

# **Earlsfield Park**

## **Supplementary Planning Document**

(Knowsley Lane Sustainable Urban Extension)

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**Adopted 27 June 2017**



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## Information

This Supplementary Planning Document has been prepared by Knowsley Council's Local Plan Team and Growth Plan Team, and by Cushman & Wakefield (formerly DTZ) Manchester.

## Using this document

Please see the information box on page 4 which explains the preparation and status of this document.

## Contact information

For further information about the public consultation or the planning policy requirements for the sites please contact Knowsley Council's Local Plan Team:

✉ [localplan@knowsley.gov.uk](mailto:localplan@knowsley.gov.uk)

☎ 0151—443 2326

For pre-application matters and advice on submitting a planning application, please contact Knowsley Council's Development Management Team:

✉ [planning@knowsley.gov.uk](mailto:planning@knowsley.gov.uk)

☎ 0151—443 2381

For advice on building regulations and technical requirements in new developments, please contact Knowsley Council's Building Control Team:

✉ [bcsubmissions@knowsley.gov.uk](mailto:bcsubmissions@knowsley.gov.uk)

☎ 0151—443 2380

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# 1 The role and purpose of the SPD

## Earlsfield Park – Supplementary Planning Document

This Supplementary Planning Document (SPD) sets out Knowsley Council's development, design and infrastructure requirements for the Earlsfield Park site off Knowsley Lane, Huyton. This is to help landowners and developers comply with the Core Strategy's policy requirements in preparing a masterplan and subsequent planning applications for the site.

This SPD was adopted by Knowsley Council on 27 June 2017.

Core Strategy Policy SUE2 says that proposals for development of the site will only be granted planning permission where they are consistent with a single detailed Council-approved masterplan for the whole site. **Approval in line with the policy will be by a decision of the Council Planning Committee – council officers will advise and help with this aspect during the preparation of the masterplan.**

## The need for the SPD

- 1.1. Since the Knowsley Partnership published the borough's first Sustainable Community Strategy (SCS) in 2008, the vision for Knowsley has been to become 'the borough of choice'. This means that we will have:
- attractive, sustainable neighbourhoods with a wide choice of housing and excellent community facilities;
  - vibrant and welcoming town centres;
  - residents and local communities who are able to make positive lifestyle choices;
  - high quality employment areas which help to drive economic growth in the Liverpool City Region; and
  - narrowed the gap in deprivation levels, both between different parts of the borough and between Knowsley and elsewhere.<sup>1</sup>

The Sustainable Community Strategy has since been updated, but the vision remains at the heart of the Council's strategies.

- 1.2. The Local Plan: Core Strategy (adopted in January 2016)<sup>2</sup> sets out the strategic spatial framework for the growth and development of Knowsley to 2028 and beyond, and seeks to ensure that the population and economic growth the borough needs is captured in an appropriate and sustainable way.

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<sup>1</sup> Knowsley Sustainable Communities Strategy (2008) and Update (2013), available online via Core Strategy Examination Library at [www.knowsley.gov.uk/localplan](http://www.knowsley.gov.uk/localplan)

<sup>2</sup> Available online via [www.knowsley.gov.uk/localplan](http://www.knowsley.gov.uk/localplan).

- 1.3.** As part of preparing the Core Strategy, and ensuring that the borough has an adequate supply of housing and employment land to meet long-term development needs<sup>3</sup>, the Council carried out a review of Green Belt boundaries (which had first been set in 1983). When the Core Strategy was adopted, ten sites across the Borough were removed from the Green Belt and allocated as *Sustainable Urban Extensions* (SUEs)<sup>4</sup> to provide additional land for development during and beyond the Local Plan period. The three largest and most complex of these—South Whiston and Land South of M62<sup>5</sup> (now known as Halsnead); East of Halewood (now known as Oakford), and Knowsley Lane, Huyton (now known as Earlsfield Park)—will make the most significant contribution to delivering the Local Plan and growth objectives, and the Council is preparing SPDs for each to guide their development.
- 1.4.** This SPD relates to the Earlsfield Park, Knowsley Lane SUE site, the location and extent of which is shown shaded pink in Figure 1.1 below.

