



AN48 PLANNING STATEMENT

Land at 2-4 Chapel Street, Prescott, L34 5QH

Rev - _10.07.23

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1. Introduction

- 1.1. This Planning Statement has been prepared in support of a full planning permission application. The application relates to the proposed erection of 5no. apartments on land at Chapel Street, Prescott.
- 1.2. The purpose of this statement is to assess the proposed development in the context of the Development Plan and any relevant material planning considerations.

2. Site Location and Description

Location and Characteristics

- 2.1. The Site lies within the administrative area of Knowsley Metropolitan Borough Council.
- 2.2. The Site fronts onto Chapel Street in the town centre of Prescott and comprises 174m² of unused brownfield land.
- 2.3. The Site shares a boundary with 75 Eccleston Street, a mixed-use property with retail space and shopfront at ground floor and assumed residential use at first floor level.
- 2.4. The site is within the Prescott Town Centre Conservation Area.
- 2.5. There are no public rights of way across the Site.



Figure 1: Location Plan

Site Description

- 2.6. The Site is in an area defined as Development Opportunity Sites identified within the Knowsley Local Plan Policies Map (Figure 2).
- 2.7. The Site is within an area known as the Eastern Action Area (Prescot Town Centre Masterplan SPD) and identified within a key opportunity site (Eccleston Street East).
- 2.8. It is located to the northeast of the town centre and the area contains some attractive historic buildings but suffers from indistinct connections between the town centre and residential areas to the north and east.

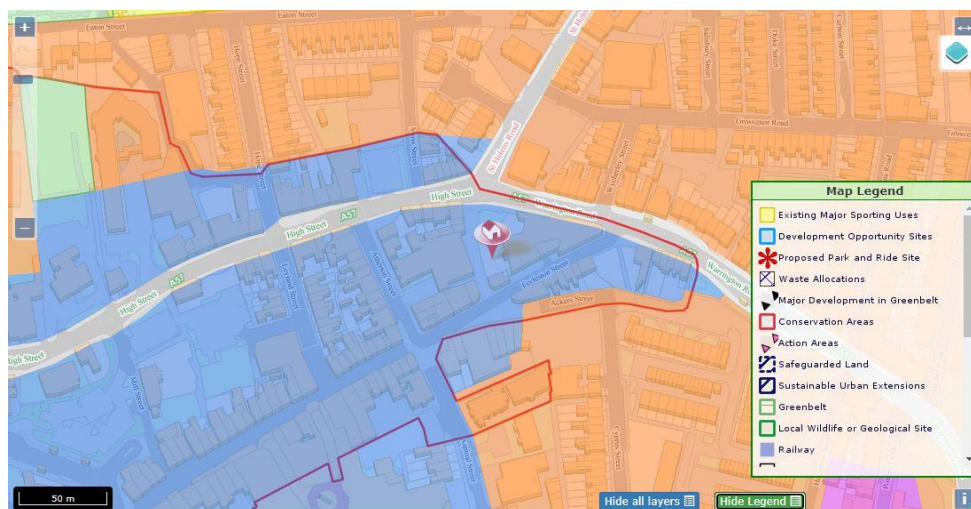


Figure 2: Knowsley Local Plan Policies Map

3. Planning Policy Considerations

- 3.1. Local planning authorities are required to determine planning applications in accordance with the statutory development plan unless material considerations indicate otherwise.
- 3.2. For this planning application to be approved it must satisfy as far as possible the guidance contained within Pendles adopted Core Strategy (Adopted 2015) and the National Planning Policy Framework (NPPF Adopted 2012).
- 3.3. Extracts from the relevant documents to assess the planning application against all the appropriate policies and guidance are set out below.

Planning History

- 3.4. A pre-application was previously submitted, and feedback received 26/06/23 planning ref. 23/00026/PREAPP.
- 3.5. In summary, the feedback determined that the perceived risk for the principle of development was low, with perceived risk to Heritage, living conditions, impact on neighbouring properties, highways and contamination to be medium.
- 3.6. There is no other planning history associated with the site that has any bearings on the proposals.

