undergo checks for repair and cleaning of the external facades.
- 4.56 The roof of the building will be repaired and any defects in chimney and valley flashings will be repaired. All existing chimneys will be retained.
- 4.57 Save for replacement windows, which is necessary to provide thermally and acoustically improved slim-line timber sliding sash windows, there are no significant alterations to the main facades to the front and side of the existing Police Station building.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 4.58 The existing (original) courtroom doors will be retained and where required cleaned.
- 4.59 Overall, in design terms, in relation to the converted Police Station building, key building elevations will remain largely unchanged from the current visual setting within the Derby Street, thus maintaining the character and appearance of the building and ensuring that it continues to make a positive statement within this part of the Prescott Town Centre Conservation Area.

Townhouses Design

- 4.60 The townhouses are designed to a traditional style with brick facings and tiled pitched roof, which is designed to accommodate gable dormers (to front elevation) that provide stylistic detail to the first floor living accommodation.

Siting, Layout & Form:

- 4.61 The townhouses are arranged in 3 pairs of semi-detached houses, each providing an off-street car parking space and a rear garden area.
- 4.62 By reference to the proposed siting plans, the siting and layout of the proposed townhouses is shown to relate to the neighbouring buildings and can be integrated into the site in a sensitive manner, allowing for adequate interface distances to be maintained between the townhouses and existing residential properties to the rear (Egerton Road) and in respect of the flats to be provided in the rear part of the converted Police Station building.
- 4.63 The Conservation Officer suggested that a preferred option for new residential development to the rear could be a single block of flats. However, it was considered that a new block constructed to the rear would have its own issues, not least in that it would not create the housing required in the area (3 bed, 5 persons housing).
- 4.64 Furthermore, in character terms, the site is surrounded by existing apartment blocks, which we do consider detract from the quality of the area and from the west of the site in particular, the apartment block development impinges into the setting of the Conservation Area.
- 4.65 The proposal for 6 no. townhouses in a courtyard layout is considered to be a positive response to the comments from the Conservation Officer.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

4.66 The townhouses will be a bespoke design response, adding courtyard housing, which designed to appropriate height and use of complementary materials, will contribute positively to the setting of the converted Police Station building.

4.67 The townhouses development will also provide an effective screening to the site from the areas beyond the north and north west of the site.

Massing:

4.68 In terms of comparative massing, the proposed townhouses are designed to be two & half storeys with pitched roof above.

4.69 The design and massing images shown in the submitted plans and D&A Statement demonstrate that the proposal is characteristic of the form and massing of neighbouring buildings, as seen in Egerton Road to the rear and when considered in respect of the height and scale of the converted Police Station building.

4.70 The scale, massing and form of the townhouses took account of providing an infill housing solution, whereby the new buildings would sit comfortable behind the setting of the existing Police Station building, and arranged to be in the form of townhouses, they would not compete with the scale, massing and form of the Police Station building.

Design & Materials - Townhouses:

4.71 The majority of the neighbouring buildings within Derby Street and Egerton Road have a traditional palette of materials, notably brick external walls, rendered finishes and slate roofs and a mixture of timber and uPVC window frames are also prevalent.

4.72 The architect's plans and Design & Access Statement demonstrate that the design for the Townhouses has produced a scheme that although set back from siting of the Police Station building, nonetheless, responds to the character of the Police Station building and to the neighbouring dwellings in the area, producing a well-proportioned and responsive design that is sympathetic to the existing materials in use in the vicinity of the site.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 4.73 The plans provide details of the proposed materials for the townhouses – being a two-tone brick construction with warm tone Lancashire common brick (or similar) on the first floor level over a greyish tone brick with darker mortar.
- 4.74 The roof tiles will be grey to match in general appearance to the roof of the converted building. The grey theme in the materials is complemented with an anthracite grey UPVC window frame and black/ogee rainwater goods.
- 4.75 Details of the proposed materials are shown in the submitted elevation plans, with a roof and brick samples being made available for approval on site prior to use in the construction of the townhouses.