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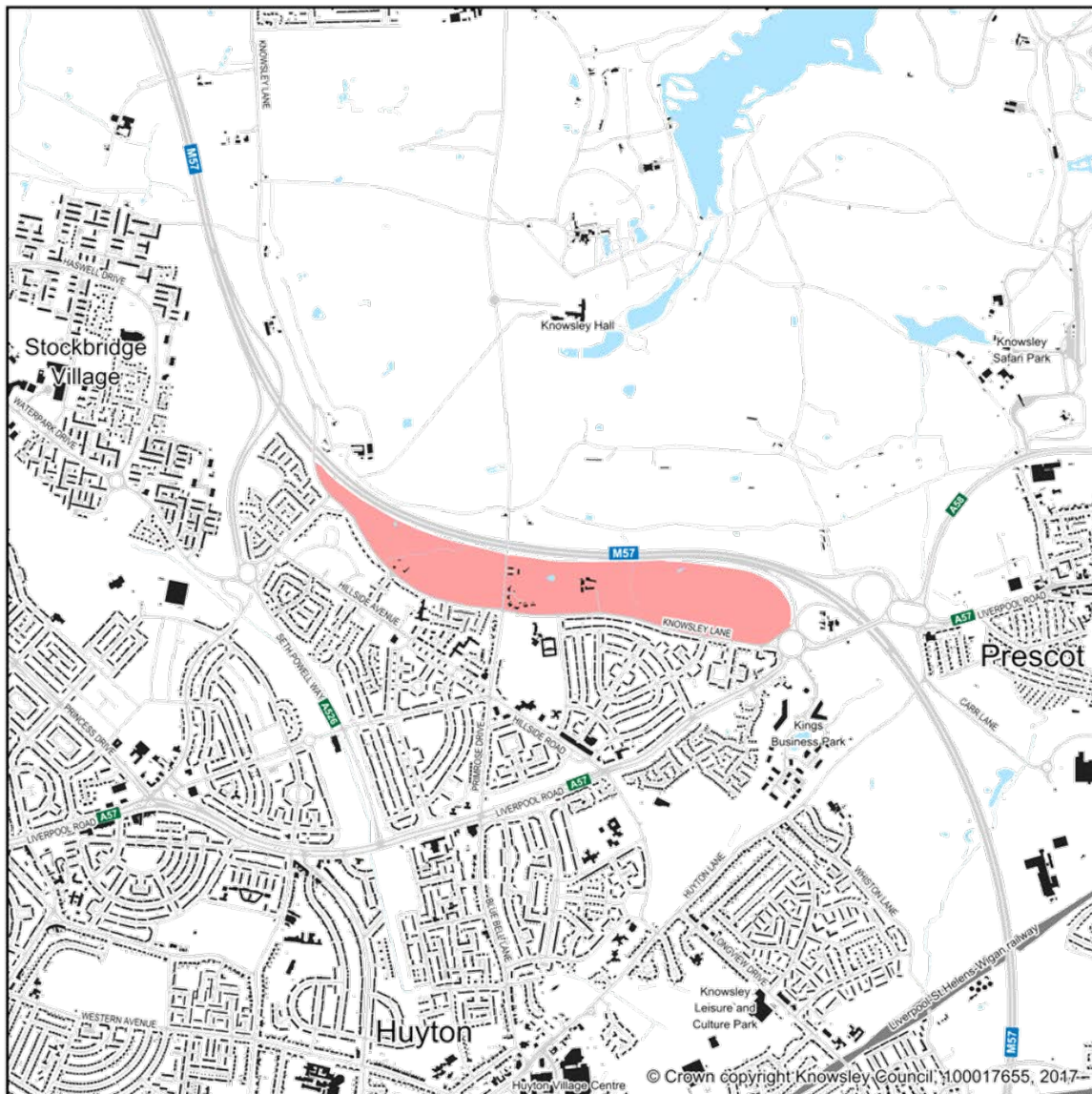
<sup>3</sup> More detail on the role of the Green Belt and its review is set out in Core Strategy Policy CS5: Green Belt and Policy SUE1 Sustainable Urban Extensions and Safeguarded Land.

<sup>4</sup> One of these sites, at Knowsley Village, is identified as 'safeguarded land' for beyond the plan period – in other words, it *may* be allocated as a housing site for development after 2028 in a future plan.

<sup>5</sup> Core Strategy Policy SUE1 identifies *South of Whiston* and *Land South of M62* as separate sites, but they are dealt with together by Policy SUE2c, and in the SPD prepared for those sites. The two sites are now referred to as Halsnead.



**Figure 1.1: Site plan**



### **The role of the SPD**

- 1.5.** This SPD builds on the adopted Core Strategy policies—in particular Policies SUE2 and SUE2a—to provide further design, development and infrastructure guidance. This will assist in the preparation of a masterplan and planning applications which meet the Council’s policy and infrastructure requirements. The SPD is a ‘material consideration’ in determining any planning application on these sites (in other words, an application’s conformity with this document will be one of the factors taken into account when the Council is making a decision on a planning application).
- 1.6.** This site presents a significant opportunity to secure high quality housing and employment growth for Knowsley. In view of this, the Council requires that a comprehensive approach is taken to the planning and delivery of development on

the site. Policy SUE2 of the Core Strategy is clear that development proposals **will only be granted planning permission where they are consistent with a single detailed masterplan for the whole of the Sustainable Urban Extension which is approved by the Council**. The masterplan—which must of course accord with the borough’s Development Plan policies as well as this SPD—may be submitted before or alongside the planning application(s).

- 1.7. The masterplan for the site will need to be approved by the Council’s Planning Committee, and may also be adopted as a further site-specific Supplementary Planning Document if the Council considers this appropriate.
- 1.8. This SPD explains the Council’s vision for the site, describes the wider area and spatial context, and sets out general planning, design and highway principles as guidance for subsequent master planning and planning applications.
- 1.9. The document also includes (in Chapter 4) a Spatial Development Framework (SDF) – see Figure 4.1. This sets out the principles and criteria based on which a detailed master plan for the whole site will be prepared, and against which any subsequent planning applications will be assessed.
- 1.10. The Council’s Planning Service will be happy to provide further guidance on preparing the masterplan for the site – please see contact details in the Information section on page i.

### **How the SPD has been prepared**

- 1.11. This SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012<sup>6</sup>. It does not introduce any new policies or allocate land for development, but provides further detail and guidance for existing policies within the adopted Core Strategy.
- 1.12. The SPD has been prepared through a process involving external stakeholders, including landowners and developers with development options, as well as identified statutory agencies and utility providers, with the aim of balancing aspirations and objectives so that development is able to come forward comprehensively over the course of the plan period.
- 1.13. Formal public consultation, in line with the requirements of the Regulations, was carried out between 13 April and 27 May 2017, and the SPD was adopted by the Council’s Cabinet on 28 June 2017.