Local Plan Policies – Knowsley Local Plan Core Strategy

- 3.7. The site is located within Prescott Town Centre, an area designated as Development Opportunity Sites and sits within the Prescott Town Centre Conservation Area.
- 3.8. The relevant policies of the Core Strategy are: SD1, CS1, CS2, CS3, CS14, CS17, CS19, CS20 and CS26.

Policy SD1: Sustainable Development

- 3.9. The NPPF requires that a presumption in favour of sustainable development be central to both plan-making and decision-taking. Policy SD1 reflects the commitment to this approach within Knowsley's Local Plan.

- 3.10. The NPPF explains that Local Plans need to take local circumstances into account, to respond to the different opportunities for achieving sustainable development in different areas. Therefore, in addition to Policy SD1, the delivery of sustainable development is reflected in a range of other policies within the Knowsley Local Plan.

Policy CS1: Spatial Strategy for Knowsley

- 3.11. Policy CS1 is the central policy of the Knowsley Local Plan, providing principles for Knowsley's spatial development, and highlighting development priorities and areas which will be of strategic importance over the plan period.

Policy CS2: Development Principles

- 3.12. New development will be expected to support the following development principles:

- *Principle 1: Promote sustainable economic development, tackle the causes of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods.*

The development meets the needs for new housing.

- *Principle 2: Reduce carbon emissions and adapt to the effects of climate change.*

The proposed development will meet appropriate minimum standards for sustainability i.e. meet minimum u-value standards.

- *Principle 3: Reduce the need to travel and increase accessibility.*

The Site is in a town centre location and encourages sustainable modes of travel.

- *Principle 4: Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place.*

The development respects the Conservation Area with a sympathetic design.

- *Principle 5: Make the most efficient use of available resources and infrastructure by prioritising locations consistent with the spatial strategy.*

The development will not require major investment in new infrastructure due to being located on unused brownfield land. Sustainable construction practices will be adopted.

Policy CS3: Housing Supply, Delivery and Distribution

- 3.13. To support the spatial strategy set out in Policy CS1, there is a need to actively plan for housing growth in Knowsley. This includes setting a target for new housing to be developed in Knowsley up to 2028, and also principles to guide when and where new housing will be delivered:

- New Housing Provision in Knowsley
- Distribution of New Housing
- Supply and Phasing of Land for New Housing Development
- Housing Sizes, Tenures and Density

Policy CS14: Principal Regeneration Area – Prescott Town Centre

- 3.14. Prescott Town Centre is in need of intervention and investment to ensure it fully utilises the potential of its heritage assets, appropriately serves the needs of its local catchment and competes effectively with neighbouring centres.

- 3.15. Policy CS14 states:

The future viability and vitality of Prescott Town Centre will be supported by (in no order of priority):

a) Encouraging a wider mix of town centre uses, services and facilities in areas surrounding Eccleston Street, including key services, residential, employment uses, cultural and leisure facilities to create a distinctive identity and a complementary evening economy; ...

- 3.16. Policy CS14 goes on to the historic significance and local distinctiveness:

Prescot Town Centre is Knowsley's oldest and the only centre with a significant number of buildings dating from the 18th and 19th centuries. Prescot Town Centre has a unique character arising from its history and much of the existing town centre, including the main pedestrian shopping area along Eccleston Street, which is designated as a Conservation Area. These historic assets give the potential to create a strong and positive character and image.

Policy CS17: Housing Sizes and Design Standards

- 3.17. Knowsley has a wide range of existing housing, but this may not always meet the needs of existing or newly forming households, due to the unsuitability of the type or size of housing. In order to better provide for those living in, or seeking to live in Knowsley, there is a need to address existing imbalances.
- 3.18. Reflecting national planning policy, Policy CS17 seeks to provide balanced and mixed residential communities, with an appropriate mix of housing sizes and types, to better meet a range of housing needs and demands, across different tenures. Policy CS17 also emphasises the need for new residential development to be of a high quality in terms of design standards and sustainability.
- 3.19. We consider the proposal accords with this policy. The proposed building offers an appropriate housing mix for the Site location. The flats also meet national minimum space standards.