Maintaining the Visual Character

- 4.76 The proposal maintains the essential character of the streetscene which is dominated by the Police Station building and the adjacent offices building, which was reported to be the original house for the local police sergeant. These two buildings provide the local character that gives this part of the conservation its identity and as the proposals do not seek to alter any significant aspects of the front or side elevations of the building, the visual setting of the area is left intact.
- 4.77 The proposed townhouses, laid out across the back of the site, will for the most part be screened from public views outside of the site, save for glimpsed views from the entrance to the site from Derby Street.
- 4.78 The new townhouse buildings will not alter the character of the streetscene and will not harm the local identity and context, which is dominated through the Police Station building and the adjacent unlisted building of the same age/materials (which we believe was probably built at the same time as the Police Station building – further details in the Heritage Statement).
- 4.79 Furthermore, by retaining the existing brick wall to the west and east side boundaries of the courtyard area of the site, the architect has paid due regard to respecting the visual setting of the Police Station building, which will retain a courtyard sense of place when viewed from the rear of the site.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 4.80 In visual amenity terms the proposed development will provide an acceptable and improved visual appearance to the site, whilst respecting the character and appearance of the streetscene within Derby Street,
- 4.81 With the use of the brick materiality for the elevations and grey tile roof (townhouses) and incorporation of quality hard landscaping materials, complemented by a range of soft landscaping planting and new tree planting to enhance the existing landscaped boundaries of the site, the visual amenity of the area is considered to be improved.
- 4.82 Overall, it is considered that the proposed development will be sympathetic to the established local character and contributes positively to the design quality of the area and in terms of respecting the character and appearance of the Prescott Town Centre Conservation Area.
- 4.83 In design quality terms, the proposals comply with KLPCS policies CS2 (development principles), CS19 (design quality in new development) and CS20 (preservation of the historic environment).
- 4.84 It also complies with design guidance set out in the Council's adopted Design Quality in New Development SPD and in respect of design policy advice set down in NPPF, paragraphs 126 and 130.

Accessible & Inclusive Design

- 4.85 The flats within the converted Police Station building and the proposed townhouses will be designed to meet the National Minimum Space Standards, which will ensure that the proposed residential units meet acceptable amenity standards – KLPCS policies CS15 and CS16.
- 4.86 In relation to the converted building, this will have its main access via the existing entrance from the Derby Street frontage, which is accessed via the retained ramp.
- 4.87 All internal doors to the proposed flats on the ground floor of the converted building will facilitate wheelchair access with exception of the rear courtyard entrance doorway.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 4.88 Flat 1 within the ground floor of the proposed conversion scheme is designed to be fully accessible as indicated on Dwg 102-2B and meeting the requirement of KLPCS policies CS17 and CS19 .
- 4.89 The bespoke design of the proposed townhouses is purposefully designed to accommodate families, with 3 bedrooms, garden space and each having ensuite bathrooms in the second floor level accommodation.
- 4.90 The proposed townhouses will be accessible to the appropriate standards of the building regulations and provide new family homes that meets the needs of the expanding population in Prescott, which is supported by the NPPF, paragraph 62 and policies CS14, CS15, and Cs17 of the KLPCS.