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<sup>6</sup> Available online at <http://www.legislation.gov.uk/ukxi/2012/767/contents/made>

## **Sustainability Appraisal, Habitats Regulation Assessment, and other strategic assessments**

- 1.14.** This SPD is, alongside the evidence base which supported preparation of the Core Strategy<sup>7</sup>, the starting point upon which more detailed environmental, ecological and geo-physical works should be carried out in order to meet the requirements of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
- 1.15.** European Directive 2001/42/EC ('the SEA Directive') requires a formal environmental assessment (known as a Strategic Environmental Assessment or SEA) to be carried out for certain plans and programmes which are likely to have significant effects on the environment<sup>8</sup>. To meet the requirements of the directive, a public body implementing the plan or programme must prepare an environmental report in which the likely significant effects on the environment and reasonable alternatives taking into account the objectives and geographical scope of the plan, are identified, described and evaluated.
- 1.16.** A full Sustainability Appraisal (SA), incorporating SEA requirements, was prepared for the Knowsley Local Plan Core Strategy, as well as a separate screening opinion which assesses the need for an individual assessment for this specific document.
- 1.17.** The SA Screening Opinion, prepared for the Council by Urban Vision Partnership Ltd, concluded that the impacts of this SPD would not go beyond those already considered in preparing the parent Core Strategy, and that there is consequently no need for additional SEA to be carried out.
- 1.18.** The need for Habitats Regulation Assessment (HRA) is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats & Species Regulations 2010. The ultimate aim of the Habitats Directive is to 'maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest'<sup>9</sup>.
- 1.19.** The Habitats Directive applies the precautionary principle to protected areas. Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the sites in question. The HRA screening carried out for the draft Earlsfield Park SPD, prepared by Merseyside Environmental Advisory Service, concluded that it does not present any potential for project-specific impacts that were not identified during the HRA of the Core Strategy, and can be screened out from further consideration both alone and in-combination with other projects or plans<sup>10</sup>.

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<sup>7</sup> Core Strategy evidence base available online via [www.knowsley.gov.uk/localplan](http://www.knowsley.gov.uk/localplan).

<sup>8</sup> More information available online at <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>.

<sup>9</sup> Habitats Directive, Article 2(2)

<sup>10</sup> Knowsley Lane SUE Consultation Draft SPD – HRA Screening; AECOM, January 2016 (paragraph 4.1.2)

- 1.20.** Developers should also consider the likely need to carry out other strategic assessments, such as a Health Impact Assessment, at the master planning or planning application stage. Knowsley Council's Development Management Team will be able to provide advice on this and other supporting information needed for a planning application.

## **2 Vision and development objectives**

### **Introduction**

- 2.1** This chapter sets out the vision and objectives for the SUE site, describes its physical characteristics, and the principal constraints and opportunities which development proposals will need to address.
- 2.2** Earlsfield Park is a large parcel of land between the M57 to the north and Knowsley Lane to the south measuring approximately 1,800m along Knowsley Lane but only around 200m across its width. The site includes the Oak Plantation and Lord Derby Playing Fields to the west of George Hale Avenue (a private road maintained by the Knowsley Estate), a woodland and a small number of existing houses immediately east of George Hale Avenue, and Knowsley Lane Farm (comprising stables and agricultural land) stretching to Junction 2 of the M57 to the east. The site rises just under 25m from west to east.
- 2.3** The site covers around 35 hectares (including the Oak Plantation and Lord Derby Playing Fields); the eastern part of the site considered most suitable for housing and employment development is currently under the single ownership of the Knowsley Estate.
- 2.4** The site is well-connected to the Liverpool City Region and beyond, thanks to its easy access to the M57. The Council wishes to use the site's profile and connections to ensure that it is developed in a way which provides a visible demonstration of the quality and opportunities that Knowsley can offer.

### **The vision for Earlsfield Park**

- 2.5** The vision for Earlsfield Park is that:
- It will become a prestigious employment and housing location. The business park and employment uses on the site will ensure that this part of Huyton continues to contribute to the City Region's economic growth, building on the success of the nearby Kings Business Park, while the sustainable, high-quality family housing will help to broaden the district's housing appeal.
  - The existing Lord Derby Playing Fields and Oak Plantation will be retained and improved as a valuable asset for new and existing residents, workers and visitors.

### **Development objectives**

- 2.6** The principal objectives for development on Earlsfield Park are to:
- Deliver a high quality employment location for uses in line with the Liverpool City Region core economic sectors.
  - Provide employment and supply opportunities for local residents and businesses.

- Provide high quality family housing which diversifies the local offer and extends the residential investment secured through the North Huyton Revive Partnership.
- Protect and enhance the Lord Derby Playing Fields and Oak Plantation within the site.

**2.7** A number of further aims are offered to guide development and to help achieve these primary objectives:

#### **Rebalancing the housing offer**

**2.8** To support the Core Strategy priority of rebalancing the Borough’s housing stock, the principal focus for housing development within this site should be on providing a range of homes to serve the higher end of the market.

#### **Investing in the ‘best in class’ employment sectors**

**2.9** Knowsley already accommodates a wide range of world renowned businesses within Knowsley Business Park and Kings Business Park, and this site offers an opportunity to continue to grow the Liverpool City Region core economic sectors<sup>11</sup> within Knowsley. Earlsfield Park has the capacity to positively promote and enhance the Borough’s prestige employment offer, and its connectivity via the M57 motorway makes it an attractive business location.

#### **Environmental infrastructure**

**2.10** Promotion of the ‘green’ aspects of the Borough—for example, a high proportion of the Borough is Green Belt—with further strengths being its existing green infrastructure and excellent leisure/recreation facilities and resources. The Lord Derby Playing Fields which form part of the site provide an opportunity to enhance the environmental infrastructure of the Borough.