Policy CS19: Design Quality and Accessibility in New Development

- 3.20. The Vision aims to ensure that Knowsley has successful suburban townships which provide a sense of place and community. There is considerable scope for new development to improve the quality of place and character within Knowsley, by promoting attractive design of new buildings and spaces.
- 3.21. Policy CS19 states:

1) To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:

a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;

b) Complement and enhance (where possible), existing landscape, topography, Green Infrastructure; and features of local importance and historic interest;

c) Consider provision of landmark buildings and additional detailing at and adjacent to main gateways, movement corridors, town centres and strategic regeneration opportunities;

d) Create spaces and places as a focal point, accommodating social interaction and active lifestyles, including provision and integration of high-quality public realm and open spaces, public art (as appropriate); and landscaping which promotes biodiversity and integrates existing local habitats;

e) Provide safe, secure and convenient routes for movement (including signage), with priority for walking, cycling and public transport, to meet the access needs of all users, particularly pedestrians, cyclists, less mobile people and the elderly;

f) Integrate effectively with existing development and link to existing shopping and service provision; and

g) Demonstrate community engagement during the design phase of major development proposals.

2) To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:

a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers;

b) Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security; and

c) Accommodate future maintenance and long-term management requirements.

3) To address the challenges of climate change and future changes in social, economic and environmental priorities, new development should integrate:

a) Sustainable design principles, with regard to Policy CS17: Housing Sizes and Design Standards and Policy CS22: Sustainable and Low Carbon Development as appropriate;

b) Biodiversity (in accordance with Policy CS8);

c) Flood risk mitigation (in accordance with Policy CS24);

d) Waste recycling; and

e) Energy and resource efficiency.

- 3.22. To enhance Knowsley's existing built and natural environment, improve local distinctiveness and make areas more attractive, sustainable, safer and better connected, it is necessary to establish high standards of design and accessibility.
- 3.23. The general principles within the policy seek to ensure that new development enhances the 'quality of place' in Knowsley.
- 3.24. The design of new development should avoid unacceptable impacts which affect the amenity and living conditions of occupiers of buildings.
- 3.25. Good quality design helps to reduce crime and the fear of crime and thereby promote vibrant, safe and cohesive communities in which people will want to live. The requirements of Policy CS19 complement principles in 'Secured by Design'.
- 3.26. The effective internal and external design of buildings, including orientation, layout of rooms, appropriate drainage, position of windows and use of appropriate materials can reduce the need for future maintenance and the burden of long-term management.
- 3.27. We consider the proposals comply with Policy CS19. The proposals respond to and integrate positive characteristics of immediate surroundings and has a negligible impact on surrounding buildings. Sustainable construction will be adopted focussing on energy efficiency and sustainable design practices.

Policy CS20: Managing the Borough's Historic Environment

- 3.28. Effective protection of Knowsley's historic buildings and conservation areas is important, as these contribute to quality of place, local distinctiveness,

and a greater understanding of the past and provide an opportunity to promote Knowsley's historic environment.

3.29. Policy CS20 states:

Development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance.

3.30. Policy CS20 intends to secure appropriate integration of development with Knowsley's heritage assets and provide a positive approach to their future management to safeguard their preservation.

3.31. The proposed design is sympathetic to the Conservation Area, incorporating design features which respects and enhances the local architectural assets.

Prescot Town Centre Masterplan (SPD 2016 – 28)

3.32. The Site is located in the Eastern Action Area within a key opportunity site listed in the Prescot Town Centre Masterplan known as EAA1 - Eccleston Street East.

