

## Watson Street Works - FAQs

Question	Response
<b>The Proposals</b>	
<b>Q1. What are you proposing?</b>	<p>We are consulting on proposals to redevelop the existing brownfield employment site at Watson Street owned by NSG Group (Pilkington UK). The proposals are to transform the under-utilised works into a forward-thinking development comprising a mix of residential and community uses, and new employment/manufacturing opportunities.</p> <p>NSG, with the support of St Helens Council, is preparing a Masterplan to guide the future regeneration of the site. The project team have conducted a baseline opportunities and constraints study of the site, produced an initial vision for the redevelopment of the site into a new mixed-use community, and it is this which is the subject of our consultation.</p>
<b>Q2. What residential and community uses are proposed?</b>	<p>There is envisaged to be a mix of residential uses, including affordable housing, new family homes, later living/ retirement properties, town houses and apartments.</p> <p>There will be space for supporting community uses such as a corner shop, creche, doctor, dentist etc.</p> <p>Ground floor uses will promote activity at street level, from the supporting uses described above as well as front doors and private front gardens facing the street.</p> <p>There is envisaged to be space for around 700 new homes on the western part of the site, to the left of the railway line, with a frontage on Canal Street.</p>
<b>Q3. What type of housing are you proposing?</b>	<p>There will be a mix of homes, some of which will be housing, like townhouses, but most will be apartments. They will be a mix of sizes and tenures, including for sale and for rent.</p>
<b>Q4. How much of it will be affordable?</b>	<p>Affordable housing will be provided in line with planning policy, which is at least 10% (or 70 total out of 700 new homes)</p>
<b>Q5. What employment uses are proposed?</b>	<p>The plan envisages a small modern business/industrial park focussing on the Life Science and Advanced Manufacturing sectors, as well as supporting the wider development opportunities focussed around the nearby Glass Futures building.</p> <p>The site has been identified by Liverpool City Region as a Life Science Investment Zone, meaning it will be significantly more attractive to occupiers in this sector.</p> <p>There will be a range of unit sizes, from smaller start-up spaces to larger, more bespoke buildings for confirmed end users.</p>

	<p>There is envisaged to be space for around 150,000sqft (14,000sqm) of employment floorspace on the eastern part of the site, adjacent to the fire station and retail park.</p>
<p><b>Q6. Why has the site become available?</b></p>	<p>Pilkington UK/ NSG Group have been producing glass at the works on Watson Street for almost 200 years. During that time, technology has evolved and buildings on the site have been built, adapted and demolished to suit these changing requirements. To ensure St Helens remains at the heart of UK glass manufacturing, NSG Group has invested significantly to relocate the glass production from Watson Street and integrate a new, more sustainable, rolled glass line with the furnace at nearby Greengate Works, with no compulsory redundancies expected.</p> <p>Alongside the opportunity this provides for the development of the Watson Street site for alternative use, NSG Group estimates it will save an estimated 15,000 tonnes of carbon a year through this investment: a key step in St Helens' journey to carbon neutrality.</p> <p>In discussion with St Helens Council, NSG Group has decided to consider the future of the Watson Street site, how it can contribute to a changing St Helens, and how it can support the town centre regeneration adjacent.</p>
<p><b>Q7. What is the purpose of the emerging Masterplan?</b></p>	<p>The Masterplan will encompass a vision statement and set of objectives to support the proposed regeneration of the Watson Street site. It is intended that the vision and objectives will form a set of touchpoints and guiding principles, against which initiatives and ideas can be tested.</p> <p>If adopted, the Masterplan will become a material consideration for the determination of any future planning applications relating to the site.</p> <p>While NSG will not be directly involved in the future development of Watson Street Works, it wants potential developers to recognise the contribution the site could make to the future regeneration of St Helens. This masterplan will guide the detailed proposals that will be submitted at the planning application stage.</p>
<p><b>Access &amp; Movement</b></p>	
<p><b>Q8. How will the proposals promote sustainable modes of transport?</b></p>	<p>All streets within the proposed neighbourhood will be designed in an equitable manner, ensuring suitable provision for pedestrians and cyclists as well as cars and service vehicles.</p> <p>Improved links across the Linkway and towards the town centre will be made, as well as incorporating access to public transport such as bus routes along Canal Street. Connection to the proposed cycle infrastructure route along Canal Street will also be made.</p>
<p><b>Q9. How will you make sure the town centre and the proposed development are</b></p>	<p>Whilst the site is close to the town centre there are currently a considerable number of barriers to movement and connectivity between the two areas. The masterplan proposals will seek address this issue of severance and deliver an ambitious proposal</p>