#### **KL1: Vision and objectives**

The Earlsfield Park masterplan and subsequent development proposals must demonstrate how they deliver the strategic objectives set out in the Vision and Development Objectives for the site (paragraphs 2.5 to 2.10 above).

#### **Constraints and Opportunities**

**2.11** The Site Allocation Profile for Earlsfield Park can be found in Appendix E of the Core Strategy – it includes a summary assessment of the key opportunities and constraints for the site. The site-wide masterplan and subsequent planning

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<sup>11</sup> Advanced manufacturing, creative & digital, financial & professional, life science & health, low carbon, and SuperPort – see Liverpool City Region Local Enterprise Partnership website at <https://www.liverpoollep.org/core-sectors/> for more information.



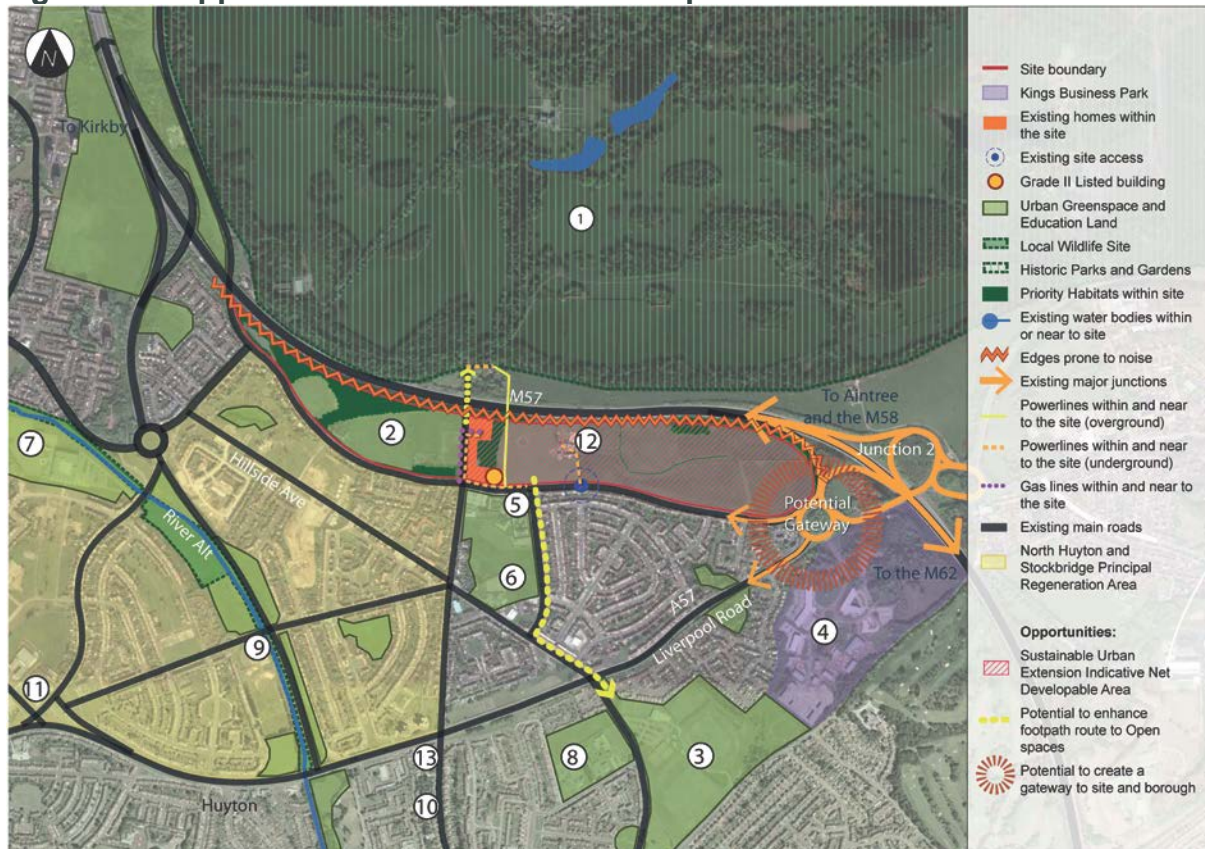
applications should show how each development proposal responds to these stated characteristics of the site.

- 2.12** Figure 2.1 below shows the main physical constraints and opportunities for this site and its immediate surroundings. It identifies important site specific features and assets that are broadly referred to in Core Strategy Policies SUE2 and SUE2a, and in Core Strategy Appendix E.
- 2.13** The site area is influenced by the existing surrounding land uses:
- The existing residential area to the south is well established and a new housing offer is starting to be delivered in North Huyton through the Revive Partnership.
  - Development must complement the objectives of the Principal Regeneration Area (PRA) of North Huyton and Stockbridge Village.
  - Knowsley Hall to the north which is accessed via George Hale Avenue through the site.
  - The M57 which bounds the northern edge of the site.
- 2.14** The site's location next to a motorway means that the impact of traffic noise could be a significant constraint on the residential development in particular. Similarly, there may be impacts arising from the site's location in an area of unrecorded coal mine workings. Because of these, and other constraints likely to affect the site's development, this SPD sets out requirements for the masterplan to be supported by technical reports identifying risks, potential impacts and proposed mitigation (Box KL2), while the requirements set out in the other boxes deal with likely constraints across a range of themes.
- 2.15** The net developable area calculated for the site has been based on the Council's Green Belt Technical Report<sup>12</sup> but has been refined through the process of preparing the SPD, in particular through the detailed assessment of the site's physical characteristics. It is anticipated that the figure for the developable area may change as landowners and/or developers produce the site-wide masterplan.