3.33. The site opportunities are further detailed in paragraph 5.35:

The opportunity site at Eccleston Street East comprises a parcel of land bounded by Eccleston Street, Chapel Street and Warrington Road. It provides a key opportunity to address the indistinct eastern boundary of the town centre and create a new gateway at the junction of the A57 and A58.

3.34. It is clear from Knowsley's Appraisal that housing is supported in this area and new buildings of two to three storeys are encouraged to fit with the existing urban grain.

National Planning Policy

- 3.35. The main national planning policy guidance is set out in the National Planning Policy Framework (NPPF).

National Planning Policy Framework (NPPF)

- 3.36. The NPPF is a material consideration in planning decisions. The NPPF sets out the Government's approach to sustainable development and core planning principles. Paragraph 8 sets out the three overarching objectives to sustainable development, namely economic, social and environmental objectives. The presumption in favour of sustainable development is at the heart of the NPPF.

- 3.37. Paragraph 2 of the NPPF highlights the presumption in favour of sustainable development confirming that *'planning law requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise'*.

- 3.38. Importantly, paragraph 10 of the NPPF states:

'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'.

- 3.39. Within the NPPF, paragraph 11 requires development proposals which accord with an up-to-date development plan to be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determination area out-of-date, planning permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 3.40. Paragraph 11 clearly outlines the Government's presumption in favour of allowing sustainable development unless adverse impacts of doing so would be very significant.

- 3.41. Section 4 of the NPPF requires Local Planning Authorities to approach decision-making in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 3.42. Paragraph 56 of the NPPF sets out those instances where Planning Obligations may be sought, consistent with Regulation 122(2) of the Community Infrastructure Levy Regulations 2010. Paragraph 57 goes on to acknowledge that there will be instances where financial viability can impact on development. In such instances, a Viability Assessment may be needed, and the weight to be given to such an Assessment is a matter for the decision-maker.
- 3.43. Section 5 of the NPPF sets out the Government's objective of significantly boosting the supply of homes, ensuring that a sufficient amount and variety of land can come forward where it is needed to meet the needs of groups with specific housing requirements.
- 3.44. Paragraph 73 of the NPPF, under the Section titled 'Maintaining Supply and Delivery,' requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five-year supply of housing land against their housing requirement as set out in adopted strategic policies. An appropriate buffer should be applied to the supply of either 5%, 10% or 20%. The supply should be maintained by way of Local Planning Authorities monitoring progress in relation to the building out of sites which have planning permission.
- 3.45. Section 9 of the NPPF focuses on sustainable modes of transport, with significant new development focused on locations which are or can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.
- 3.46. Maximum parking standards should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres.
- 3.47. Paragraph 109 is clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this context, development proposals should give priority

first to pedestrian and cycle movements, and second (so far as possible) to high-quality public transport.

- 3.48. Section 11 of the NPPF covers the effective use of land. Decisions should also 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.
- 3.49. Paragraph 120 requires Local Planning Authorities to take a positive approach to applications for alternative uses of land which is currently allocated for a particular use but where there is no reasonable prospect of an application coming forward for the use allocation in the Plan. Alternative applications should be supported where the proposed use would contribute to meeting an unmet need for development in the area. Furthermore, paragraph 123 states that planning policies and decisions should avoid homes being built at low densities, ensuring that development proposals make optimal use of the potential of each site.
- 3.50. Section 12 of the NPPF focuses on the development of well-designed places. The creation of high-quality buildings and places is seen as fundamental to what the planning and development process should achieve. Good design has an important role to play in sustainable development, creating better places in which to live and work and to make development acceptable to communities. Planning permission should not be granted for poor design that fails to take the opportunities which are available for improving the character and quality of an area and the way it functions.
- 3.51. Section 14 of the NPPF covers matters relating to flooding and climate change. In respect of flooding, new development should be steered to areas at the lowest risk of flooding. Paragraph 165 sets out the need for major developments to incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.
- 3.52. Section 15 of the NPPF deals with matters relating to the conservation and enhancement of the natural environment. This includes protecting valued landscapes, sites of biodiversity or geological value, and soils. Development proposals should minimise impacts on and provide net gains for biodiversity.