Transport Considerations

- 4.91 Paragraph 104 of the NPPF states, *'development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes'*. Paragraph 112 states, 'applications for development should:
- give priority first to pedestrian and cycle movements; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services;
 - address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
 - create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
 - allow for the efficient delivery of goods, and access by service and emergency vehicles; and
 - be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 4.92 The existing vehicular access from Derby Street to the rear of the site will be opened (removing the rather unkempt close-boarded gate).
- 4.93 The entrance area into the courtyard will be cleared of the existing outbuildings to allow for the movement of vehicles from Derby Street to enter into site, park, or circulate and exit site in forward gear.
- 4.94 The submitted site plans show a swept path analysis to demonstrate there is sufficient space for turning of larger vehicles, including refuse vehicles and emergency vehicles, which can travel into and out of the site without having to reverse into Derby Street and create highway safety concerns.
- 4.95 The scheme provides parking within the site, with each of the townhouses having space for at least 1 car to be parked to the side of the houses, and in some of the plots, it should be possible to park 2 vehicles.
- 4.96 There will be 8 spaces for the apartments, with 1 disabled space.
- 4.97 In relation to electric vehicle charging points, each of the townhouses will have a charging point for the respective property and the plans show 2 charging points to the communal car parking spaces. This equates to 8 EVC points, over 50% for the overall provision of car parking spaces.
- 4.98 The assessment set out sections 4.8, 4.11 and 4.13 of this Statement demonstrates the site is accessible and the residents of the proposed development would have excellent opportunities to travel through sustainable modes, with short walking distance to the shops and facilities within Prescott Town Centre.
- 4.99 Ease of access travel to the town centre through walking and cycling is complemented with frequent bus services available in Derby Street with bus stops close to the site.
- 4.100 The planning application is supported with a completed MASA proforma, which is the Council's approved document for demonstrating the accessibility credentials of a proposed development. The proposals score well when considered against the tested criteria within the submitted MASA.
- 4.101 Given the excellent accessibility credentials, addressing the key objectives for reducing carbon emissions, and taking account of the need to reduce the

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

impact of an expanse of parked cars to the rear of the site, the client and design team consider it appropriate in this case to design a development that is less dependent on car transport.

- 4.102 The rear courtyard area will be owned and managed by Prima Group and they are well placed to manage the car parking for the residents of the flats, and stipulate conditions of sale in respect of car parking for the townhouses.
- 4.103 The provision of an appropriate level of off-street car parking as described above and as set out in the submitted site plans is considered to be justified, given the specific circumstances of this proposal and noting the excellent locational credentials.
- 4.104 Reduced car parking provision is beneficial in visual amenity terms. By reducing the visual impact of car parking across the rear of the site, this will contribute to less visual impact on the setting of the non-designated heritage asset and the setting of the Prescott Town Centre Conservation Area.
- 4.105 To assist with a lower level of car parking, cycle storage is provided for all apartments, with a secure bike store provided.
- 4.106 All servicing and management of refuse collections of the development can take place within the rear courtyard of the site, which is demonstrated in the submitted site plans.
- 4.107 Overall, the site is sustainable and accessible and would command the support of the NPPF (paragraph 104) as being a sustainable development and meets the sustainable transport and carbon emissions reduction policy objectives of the KLPCS, notably policies CS2 (development principles) and CS7 (transport networks).
- 4.108 Similarly, the proposals comply with policy T7 of the KRUDP and with accessibility standards and objectives for reducing car borne trips set out in the Council's adopted 'Ensuring a Choice of Travel' SPD.

Residential Amenity

- 4.109 By the positioning of the proposed townhouses to the rear of the site, the layout of the development works efficiently. It helps to respect adequate interfaces between the neighbouring properties located in Egerton Road to

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

the north of the site, and in relation to the apartments located in the rear of the converted Police Station building.

- 4.110 Interface distances have been checked against the Council's adopted 'New Residential Development' SPD. The interface distances to the housing in Egerton Road meets the minimum standards, and given the housing to the north is not directly facing the proposed townhouses, there will be limited opportunity for loss of amenity through direct overlooking.
- 4.111 In respect of the interface distance between the new build townhouses and the converted building, there is some reduction requested in the interface distances, down to 18.1m at the closest pinch-point. However, in respect of this situation we make two points.
- 4.112 Firstly, the townhouses are slightly offset from the window positions on the rear of the Police Station building (helping to reduce overlooking).
- 4.113 Secondly, the proposals support the restoration of an important historic building in a designated conservation area. The viability of the conversion of the Police Station building is created through the additional value of the proposed townhouses.
- 4.114 The proposals will allow for the sustainable new future of the Police Station building without having any significant impacts to the residential amenity of the neighbouring properties, with properties in the apartment block situated to the west off Elm House Service Road, being too distant to be affected by any undue impacts from the proposed townhouses or flats within the converted Police Station building.
- 4.115 The flats and houses are all designed to provide adequate amenity standards for the residents, with accommodation meeting the National Space Standards, CCTV within the site, managed services of the site through Prima Housing Group's Estate Management team.
- 4.116 All accommodation both within the converted building and in the townhouses will be designed to meet energy efficiency standards, acoustic standards of the building regs, and provide residents will decent new homes.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 4.117 It is considered that the proposed townhouses are suitably sited and designed of a scale so as not to cause any undue physical impacts on the amenity of the adjacent neighbouring properties.
- 4.118 Overall, the development is considered to comply with KLPCS policies CS17 (housing sizes and design) and CS19 (design quality and accessibility in new residential development).
- 4.119 It also complies with KRUDP policy DQ2 (security in the built environment) and amenity standards set out in the Council's adopted 'New Residential Developments' SPD.