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<sup>12</sup> Available online at [http://www.knowsley.gov.uk/pdf/TR03\\_GreenBelt-Technical%20Report-Submission13.pdf](http://www.knowsley.gov.uk/pdf/TR03_GreenBelt-Technical%20Report-Submission13.pdf)

Figure 2.1: Opportunities and constraints map



1	Knowsley Hall (registered historic park and garden)	8	Knowsley Central Primary Support Centre
2	Lord Derby Memorial Playing Fields	9	Cornerways Medical Centre
3	King George V Memorial Playing Fields	10	Colby Medical Centre
4	Kings Business Park	11	Liverpool Road Community Hub
5	Knowsley Lane Primary School	12	Knowsley Lane Farm
6	St. Columba's RC Primary School	13	Blue Bell Lane Medical Practice
7	Knowsley Community College campus		



## 3 Policy Context

### Introduction

- 3.1** This chapter explains how the SPD has been guided by planning policy at the national and local level. It provides guidance for developers and applicants on how Knowsley Council interprets these policies for individual development proposals for the SUE sites.

### National Policy

- 3.2** National Government planning policy is set out in the National Planning Policy Framework (NPPF)<sup>13</sup>. Among other topics, it sets out the government's policies for securing good design in the built environment:

*'Planning policies and decisions should aim to ensure that developments:*

- *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;*
- *Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *Are visually attractive as a result of good architecture and appropriate landscaping.'*<sup>14</sup>

- 3.3** This SPD, and the Local Plan Core Strategy which stands behind it, have been prepared in accordance with the NPPF. In line with paragraph 153 of the NPPF, the key purposes of this SPD are to help landowners and developers prepare a master plan and planning applications, and to ensure that the development which ultimately comes forward on this key site is supported by delivery of the necessary supporting infrastructure.

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<sup>13</sup> Available online via [www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2).

<sup>14</sup> National Planning Policy Framework paragraph 58

## City Regional Context

- 3.4** Knowsley sits at the heart of the Liverpool City Region (LCR), and the Council works alongside the other city region local authorities—Halton, Liverpool, St. Helens, Sefton and Wirral—to develop strategy and deliver growth. The city region’s Local Enterprise Partnership<sup>15</sup> was formally established in 2012 and in 2014 the Liverpool City Region Combined Authority was established to bring strategic decision making into a single body.
- 3.5** The Liverpool City Region Growth Plan<sup>16</sup> high-level objectives and economic priorities include supporting GVA growth and creating private sector jobs<sup>17</sup>, investing in major employment sites<sup>18</sup>, as well as improving the city region’s housing offer<sup>19</sup>. It identifies the economic vision for the sub-region that will guide the £2 billion investment<sup>20</sup> allocated to the Liverpool City Region Growth Fund over the next twenty years.
- 3.6** Knowsley will make a major contribution to the delivery of the Growth Plan objectives, and of course is also seeking to draw the maximum benefit from development and growth across the city region.
- 3.7** The Council has identified three Strategic Investment Corridors—North, Central and South—which emphasise and build on links between Knowsley and wider strategic investment sites and areas including Liverpool SuperPort, Liverpool Waters, Liverpool Airport, Mersey Multi-Modal Gateway (3MG), and Omega. These corridors—shown in Figure 3.1 below—host the key sites and projects, covering employment and skills, housing and transport, which are at the core of the Council’s integrated approach to economic development.
- 3.8** Earlsfield Park presents a real opportunity to support and contribute to the broader economic growth aspirations of the LCR Growth Plan. Its location at the heart of the Borough adjacent to junction 2 of the M57, coupled with its scale, physical assets and gateway location, provides the opportunity to meet the Borough’s requirement for a new high quality business park offer. Providing this will enable the Borough to connect with existing areas of economic growth across the LCR including South Liverpool around Liverpool John Lennon Airport, Knowsley Business Park, Liverpool City Centre, and Daresbury Enterprise Zone. Further economic opportunities may be supported in Knowsley as a result of highway improvements following the completion of the Mersey Gateway and the Atlantic Gateway.

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<sup>15</sup> <http://www.liverpoollep.org/>

<sup>16</sup> <http://www.liverpoollep.org/wp-content/uploads/2015/06/wp-id-final-growth-plan-and-strategic-economic-plan-portrait.pdf>