Supplementary Planning Document – New Residential Development (September 2018)

- 3.53. To demonstrate what the development complies (where appropriate) with the Supplementary Planning Document - New Residential Development, each relevant key expectation is extracted, and a responding commentary offered.

Key Expectations – Integration with existing development

- 3.54. *B.1: New residential development will be expected to:*

a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

b) Incorporate a gradual step up or down to neighbouring buildings where differences in height occurs, with lower buildings positioned around the edges of developments if surrounding buildings are lower.

c) Provide adequate areas for parking, soft landscaping, bin storage etc.

d) Avoid cramming where development is of high density, with floor areas of individual units complying with any current national or local minimum standards to ensure adequate living conditions.

- 3.55. The Site sits within Prescot Town Centre, layout options are therefore limited, nonetheless the proposal:

- Responds to and integrates positive characteristics of immediate surroundings.
- The scale and form are similar to the surrounding buildings.
- The building block aligns with the existing road.
- Incorporates bin and bike storage along with amenity space.
- Flats comply with national minimum space standards.

Key Expectations – Residential mix

3.56. *B.2: New residential development should:*

a) Include an appropriate mix of housing tenure, type and size to support the rebalancing of the housing market, to better meet housing needs and demands arising in Knowsley and promote social diversity/community integration.

b) Where required, provide on-site affordable housing provision in accordance with Policy CS15 that is fully integrated with and not distinguishable from market housing.

3.57. The scheme offers an appropriate housing mix for the area.

3.58. The size of the proposal does not require on-site affordable housing provision.

Key Expectations – Accessibility and movement

3.59. *B.4: New residential development should:*

a) Connect into existing roads and footpaths, with linked streets to allow more flexibility and change in the future; cul-de-sacs should generally be avoided except as a limited part of a linked layout.

b) Provide safe, secure and convenient routes for movement (including signage), with priority for walking, cycling and public transport, to meet the access needs of all users to and through the site.

c) Incorporate layouts with priority for pedestrians, especially people with disabilities/emergency vehicles/cyclists/horse riders and public transport users.

d) Where vehicle traffic volume is high, create appropriate crossings to encourage safe and easy pedestrian movement.

e) Slow traffic on residential networks utilising the design of buildings and spaces (a flexible grid based on local context is a good model for an appropriate network; physical traffic calming measures and signage should be secondary)

f) Discourage through traffic (except buses) from residential roads by using carefully designed connected layouts. Routes which are for through traffic should be clearly defined.

g) Ensure roads should lead to somewhere, be simple and clear, providing choice for residents and visitors, with positive social interaction to engender a sense of community/ownership of place/natural surveillance.

h) Maximise connections to spread impact of traffic rather than concentrating it as far as practical.

i) Ensure that any bus stops are well located, overlooked, and provided with appropriate facilities.

j) Consider traffic-free housing schemes where appropriate, provided there is a firm management arrangement to ensure continuity.

3.60. The Site front onto Chapel Street, providing the main point access for pedestrians to the entrance and shared common stair.

3.61. Access is simple and level.

3.62. Access to public transport is within 500m of the Site.

Key Expectations – Residential layout

3.63. *B.5: Proposals for new residential development should:*

a) Design and position buildings to provide a sense of place, with any focal points such as squares and green spaces being overlooked by front elevations where possible, and views of new and existing landmarks preserved.

b) Ensure dwellings interact with public realm and private back gardens, with main facades presenting onto highways.

c) Provide attractive and useful connections between places designed to follow natural desire lines, to encourage pedestrians rather than car use.

d) Have a clear hierarchy of street types with differing characteristics that reflect their importance, to help people find their way around.

e) Ensure public accesses have good natural surveillance and avoid public access around the rear of properties where possible.

f) Avoid high blank boundary treatments to public areas and ambiguous, indefensible spaces.

g) Provide adequate amenity for existing occupiers having regard to any relevant spacing guidelines set out in the Householder Development SPD.

h) Recognise environmental limits and minimise negative impact upon on-site constraints such as flood risk, land quality, mining legacy, water quality, etc.

