

Planning Statement (including Design and Access Statement)

Erection of a Coffee Kiosk (Sui Generis)

Village Hotel Liverpool, Fallows Way, Whiston, Liverpool L35 1RZ

On behalf of VUR Village Trading No 1 Limited.

Date: 28 July 2026 | Pegasus Ref: P26-1885_ROO1v1_MAN_PL_SL



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1. Introduction

- 1.1. This Planning Statement has been prepared by Pegasus Group, on behalf of Village Hotels, to support a full planning application for the erection of a coffee kiosk in Sui Generis, at their Liverpool property, at Fallows Way, Whiston, Liverpool L35 1RZ.
- 1.2. Having regard to Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, this statement considers the application's conformity with the Development Plan, relevant national policy and guidance, as well as any other material considerations.
- 1.3. This application is supported by the following documents:
 - Application Forms and Certificates
 - Location Plan (Ref: VHL-FEA-S1-XX-DP-A-1550)
 - Site Plan (Ref: VHL-FEA-S1-XX-DP-A-1551)
 - Plans and Elevations (002-F)
- 1.4. Following this introductory section, the statement is provided in the following structure:
 - Section 2 contains a description of the site, the surrounding area any relevant correspondence with the Council and planning history;
 - Section 3 contains a description of the proposals and the Design and Access Statement
 - Section 4 provides an overview of the planning policy context;
 - Section 5 considers the potential impact of the proposals; and
 - Section 6 sets out the conclusions to this Statement.

2. Site and Surroundings

- 2.1. The application site is located within the Village Hotel Liverpool, situated at the entrance to its existing gym building. It currently comprises an area of hardstanding forming the walkway leading to the gym entrance. The site falls within the administrative boundary of Knowsley Council.
- 2.2. Village Hotel Liverpool is situated north of Junction 6 of the M62, within a mixed residential and commercial environment. A number of residential properties lie to the east and northeast of the hotel. To the north and northwest, the hotel is bordered by industrial buildings used for manufacturing and warehousing. The southwest and south of the site are enclosed by the M57 and M62 slip roads.
- 2.3. Vehicular access to the hotel is taken from Fallows Way to the north. The application site relates to an area that is intended to be used by pedestrians accessing the hotel after arrival.
- 2.4. Notable site characteristics are summarised as follows:
 - The site is not subject to any national or local environmental designations. There are no notable landscape features or trees under TPO within or adjacent to the site.
 - The site lies entirely within Flood Zone 1 and is therefore at the lowest risk of flooding from rivers and the sea. The site is subject to a low risk of surface water flooding.
 - There is no designated heritage asset within the hotel. Carr House Farmhouse and The Paddocks and The Stables are Grade II listed buildings situated approximately 180 metres northeast of the site. They are visually separated from the hotel by residential development and intervening vegetation. Development within the hotel site is therefore unlikely to affect the significance of these listed buildings.
- 2.5. A search of the council's planning register reveals a number of planning applications. However, none are of particular relevance to this proposal.

3. Proposed Development

Use

- 3.1. The application seeks full planning permission for the erection of a coffee kiosk in Use Class Sui Generis. The proposed kiosk would be a modular unit measuring approximately 24 sqm externally. It will function as an ancillary facility to the hotel, serving existing customers, including hotel guests and gym members. The hours of operation would be between 7am and 7pm daily.

Design

- 3.2. Customers choose to stay at Village Hotels because they are well located, offer good access to car parking, and provide a range of ancillary services, including a restaurant, gym, swimming pool, conference facilities, working space and a coffee shop. This forms the general business model of Village Hotels.
- 3.3. The Liverpool property is currently the only hotel in the portfolio that does not offer a coffee shop. The kiosk is therefore proposed as it will enhance the business offer and align the hotel with the wider Village Hotels model.
- 3.4. The proposals feature a contemporary modular design and incorporate high-quality materials. The external cladding will comprise millboard, board-and-batten, and shadowline cladding in a smoked oak colour, with linear detailing using powder-coated metal trim.
- 3.5. The kiosk will measure approximately 4.8m in length, 6m in depth and 3m in height. It will contain two internal areas: a bar unit located at the rear measuring approximately 7.48 sqm, and a front-of-house unit measuring 12.86 sqm.
- 3.6. A fascia sign is proposed on the front elevation, with a non-illuminated logo on the east-facing side elevation and a lettering sign on the rear elevation of the building.