<sup>17</sup> Growth Prospectus 1.1.6

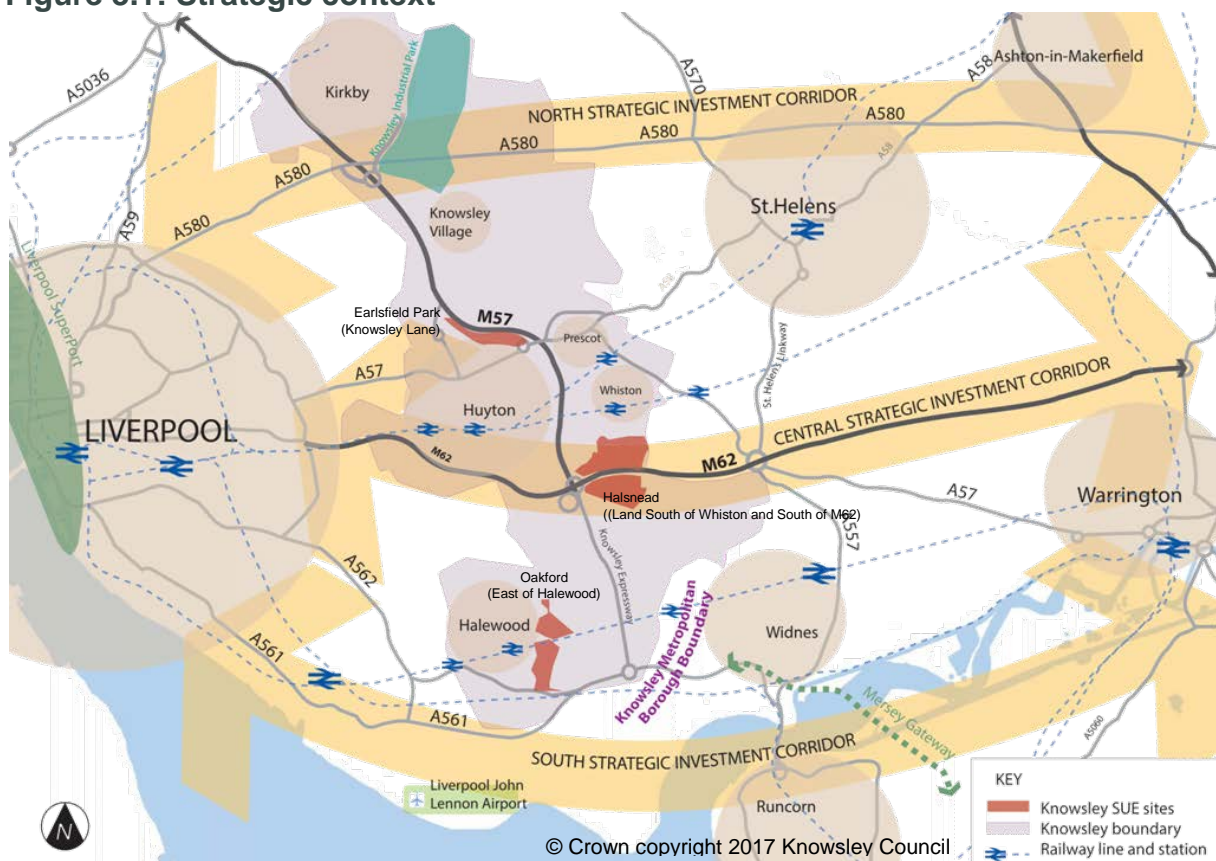
<sup>18</sup> Growth Prospectus 2.1.8, 7.2 fourth point

<sup>19</sup> Growth Prospectus 2.1.8, 7.2 fifth point

<sup>20</sup> <https://www.liverpoollep.org/wp-content/uploads/2015/06/wp-id-final-growth-plan-and-strategic-economic-plan-portrait.pdf>

- 3.9** Given the proximity of Earlsfield Park to the North Huyton Revive Partnership area, and the progress made in improving the quality of the offer in this location to date, the provision of new high quality housing presents an opportunity to support the progress made to date in diversifying the local housing offer. Improved housing choices are critical to supporting economic growth across the LCR, increasing the potential to attract and retain the labour required to fuel the delivery of increased economic output and the attraction of new business investment. A diversified housing offer also supports Knowsley’s aspiration to position itself as the ‘Borough of Choice’ within the LCR.
- 3.10** The Knowsley Place Board was established in 2014 to help promote the Borough’s true potential and the ‘Discover Knowsley’ website provides more information about the strategic advantages of Knowsley as a place to live, work and invest<sup>21</sup>.
- 3.11** The three major SUE sites are vital to the Council’s ambitions for economic growth, quality of place and quality of life, and the Council expects that the masterplans and planning applications for these locations will demonstrate how development will contribute to these strategic aims.

**Figure 3.1: Strategic context**



<sup>21</sup> <http://www.discoverknowsley.co.uk/>

## Knowsley Local Plan

### Core Strategy

- 3.12** The Knowsley Local Plan Core Strategy was adopted in January 2016. It sets out the strategic framework for growth and development over the period to 2028, and allocates large strategic development sites (as Sustainable Urban Extensions).
- 3.13** Core Strategy Policy CS5 explains the reasons for the removal of the SUE sites from the Green Belt, and Policy SUE1 identifies the sites now allocated for development (and one additional site safeguarded for future housing development beyond the plan period). Policy SUE2 and Policies SUE2a to SUE2c set out the development principles for the SUE sites. Policy SUE2a deals specifically with Earlsfield Park. These policies are included in this document as Appendix A.
- 3.14** Policy SUE2 is clear that proposals for development on the three largest SUE sites will only be granted planning permission where they are consistent with a single detailed Council-approved master plan for the whole of the SUE site. The masterplan should accord with the adopted Local Plan policies and this SPD, and may be submitted prior to or with the planning applications. Knowsley Council's planning service will be able to provide advice and guidance on developing the master plan and preparing planning applications.
- 3.15** Knowsley's Local Plan should of course be read as a whole, and this SPD only covers the key matters relating to Earlsfield Park. A list of the other most relevant Core Strategy policies is included as [Appendix B](#), while the entire document is available on the Council's website at [www.knowsley.gov.uk/residents/building-and-planning/local-plan/adopted-documents](http://www.knowsley.gov.uk/residents/building-and-planning/local-plan/adopted-documents).