3.64. The positioning of the block of apartments ensures interaction with the public realm as it follows the layout of the surrounding streets achieving good natural surveillance.

3.65. The apartments are traditionally arranged and of adequate size, meeting national minimum space standards.

3.66. Interface distances are below the established criteria for overlooking, however, habitable windows do not face adjacent habitable windows. The nature of the Site should allow the interface distances to be acceptable in this instance.

3.67. Key Expectations – Car parking requirements

3.68. *B.6: New residential development will be expected to:*

a) Provide parking ideally in locations behind the building line at the side of buildings, or where this is not possible divided into small parcels screened by landscaping and surrounding buildings.

b) Ensure any communal residential parking courts typically have no more than 10 spaces and have direct visibility from public areas and/or neighbouring properties.

c) Ensure rear parking areas are only accessible to residents, with full details of how these areas will be kept secure provided as part of the development proposal.

- 3.69. It would not be feasible to have parking at the Site due to its town centre location. Cycle parking spaces have been provided at the rear of the Site, with 5no. spaces provided in total.

Key Expectations – Design of public realm and waste management

- 3.70. *B.7: New residential development will be expected to:*

a) Ensure the design of any public realm is compatible with service provision

b) Minimise waste, promote the use of reclaimed and recycled materials and facilitate the collection and recycling of waste

c) Consider the recycling of waste as part of the design and provide full details clearly indicating any provisions to be made for recycling. Storage areas should be located out of public view in a convenient location and with sufficient space to house all current and proposed recycling bins.

- 3.71. Refuse storage has been located within a convenient location on the Site.

- 3.72. As individual bins would be unworkable the following will be provided:

- 1no. 1100 litre communal bins for residual waste
- 1no. 1100 litre communal bins for recycling

Key Expectations – Minimising opportunities for crime

- 3.73. *B.9: Proposals for new residential development should:*

a) Ensure dwellings are securely designed, front onto the street, provide main entrance doors to properties from communal spaces and place windows in positions which enjoy good levels of natural surveillance.

b) Avoid public footpaths and cycle ways which are segregated, and ensure roads and footpaths are direct and overlooked.

c) Ensure that all public highways, footpaths and cycle routes, and car parking areas are highly visible (including at night) and have good levels of natural surveillance from nearby properties.

d) Ensure that public and private spaces are clearly defined to provide defensible spaces, avoiding isolated private gardens and public spaces.

e) Where residential curtilages adjoin public spaces (i.e., public footpaths, cycle ways, public open space, etc), use of walls and/or railings will be required to provide robust and durable boundary treatments. Fencing in such locations will not be supported.

3.74. The site layout provides a high degree of natural surveillance.

3.75. The scheme will be submitted for a 'Secured-by-Design' Approval. entrance door sets, easily accessible windows and communal entrance door sets will meet Secure-by-Design Standards.

Key Expectations – Dwelling space

3.76. *B.10: New residential development will be expected to:*

a) Demonstrate that dwellings will accommodate the furniture, access and amenity space required, including appropriately located private garden space.

b) Demonstrate how the construction of the building will allow for the internal reorganisation of rooms or the extension of the dwelling.

c) Be designed for flexible uses throughout their lifetime.

3.77. All flats meet the national minimum space standards for dwellings.

3.78. The layouts can allow for future adaptation i.e., bathroom accessible from both the common hallway and main bedroom.

