



Our Ref: MJ/RG/G315/L001

Date: 31 July 2022

TO WHOM THIS CONCERNS

Dear Sir / Madam

LAND KNOWN AS DYE HOUSE, LIVERPOOL ROAD, PRESCOT, L34 3LX
A PROPOSAL FOR 45 AFFORDABLE HOMES WITH ASSOCIATED GARDENS, PARKING AND OPEN SPACE, TO BE ACCESSED VIA THE TAYLOR WIMPEY HOUSING SCHEME TO THE NORTH

We are writing to you to make you aware of the intention to submit a planning application promoting a housing development scheme on the above land.

Enclosed with this letter is a package of drawings prepared by the scheme Architect, which confirms the precise extent of the site; shows the proposed layout of the development; and provides details of the likely appearance of houses.

The application will promote a 100% affordable housing scheme, which will be operated by Livv Housing Group. Livv is an independent housing association, which provides affordable, quality homes for around 25,000 people, through over 13,000 properties in Knowsley.

The scheme you see in the enclosed pack has been formulated over the course of the past 12 months or so, and reflects helpful comments provided by the Local Planning Authority, the Environment Agency and other consultees.

As local residents, we wish to present the scheme to you at this stage, to invite your comments and any suggestions or concerns you might have before the planning application is submitted.

You will be aware that Taylor Wimpey has started to construct the 227 houses it obtained planning permission for in November 2020. Their land forms part and parcel of the same 'Sustainable Urban Extension' (SUE) as our client's land. The land is therefore allocated for housing development in Knowsley's Local Plan, and our imminent application looks to bring forward the remaining part of the SUE.

The appearance of the proposed houses will be traditional, albeit with contemporary features, built with good quality materials and to a very high standard of efficiency.

There will be 45 homes in total. 21 will be houses, and 24 will be apartments.

The houses will be provided with their own private gardens, and the apartments will be provided with communal open space.

A total of 72 car parking spaces will be provided, plus cycle parking to serve the apartments.



As noted above, the main site access will not be via Liverpool Road. Instead, traffic will enter and exit the site via the approved access road that will serve the adjacent Taylor Wimpey scheme. However, an emergency and pedestrian access will be provided onto Liverpool Road.

While a small extent of tree loss will occur, the bulk of those trees are of poor quality. The best trees will remain, including those around the site perimeter. This means that views into the development will be very restricted, such that for most of the streetscape, only glimpsed views will occur from limited vantage points, filtered through the tree belt. This will serve to not only provide privacy for residents of the development but to also significantly limit any visual impact upon the site's existing surroundings.

A detailed landscaping scheme will be submitted with the planning application. This will include new native trees, shrubs, ground cover and other planting. In this regard, you will see a broad swathe of open greenspace running through the site. This is the location of a brook with associated trees, which will be retained as a unique 'green' feature of the scheme.

Part of the site falls within a Flood Zone. That does not preclude building houses, but has called for careful attention, including advice from the Environment Agency. Both a Flood Risk Assessment and drainage scheme will be provided with the application.

In terms of ecology and biodiversity, all necessary surveys have been completed, and the results of those will be provided with the application. The scheme will not cause disturbance to any protected species, and the new planting will create new and different biodiversity habitat.

The application will also be supported by other documentation, including a detailed Transport Statement with full access details, an Air Quality Assessment and a Noise Impact Assessment.

If you wish to make comment about the proposal before we submit the application, can I please ask you to write to me (the address is at the foot of the first page) or send me an email to : Richard@romansummer.com

We request that any comments be provided to us by no later than 21st August 2022.

If you wish to discuss the proposal in more detail, please feel free to phone Richard Gee on 0778 971 0352.

Yours faithfully
for Roman Summer Associates Ltd

Richard Gee
Director