## **KL2: Earlsfield Park Masterplan**

- 1) A masterplan will be prepared for the Earlsfield Park site; this should be in conformity with the strategic objectives (KL1) and other requirements (KL3–KL14) set out in this document.
- 2) The masterplan may be prepared (alone or jointly) by the Council, landowners, or developers. In line with the requirements of Local Plan Core Strategy Policies SUE2 and SUE2a, it must cover the entire area of the Sustainable Urban Extension, and will need to be approved by the Council.
- 3) The masterplan should be accompanied by technical reports (the scope to be agreed with the Council) which identify constraints, potential impact, and proposed mitigation (including technical and layout responses) across the following themes:
  - a. Drainage
  - b. Site levels
  - c. Flood risk
  - d. Ecology
  - e. Archaeology and heritage
  - f. Highways and transport
  - g. Landscape and visual impact
  - h. Noise and vibration
  - i. Site history and ground conditions
  - j. Air quality
  - k. Arboriculture
  - l. Utilities and infrastructure, including waste management.
- 4) The masterplan, and subsequent planning applications, will include written and illustrative material which demonstrates how proposals align with the requirements of this Supplementary Planning Document (or which explains and fully justifies to the Council's satisfaction any proposed departure).
- 5) The masterplan will demonstrate how phasing and sequencing of development will be facilitated across the entire SUE in a way which secures the comprehensive development of the whole site.

## **Knowsley Replacement Unitary Development Plan**

- 3.16** Development proposals must also have regard to development plan policies including the 'saved' policies of the Knowsley Replacement Unitary Development Plan (2006), which currently remain part of the Borough's development plan<sup>22</sup>.

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<sup>22</sup> The Knowsley Replacement Unitary Development Plan is available alongside the Core Strategy on the Council's website at [www.knowsley.gov.uk/residents/building-and-planning/local-plan/adopted-documents](http://www.knowsley.gov.uk/residents/building-and-planning/local-plan/adopted-documents) - Core Strategy Appendix C sets out a full schedule of saved policies.

## Merseyside and Halton Joint Waste Local Plan

- 3.17** The Merseyside and Halton Joint Waste Local Plan was adopted by the six Liverpool City Region local authorities in 2013, and sets out policies and site allocations aimed at supporting a sustainable waste management framework for the Liverpool City Region for the period up to 2027. It also forms part of the borough's development plan<sup>23</sup>.

## Supplementary Planning Documents

- 3.18** The following adopted SPDs are also material to any future planning application and development proposed on the site:

- Design Quality in New Development
- Developer Contributions
- Ensuring a Choice of Travel
- New Residential Development
- Trees and Development

- 3.19** These and other adopted SPDs can be found on the Local Plan section of the Council's website<sup>24</sup>.

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<sup>23</sup> The Merseyside and Halton Joint Waste Local Plan is available on the Council's website at [www.knowsley.gov.uk/residents/building-and-planning/local-plan/adopted-documents](http://www.knowsley.gov.uk/residents/building-and-planning/local-plan/adopted-documents).

<sup>24</sup> [www.knowsley.gov.uk/localplan](http://www.knowsley.gov.uk/localplan)

## 4 Spatial Development Framework

### Introduction

- 4.1** The Spatial Development Framework (SDF) part of the SPD sets out the main development principles to be followed in order to deliver the vision and achieve the objectives defined in [Chapter 2](#). It also provides further information on land use breakdown in support of Core Strategy Policy SUE2a.
- 4.2** This chapter provides a summary explanation of each of the key components of the SDF, with a particular emphasis on those elements that are essential in enabling development. It also begins to reference how delivery of the land use and infrastructure requirements identified within the SUE policies can assist in meeting local and Borough-wide needs.

### Land Use Breakdown

- 4.3** Table 4.1 below sets out the land use breakdown for the SUE based upon the Core Strategy policy requirements (Policy SUE2a). Where a particular land use is not specified in the policy, the table below gives an indicative quantum. This breakdown should be used as a benchmark against which development proposals are considered, specifically in their contribution to achieving a final and comprehensive SUE that is in conformity with the policy framework.
- 4.4** The land use breakdown seeks to maximise the delivery of housing and employment land within the SUE, whilst also ensuring that its physical assets are protected and enhanced, and adequate land is reserved for the necessary supporting infrastructure.
- 4.5** The quantum of Green Infrastructure and Public Open Space Provision is a product of the Substantial Residential Areas (SRA) formula as set out in the Council's Developer Contributions SPD. This assessment does not account for the existence of existing Green Infrastructure and Public Open Space (including playing pitches), which provides the potential for some flexibility in terms of on-site provision within the SUE.
- 4.6** It is important to note that the actual requirement for public open space will be based on the number of bed spaces sought by planning applicants for residential development and could therefore differ from the units/quantum shown in Table 4.1.
- 4.7** No other uses are required or expected within the site.



**Table 4.1: Land use breakdown**

<b>Land Use</b>	<b>Quantum</b>	<b>Explanation</b>
Employment	16 hectares	This is the minimum requirement – to meet shortfall in anticipated B1 business space or other appropriate employment uses within Liverpool City Region key economic sectors.
Residential	Approximately 100 new homes	Based upon a broad density of 30–40 dwellings per hectare, aimed at providing a wider choice of housing in conjunction with the North Huyton and Stockbridge Village Principal Regeneration Area.
Public Open Space Provision	At least 0.58 hectares public open space and 0.40 hectares sports provision	Figures are calculated on a basis of there being 4 residents per dwelling. Please refer to Developer Contributions SPD and the Public Open Space section later in this chapter for more detailed information on open space expectations and how requirements are calculated.

**KL3: Development parameters**

- 1) Development will be planned and delivered in accordance with the land uses and quanta set out in Table 4.1.