<p><b>properly linked and that access between the two areas is improved?</b></p>	<p>to connect the site into the urban fabric of St Helens and create opportunities for seamless linkages into and through the site.</p> <p>Options for potential solutions include:</p> <ul style="list-style-type: none"> <li>• enhancing existing and/or creating new pedestrian crossing points ‘at grade’;</li> <li>• a new bridge link across Linkway to encourage walking links to town centre; and/or</li> <li>• streetscape improvements along the Linkway to accommodate walking and cycling connections.</li> </ul>
<p><b>Q10. How will the increase in traffic be accommodated?</b></p>	<p>The Masterplan will be supported by detailed traffic modelling that considers a range of different options, to assess the impact on the existing road network and identify locations where improvements will be needed as a result of the development. In the first instance this will comprise a localised traffic model to inform access strategy and impacts in the immediate surrounds. Towards the end of the year a wider St Helens area model will be utilised to consider locations further afield.</p>
<p><b>Q11. How will vehicles get into the site?</b></p>	<p>There are a number of options being considered, including access from Canal Street, Milverney Way (via Violet Way), and from the Linkway. The traffic modelling will inform which option or combination of options is the most suitable.</p>
<p><b>Heritage</b></p>	
<p><b>Q12. How have the proposals taken into account the industrial history and legacy of the site?</b></p>	<p>A full heritage appraisal of the site is under way, and will inform the direction which the Masterplan takes before it is finalised.</p> <p>This assessment will include appraisal of built forms, but also visits to local archives and an appraisal of the importance of the site in the growth of St Helens, and its impact on local residents through the years.</p> <p>An initial appraisal has revealed the following information:</p> <ul style="list-style-type: none"> <li>• No protected or designated heritage assets on site</li> <li>• Local listed buildings and heritage sites outside the redline boundary but nearby</li> <li>• Some existing buildings with the potential to have heritage importance, subject to further analysis of their condition, nature, use and historic importance in the development of the Watson Street Works and glass production in St Helens (the Administration Block and Siberia Warehouse).</li> </ul> <p>The next stage of work will include:</p> <ul style="list-style-type: none"> <li>• Detailed on-site studies of the existing buildings and structures</li> <li>• Detailed heritage assessment including consultation with Growth Lancashire and Merseyside Environmental Advisory Service (MEAS).</li> </ul>

Sustainability	
<p><b>Q13. How will the proposals minimise energy consumption and incorporate sustainability principles?</b></p>	<p>Our strategy for energy and sustainability within this new development as a whole is based around the following hierarchy:</p> <ul style="list-style-type: none"> <li>• REDUCE energy use by improving building thermal performance, using low energy and low water-use fittings, and using new technology like Air Source Heat Pumps.</li> <li>• PRODUCE energy from renewable sources such as photovoltaic panels.</li> <li>• RECYCLE waste energy from adjacent glassworks into usable energy for new development.</li> </ul> <p>An emerging 'energy from waste' concept/heat network is under consideration by NSG Group and St Helens Council.</p>
<p><b>Q14. What is the proposed approach to the issue of embodied carbon?</b></p>	<p>The project team is investigating ways in which embodied carbon can be captured. This includes retention and re-use of buildings where this is appropriate considering their condition and intended future purpose.</p> <p>We have also considered materials for new buildings and public realm with low carbon footprints. For example, using architectural glass produced by Pilkington at the adjacent works to reduce carbon miles transportation to site.</p> <p>Future development on site would also consider the carbon footprint of materials used in construction of any proposals, as well as the potential to reuse demolition materials on site.</p>
<p><b>Q15. How will the proposals ensure a Biodiversity Net Gain?</b></p>	<p>With nearly 200 years of industrial history there is now a significant opportunity on the Watson Street site to improve the Biodiversity.</p> <p>Ecology investigations are underway and any protected species on site will be sensitively managed to minimise disruption to existing habitats, and allow creation of new and enhanced habitat areas within the final masterplan.</p>
Consultation	
<p><b>Q16. How can we comment on the plans?</b></p>	<p>Please fill in the feedback form on the website <a href="http://www.watsonstreetworks.co.uk">www.watsonstreetworks.co.uk</a>, or email any comments to <a href="mailto:info@nexusplanning.co.uk">info@nexusplanning.co.uk</a>. You can also respond by post to <b>Nexus Planning, One Express, 1 George Leigh Street, Manchester, M4 5DL</b>.</p> <p>We are also holding an in-person consultation event on <b>27<sup>th</sup> and 28<sup>th</sup> September 2024 in the former 'EE' store' the LaGrange Arcade, Church Square Shopping Centre, St Helens</b>. Hard copies of the feedback form will be available to fill in at the event.</p>

	There will be another consultation event later in the year where we will be presenting more detailed proposals for a masterplan layout of the site, including information on uses, materials and access.
<b>Q17. What will you do with my feedback?</b>	All feedback will be collated, anonymised and reviewed by the project team to inform the proposals during the next stages of the project.
<b>Q18. What are the next steps for the project?</b>	<p>Following this period of consultation, the key dates/milestones for the project are envisaged to be as follows:</p> <ul style="list-style-type: none"> <li>• <b>July 2024</b> - Further public consultation</li> <li>• <b>September 2024</b> - Completion of masterplan</li> <li>• <b>October-December 2024</b> - Presentation to council members and adoption into planning policy</li> </ul> <p>After this, the council and NSG Group will seek developer partners to deliver the new homes and employment space on the site.</p> <p>Future proposals will be subject to further detail produced at planning application stage.</p> <p>Please visit our consultation website (<a href="http://www.watsonstreetworks.co.uk">www.watsonstreetworks.co.uk</a>) to submit feedback online and keep informed on future consultation events.</p>