Access

- 3.7. The kiosk will be a walk-up facility situated on the hardstanding area outside the existing gym entrance. It will operate as a takeaway-only service. Visitors will access this area either via the existing steps or via the ramp from the disabled car park located to the north of the kiosk.

4. Planning Policy

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2. This section sets out the relevant policies of the statutory Development Plan, and the material considerations of relevance to the determination of this application including supplementary planning documents, national policy and other associated guidance and evidence base documents. In the case of Knowsley, the adopted development plan relevant to the development proposal comprises the following documents:
- Knowsley Local Plan Core Strategy (January 2016)
 - Saved Policies of Knowsley Replacement Unitary Development Plan June 2006

Knowsley Local Plan Core Strategy (January 2016)

- 4.3. This Core Strategy was adopted by Knowsley Council on 6th January 2016 and sets out the spatial strategy for Knowsley up to 2028, replacing the strategic policies of the Knowsley UDP which expired in 2016.
- 4.4. Policy CS4 (Economic and Employment) states land which is currently in use or allocated for employment development will be safeguarded from changes to other types of development, except where: there is no current or likely future demand for employment uses on the land; or where other uses would bring wider regeneration, environmental and amenity benefits.
- 4.5. Other relevant policies within spatial strategy chapter and thematic policies chapters are listed below:
- Policy SD1 – Sustainable Development
 - Policy CS2 – Development Principles
 - Policy CS7 – Transport Network
 - Policy CS8 – Green Infrastructure
 - Policy CS19 – Design Quality and Accessibility in New Development
 - Policy CS22 – Sustainable and Low Carbon Development
 - Policy CS24 – Managing Flood Risk

Knowsley Replacement Unitary Development Plan (June 2006)

4.6. Some policies from the UDP 2006 have been saved by the Secretary of State, until they are replaced by future development plans; however with the plan period expiring in 2016, these are no longer up to date.

4.7. Policy EC3 states that:

1. Primarily industrial areas are identified on the Proposals Map and are appropriate locations for Business (Class B1); General Industry (Class B2); and Storage and Distribution (Class B8) uses.

2. Proposals for development for other uses in these areas (either on sites which are allocated for development or on other land or buildings) will only be permitted where they would:

a) Be complementary to and compatible with the surrounding employment uses;

b) Be consistent with any approved regeneration strategy for the area;

c) Preserve or enhance the image of the industrial area; and

d) Avoid causing an unacceptable loss of land available for industrial development.

4.8. The following policies are also considered relevant to the development proposals:

- ENV2 – Noise and Vibrations;

National Planning Policy Framework (December 2024)

4.9. The NPPF outlines the key national planning policies in relation to the determination of planning applications. As outlined in paragraph 2 of the 2024 NPPF, the Framework is a material consideration in planning decisions.

5. Planning Assessment

- 5.1. This section assesses the development proposals in the context of the planning policies in the Development Plan, National Planning Policy and other material considerations.

Principle of Development

Development within Primary Industrial Area

- 5.2. The site is located within a defined existing primary industrial area covered by Unitary Development Plan Policy CS4. The proposed coffee kiosk falls outside the defined employment uses supported under Policy EC3. Importantly, point 2 of Policy EC3 supports other forms of development in the areas where it can be demonstrated that:
- a) Be complementary to and compatible with the surrounding employment uses;
 - b) Be consistent with any approved regeneration strategy for the area;
 - c) Preserve or enhance the image of the industrial area; and
 - d) Avoid causing an unacceptable loss of land available for industrial development.
- 5.3. In terms of point (a), the coffee kiosk will support the existing established hotel use on site, creating additional ancillary facility to support the market demand and competition of the hotel which provide the employment opportunities locally.
- 5.4. Turning to point (b), the site is not located near any primary regeneration areas identified within the Local Plan, and there are no approved regeneration strategies relating to either the site or the wider surrounding area.
- 5.5. The proposed development accords with point (c). The provision of a very small, single-storey kiosk within an existing hotel would not alter the character or appearance of the industrial area.
- 5.6. The proposed kiosk is located on part of the hotel entrance which is not suitable for other employment development in such proximity to the existing hotel and with a minimal building footprint. The hotel site is contained and would not undermine the viability of existing employment uses, in accordance with point (d) and Core Strategy Policy CS4.
- 5.7. Core Strategy Policy CS4 states land which is currently in use or allocated for employment development will be safeguarded from changes to other types of development, except where: there is no current or likely future demand for employment uses on the land; or where other uses would bring wider regeneration, environmental and amenity benefits.
- 5.8. As noted above, there is very little likelihood of demand for the site to be developed for employment use. The proposed coffee kiosk would complement the Village Hotel's existing operations and enhance the services available to its customers. Therefore, the proposal complies with Policy CS4.