3.79. There is no lift provision to the upper floors.

Key Expectations – Privacy and natural light

3.80. *B.11: Proposals for new residential development should:*

a) Achieve and maintain adequate levels of privacy and outlook for occupants of the new housing and existing residents surrounding the site.

b) Consider the position and orientation of habitable rooms, and location of their doors and windows to maintain privacy and minimise overlooking.

c) Orientate habitable rooms to maximise their outlook and view and overlook roads and paths where possible.

d) Consider the orientation and design of buildings to maximise sufficient daylight and sunlight.

e) Demonstrate compliance with minimum thresholds contained within Appendix 4.

3.81. The apartments are arranged so that all habitable rooms have good access to natural light through large windows allowing light to penetrate deep into the floor plan.

3.82. Overlooking distances fall below standard distances i.e. 21m for habitable room to habitable room. The rear elevation faces a flat roof of an adjacent building and presents no overlooking issues. It is considered that due to the town centre location, interface distances on Chapel Street should be acceptable.

3.83. The nature of the Site has dictated the orientation of the building and habitable rooms.

Key Expectations – Energy and sustainability

3.84. *B.12: New residential development will be expected to:*

a) Comply with current Building Regulations by limiting energy use through incorporating high standards of insulation, heat retention, natural ventilation, and passive solar techniques, and encouraged to achieve energy efficiency beyond mandatory requirements in accordance with Code for Sustainable Homes

b) Demonstrate the incorporation of on-site renewable energy generation and low carbon energy where feasible, or alternatively provide contributions through the Council's Community Energy Fund/allowable solutions to reduce energy use.

c) Use remaining fossil and other fuels cleanly and efficiently where opportunities exist through Combined Heat and Power (CHP) and District Heating systems or equivalent, where available.

d) Use sustainable materials from local sources where possible and where appropriate recycle construction waste.

- 3.85. The scheme will be submitted for a Full Plans Building Regulation Process and Approval.
- 3.86. Heating systems have at this point not been agreed / specified.
- 3.87. Renewable energy sources will be explored and used where possible.

Key Expectations – Water and biodiversity

- 3.88. *B.13: New development will be expected to:*

a) Make the most effective and sustainable use of water, aggregates, and other resources.

b) Manage flood risk, including through the use of SuDS and flood resilient design.

c) Ensure sustainable drainage systems are an integral part of the design of new development, with streams, ponds or lakes proposed as part of SuDS appropriately sited to enhance the layout and landscaped to complement the development.

d) Consider the implications of the proposal for biodiversity and seek to protect, maintain and where possible enhance biodiversity within and around new developments according to their designation and significance to provide space for nature.

- 3.89. The Site is within Flood Zone 1.
- 3.90. The nature of the Site would not accommodate a SuDS drainage proposal.
- 3.91. It is anticipated that drainage will be connected to the existing system.

Supplementary Planning Document – Ensuring A Choice of Travel

- 3.92. To demonstrate compliance with the Choice of Travel Document, the relevant points have been extracted below and commentary offered to demonstrate a response. All paragraph references refer to the numbering in the document.

Paragraph 3.1 Determining the Size of the Development.

- 3.93. In accordance with Table 1 the scheme of 5no. residential units falls in the 'Minor' category.
- 3.94. In accordance with Figure 1 a 'Medium' development requires:
- Apply Parking Standards
 - Design and Access Statement (see separate document)
 - Transport Assessment, Travel Plans and Air Quality Assessment not normally required.

Policy T6 Parking Standards

- 3.95. The parking standards within SPD New Residential Developments for a Town Centre location require 0.5 to 1 spaces for 1 bedroom units and 1.5 spaces for 2 / 3-bedroom units.
- 3.96. It would not be feasible to have parking at the site due to its town centre location.
- 3.97. Paragraph 4.5 of the SPD confirms that standards should vary depending on the location of the site i.e., those in urban areas with good access to transport, facilities on foot etc.
- 3.98. Cycle stands to secure 5no. cycles will be provided.
- 3.99. The apartments provide a good degree of visual supervision.