Greenspace Considerations

- 4.120 According to the Council's adopted 'Developers Contributions' SPD, Technical Annex, the application site is located within 'Substantial Residential Area ' (SRA) 30.
- 4.121 The SPD indicates there is a deficiency in some typologies of open space and a surplus in others within SRA 30.
- 4.122 The proposals provide for amenity garden space for the townhouses, although no open space is provided within the development.
- 4.123 The applicant is prepared to enter into discussions with the Council regarding the provision of off-site improvements to a nearby greenspace in lieu of on-site provision (see draft Heads of Terms, as requested in the pre-application discussions).
- 4.124 The proposal is considered to comply with KLPCS policies CS8 and CS21. It also complies with the relevant aspects of the Developer Contributions SPD.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

5.0 Technical site Specific Considerations

- 5.1 The site has been reviewed for any impacts relating to a variety of site specific technical considerations. These are:
- 5.2 *Flood risk* – area is low risk and no localised flooding issues recorded. The site is less than 1 hectare. The Environment Agency does not advise that in this case a flood risk assessment report would be required.
- 5.3 *Drainage* - in relation to foul water drainage, the site will be drained for foul water via the existing main sewer which runs along Derby Street
- 5.4 The submission is supported with drainage layout plan and drainage calculations with the Council's drainage proforma completed.
- 5.5 Planning permission can be granted consent with a condition requiring a detailed drainage scheme to be submitted for approval, thus complying with policy CS24 (managing flood risk).
- 5.6 *Ecology* – the *Conservation of Habitats and Species Regulations 2010* (as amended 2012) requires all local planning authorities, in the exercise of their functions, to have regard to the provisions of the *Habitats Directive* (which seeks to protect European protected species in their natural range).
- 5.7 The site is not identified as a site of international, national or local importance.
- 5.8 There are no ponds within 250m of the site or streams/brooks/rivers within 20m, although the buildings on the site could have potential for nesting birds and bats (whether foraging or roosting).
- 5.9 The proposals do not require any of the trees to be removed and as such any potential for bats foraging or being present within the site are not affected by the proposals.
- 5.10 However, the applicant's bat scoping survey report (Kingdom Ecology) has identified potential for bats in some of the outbuildings which are planned for demolition (the Police Station building does not propose any works to the roof as such there would be no impact to bats if present in the main station building).