Development of Food and Drink Takeaway Facility

- 5.9. The development will operate as an ancillary use to the hotel and has a minimal footprint. As explained in Section 3, customers choose to visit the Village Hotel because it offers a range of amenities. The proposal is intended to serve a site-specific need for hotel customers, which cannot reasonably be accommodated elsewhere having regard to the sequential approach. Therefore, the proposal complies with Policy CS4.
- 5.10. Overall, the principle of development is considered acceptable, with the proposals complying with relevant policies of the Development Plan.

Design, Appearance and Amenity

- 5.11. The proposal will utilise high-quality materials with a modular design that are appropriate and functional for the intended use.
- 5.12. The proposed development will be located towards the rear of the site, adjacent to the existing car park. The coffee kiosk will not be visible from public roads or footpaths and will not appear as a dominant feature within the site. It will integrate appropriately with and respond positively to the wider hotel setting.
- 5.13. The facility will operate as a takeaway-only walk up kiosk, primarily serving hotel guests and gym users. Any noise and light spill associated with the kiosk will be limited and largely contained within the immediate area of the development. As such, the proposal is not expected to result in significant congregation, noise, or air quality impacts.
- 5.14. Furthermore, the kiosk is positioned at a sufficient distance from the hotel bedroom accommodation to ensure that any potential impacts on guests are minimised.
- 5.15. The nearest residential properties are located a considerable distance from the site and are screened by existing vegetation. The proposal is unlikely to give rise to any adverse impacts on residential amenity.
- 5.16. The proposal will complement the existing hotel operation and is entirely compatible with that use. The proposal therefore complies with Core Strategy Policies CS2 and CS19 and UDP Policy ENV2.

Green Infrastructure

- 5.17. The site is situated on hardstanding within a car park and therefore the proposal will not have any impact on the green infrastructure network. As the proposal affects less than 25 square metres of on-site habitat within the red line boundary and less than 5 metres of on-site linear habitat, such as hedgerows, it is deemed exempt from the requirement to provide statutory Biodiversity Net Gain. Therefore, the proposal complies with Core Strategy Policy CS8.

Flood and Drainage

- 5.18. The site is less than 1 hectare in size and is located within Flood Zone 1. The Environment Agency's surface water flood risk mapping indicates that parts of the site are subject to areas of low to medium surface water flood risk. However, the proposed change in use of the site from existing hardstanding to a coffee kiosk does not introduce a "more vulnerable"

use as defined by Footnote 63 of the NPPF. Therefore, a Flood Risk Assessment is not required.

- 5.19. The proposal will not increase the extent of impermeable surfaces on the site and, therefore, will not increase surface water flood risk elsewhere. Surface water will be discharged via the existing downpipe arrangement within the car park. Foul drainage will be connected to the existing drainage network serving the hotel.
- 5.20. Accordingly, the proposal complies with Core Strategy Policy CS24.

Highways

- 5.21. The development will not result in any loss or alteration of the existing hotel car parking provision. Customers are expected to be drawn from existing hotel footfall, including hotel guests and gym members, who are likely to purchase coffee from the kiosk and consume it within the hotel premises. As such, the development is not expected to generate any additional traffic.
- 5.22. Therefore, the proposal complies with Core Strategy Policy CS7.

6. Conclusion

- 6.1. This Planning, Design and Access Statement has been prepared by Pegasus Group in support of a full planning application for the erection of a coffee kiosk at the Village Hotel Liverpool.
- 6.2. The proposal will provide an ancillary facility within the existing hotel site, supplementing the Village Hotel's offer and aligning it with facilities provided across the wider Village Hotels portfolio. The principle of development is considered acceptable.
- 6.3. The kiosk will be constructed using high-quality materials. It has been demonstrated that the proposal will not result in any adverse impacts in relation to parking provision, visual amenity, residential amenity, green infrastructure, or flood risk.
- 6.4. The proposal accords with the relevant national and local planning policies and should therefore be approved.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Manchester

Queens House, Queen Street,
Manchester, M2 5HT
T 0161 3933399
E Manchester@pegasusgroup.co.uk
Offices throughout the UK.

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