Supplementary Planning Document – Design Quality in New Development

- 3.100. A significant portion of this policy overlaps with the requirement for a Design and Access Statement which is provided as a separate document. The responses below are therefore brief to avoid unnecessary repetition and the two documents need to be read together.
- 3.101. Responses below are limited to the General Principles A1 – A14.

A1 Movement Framework

- 3.102. The proposal integrates effectively with existing development as it is a Town Centre 'infill' site with good access to shopping and services.
- 3.103. The need to travel is greatly decreased by the Site's location.
- 3.104. It links via Chapel Street with the existing road and footpath network.

A2 Positive Image

- 3.105. The design responds positively to the streetscape adding active facades on Chapel Street
- 3.106. Access to the building will be from Chapel Street bringing increased activity.
- 3.107. The design responds positively to the surrounding buildings and Conservation Area.

A3 Placing Buildings

- 3.108. The primary entrance is from Chapel Street.
- 3.109. The proposal follows the existing building line and footpath / highway.

A4 Mixing Uses

- 3.110. The development is too small for a mixed development.
- 3.111. The design provides good surveillance of both Chapel Street and the rear bin / bike storage area.

A5 Density and Form

- 3.112. The form and density of the proposal responds well to the position of surrounding buildings and the overall heights of them. The proposal is two storeys but appears smaller in height through accommodating the top floor within the roof space.

A6 Landscaping and Public Realm

- 3.113. The site offers little scope for public realm and landscaping.

A7 Sustainability in Design

- 3.114. The development will fully meet the requirements of the Building Regulations.
- 3.115. Details of waste and recycling facilities have been submitted. A screened bin store will be incorporated with communal collection of waste.

A8 Designing Out Crime

- 3.116. The proposal ensures good natural surveillance.
- 3.117. The proposals will meet Secure-by-Design Standards.

A9 Designing Out Crime in Town Centres

- 3.118. Good natural surveillance
- 3.119. Increase of human activity

A10 Designing Out Crime in Open Spaces

- 3.120. There are no public open spaces associated with this development.

A11 Designing Out Crime in Public Transport Facilities

- 3.121. Not applicable

A12 Integration of Public Art

- 3.122. Not applicable

A13 Built Heritage and Conservation

- 3.123. The Site is within a Conservation Area.
- 3.124. The proposal will be predominantly of red brick to reflect its Town Centre location and to be sympathetic to the Conservation Area.
- 3.125. Projecting and recessing features have been incorporated on the front elevation i.e., plinth course, window lintels and cills, dentil course at eaves level to also match the character of the Conservation Area.

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- 3.126. The scheme has been developed to sit within the existing relatively low-rise surrounding buildings.
- 3.127. It reinforces the street scene.
- 3.128. The appearance is in keeping with the existing buildings on site whilst being sympathetic to the Conservation Area.
- 3.129. The proposals have had regard to and respond positively to the site's location and existing space.

4. Conclusion

- 4.1. The proposal reflects the Prescott Town Centre Masterplan Document 2016-28 prepared by Knowsley Council which identifies this site in Chapel Street as part of a wider development opportunity.
- 4.2. The location falls within Knowsley Councils UDP Plan for residential use.
- 4.3. The development will add to the sustainability of the town centre facilities.
- 4.4. The development is sustainable because it:
 - Reduces reliance on car usage.
 - Is within easy access of facilities.
 - Is within easy access of bus and rail transport.
- 4.5. It adds 5no. dwellings of appropriate size to Knowsley's housing stock which has regard to and responds positively to the site's location within a Conservation Area.
- 4.6. The proposal will have no material impact upon the environment and will make efficient use of the current space.
- 4.7. A review of the proposed use of the site, its layout and the scale of development has been provided. The design elements of the proposed development have also been outlined and the proposals assessed as being entirely in line with the policy requirements of sustainable development.
- 4.8. Considering the above, we believe the proposals should be supported.