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 5.11 As the proposed works will affect the identified potential bat roosting features associated with the outbuildings, further bat surveys would be required to assess these features.
- 5.12 The applicant is seeking consent to demolish the outbuildings where bats may be present. Further surveys to be carried out in April/May next year will have to be undertaken, usually before the determination of the planning application.
- 5.13 However, in the event that the applicant company wish to programme the development ahead of the recommended additional surveys, they may consider the option to discuss with their retained ecologist the possibility of applying for a bat license under the European Protected Species 'Derogation tests'.
- 5.14 The applicant welcomes further discussions regarding the proposals affecting the outbuildings, which as can be seen from the submitted plans, they are necessary to be demolished to make way for an effective development of the site, restores an important historic building within a conservation area.
- 5.15 One such option is to consider applying for a license, supported with a Reasoned Statement to demonstrate that the derogation tests can be satisfied, including whether there's an overriding public interest, such as providing housing in an area where policy directs housing (KLPCS policies CS2, CS14 and CS20); demonstrating that there isn't a satisfactory alternative; and demonstrating that the protected species won't be harmed as a result of the proposed activities.
- 5.16 In terms of nesting birds, subject to a condition ensuring any vegetation clearance or demolition works required to facilitate the construction works take place outside the bird nesting season, there would be no impacts on nesting birds.
- 5.17 In conclusion, it is understood that there is low to moderate potential for bats to be present in some of the outbuildings. These are protected species and there must be appropriate assessment and mitigation, which can be satisfied once additional surveys are undertaken, and/or, if a license can be obtained from Natural England.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 5.18 Subject to conditions, such as not demolishing the outbuildings until further survey work is completed, or until such time that a license has been granted, and with recommended mitigation measures including bat boxes, there would be minimal harm to protected species and the proposals could be supported in line with KLPCS policy CS21 (greenspaces and trees).

Delivering Sustainable Development

- 5.19 The NPPF at paragraph 8 sets out the three dimensions of sustainable development – being *economic, social and environmental* roles. It is identified in this report the site is sustainably located and the proposals represent sustainable development in a highly accessible and sustainable location – one which spatially is recognised as such in policies CS1, CS2, and CS14 of the KLPCS.
- 5.20 In economic terms, the proposed development will be built by a local Merseyside based building contractors working to the investment provided by Prima Group (circa £10m).
- 5.21 The construction phase will last around 18 months, providing work for locally based contractors, using locally sourced materials, and providing spin-off economic impacts from local expenditure provided by the construction workers and later from families and households bringing new expenditure to the Prescott local economy.
- 5.22 The Council will obtain new Council Tax funds (circa £40k per year) to fund local services and same amount again through the current New Homes Bonus payments. The proposal fulfils the *economic role*.
- 5.23 In relation to the *social role*, the proposal will add an additional much needed 3-bed family homes, and additional smaller units to the local area. The provision of a 3-bed houses is part of the mix that delivers on identified local needs for family homes, and the 1 and 2 bed flats, will create smaller homes for those wishing to move into the area.
- 5.24 Prima Group are experienced in understanding the housing needs of the area and have identified Prescott as an area where there are housing needs that have yet to be met.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 5.25 In respect of the *environmental role*, the proposal will preserve the current site environmental conditions, with improvements to the site which will tidy its appearance and help to improve the setting of the historic building.
- 5.26 Trees on adjacent site will not be harmed subject to protective measures for safeguarding root zones from foundation work. New landscaping is to be provided to enhance the landscape setting of the site, contributing to increased opportunities for habitats to diverse in the area.
- 5.27 The Council can consider any specific recommendations from its ecologist for biodiversity enhancement such as new roosting boxes for bats and nesting boxes for birds. The details of these measures can be provided as part of a planning condition, thus demonstrating that the proposal will work positively to protect bats and birds that may be found to be present within the site.
- 5.28 The development will benefit from connecting to existing utilities and infrastructure serving the existing site and thus does not require to new site infrastructure.
- 5.29 The development is designed with the exacting requirements of Prima Group to be energy efficient and provide new homes that meet the thermal and acoustic standards which help to reduce heat loss from their properties.
- 5.30 The proposals aim to provide a low energy solution that will be insulated above current Building Regulations Standards.
- 5.31 Overall, in terms of sustainability and design to reduce carbon emissions, the key aspects of the proposals is the sustainability of the site, which can reduce carbon emissions through reducing pressure to travel by private car. The proposals have been designed to support lower car parking provision, taking account of the excellent accessibility credentials.
- 5.32 By designing the development to be energy efficient and given the site's accessible location, there is every reason to support the proposals as complying with KLPCS policy CS22 (sustainable/low carbon development) and the carbon reduction policy objectives of the NPPF (paragraph 157).

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

6.0 Conclusion & Planning Balance

- 6.1 The proposal is for redevelopment of the former Prescott Police Station site, retaining the Police Station building through conversion to provide 8 apartments, with enabling development within the rear courtyard for 6 no. townhouses. The development will be carried out by the Prima Group.
- 6.2 The assessment set out in this Planning Statement has demonstrated that the proposal complies with the relevant policies of the NPPF and the statutory development plan comprising the Knowsley Local Plan Core Strategy and the saved policies within the Knowsley Replacement Unitary Development Plan.
- 6.3 It has been demonstrated that the proposed development is appropriate to the local character of the Derby Street area and does not have an adverse harmful impact on the amenities of the occupiers of adjacent properties.
- 6.4 The proposal provides 14 new homes (8 flats and 6 houses) in an area that has a relatively low level of this type and tenure of housing stock. The proposals will assist with the regeneration priorities of the Local Plan, complying with policies CS2 and CS14 and bringing heritage asset improvements, according with policy CS20 of the Local Plan and Prescott Town Centre Masterplan SPD (refer to separate Heritage Statement).
- 6.5 In terms of accessibility, the site is well located to all services and facilities within Prescott Town Centre and to public transport connections between St Helens and Liverpool. The accessibility credentials of the site accord with accessible development policies CS1, CS2, CS7 and CS14 of the KLPCS.
- 6.6 The proposal has been assessed in terms of impact on non-designated heritage assets and in relation to impact on the character and appearance of the Prescott Town Centre Conservation Area.
- 6.7 A Statement of Significance identifies the site as being high in significance, and that the proposals will have a beneficial impact in terms of the preservation of the undesignated heritage asset (Police Station building), with minor less than substantial harm caused by removal of the original outbuildings situated close to the main Police Station building.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 6.8 This Planning Statement demonstrates that the proposals offer significant public benefits, including the restoration and reuse of a non-designated heritage asset.
- 6.9 The conversion of the building and proposed townhouses deliver much needed new homes, and the development creates economic benefits, including jobs in the construction phase, new investment in the area and brings forward the development to contribute to the regeneration of Prescott, which is a key priority of the adopted CLPCS (policies CS1, CS2 and Cs14).
- 6.10 The proposed townhouses development will assimilate neatly within the rear courtyard of the site, and in design, scale and siting the proposed townhouses are considered to be respectful of the historic surroundings, preserve the local character, and will be built using materials that are characteristic of the local area, using brick and roof tile as the main construction materials.
- 6.11 The proposed conversion of the former Police Station building is designed to a high standard, whilst respecting the established vernacular of the historic non designated heritage asset.
- 6.12 The details of specific aspects of the alterations to the internal elements of the conversion scheme will be consistent with the prevailing character of the building, and details can be safeguarded through planning conditions.
- 6.13 The proposal provides a range of economic, social and environmental benefits, and add to the acceptability of the proposals. These are evidenced as set out in Section 5 of this Statement.
- 6.14 The public benefits identified in this Statement, and in other submission documents (namely the Design & Access Statement and Heritage Statement) and as noted above, outweighs the low level of less than substantial harm to the non-designated heritage asset. This complies with NPPF policy advice, paragraph 203.
- 6.15 There are no technical reasons that would prevent the site from being developed by housing. Any specific impacts arising from the technical elements of the proposal can be dealt with through planning conditions.

Planning Statement

Former Prescott Police Station, Derby Street, Prescott

- 6.16 The proposal is development plan policy compliant - this is demonstrated in the planning appraisal set out in Sections 4 and 5 above.
- 6.17 S38(6) of the Planning & Compulsory Purchase Act 2004 requires proposals to be determined against relevant policies of the development plan, and the NPPF presumes in favour of sustainable development.
- 6.18 In this case, the proposals deliver benefits of securing the long term future of an historic building that is a celebrated part of the rich history and culture of Prescott, and Prima Group is delighted to be the present custodians of the important historic former Prescott Police Station building.
- 6.19 Accordingly, we invite the Council to approve the application for a welcome development of new homes in the Prescott Township, an area which the established policies of the local plan seek to direct new housing.