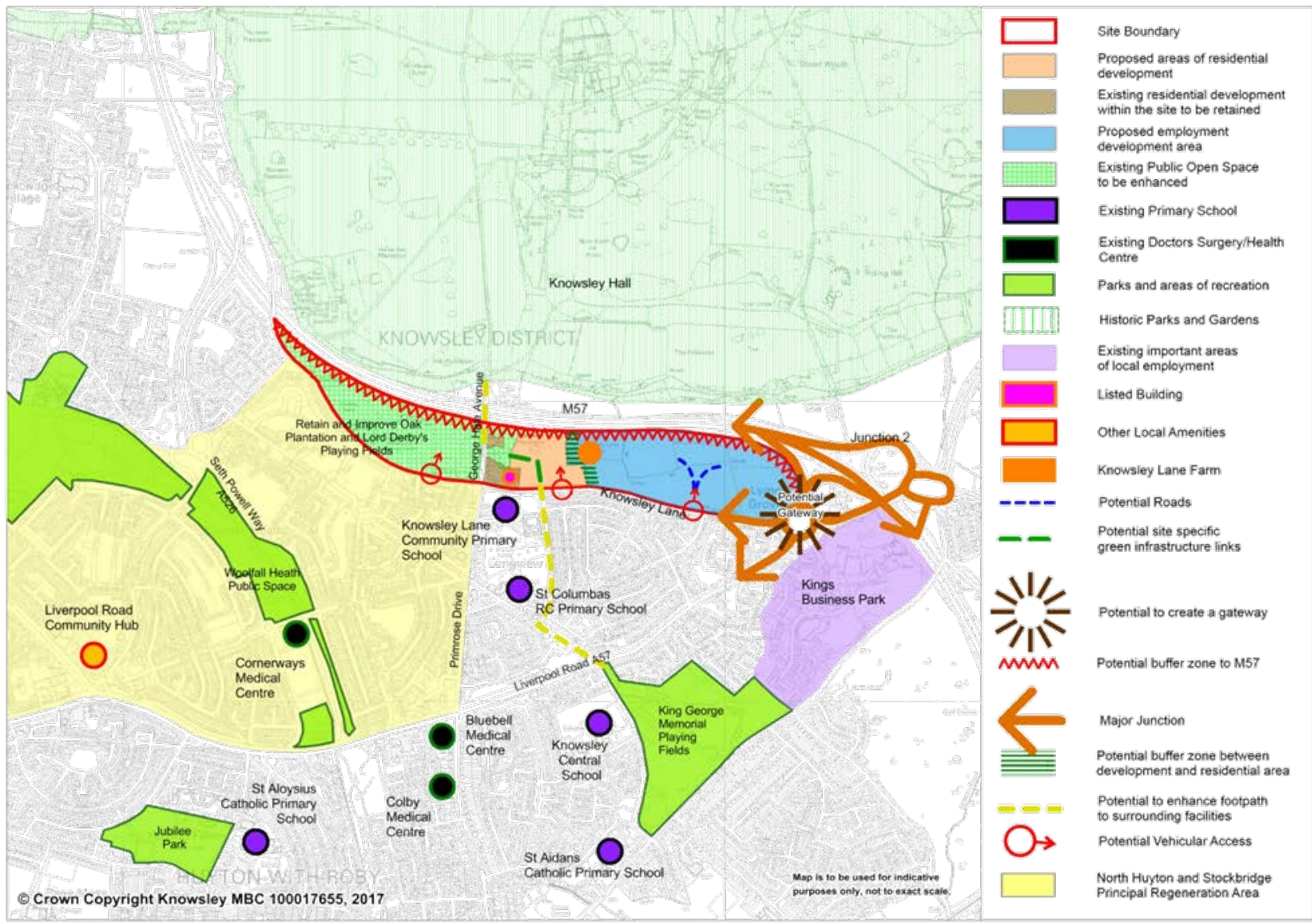
**Spatial Development Framework**

**4.8** The Earlsfield Park Spatial Development Framework (SDF) is shown in Figure 4.1 below. The SDF is for illustrative purposes to support the preparation of the master plan.

**4.9** The following sections provide more detail on each of the key land use components of the Earlsfield Park SDF and the critical supporting infrastructure required to bring development forward.



Figure 4.1: Spatial Development Framework





## Employment Development

- 4.10** Core Strategy Policy SUE 2a identifies a requirement for a minimum of 16 hectares of employment land suitable for business uses (Use Class B1) or other appropriate employment uses within the four key Liverpool City Region economic sectors identified by the LEP (knowledge economy; Liverpool SuperPort; low carbon economy; and visitor economy) to meet the anticipated shortfall of B1 business space across the plan period.
- 4.11** The eastern parcel of the Earlsfield Park site presents the best opportunity in market and development terms for employment development given proximity and prominence to junction 2 of the M57. Some ancillary uses – such as a café or a small shop – may form part of the employment area, but these should be small in scale and secondary to the site’s employment function. Any proposals which go beyond this scale will not be acceptable unless supported and justified by sequential appraisal and reference to Core Strategy policies relating to development and regeneration of town and district centres.

### **KL4: Employment Development**

- 1) A minimum of 16ha will be developed for employment uses, comprising:
  - a. B1 Use Classes (office, R&D and light industrial uses); and/or
  - b. Premises suitable for the identified Liverpool City Region economic growth sectors.
- 2) The employment uses will be located at the easternmost end of the site.
- 3) Small-scale ancillary uses to support the functioning of the employment area – such as a café or a shop meeting the day-to-day needs of people on site – will be acceptable but these should be limited in scale and secondary to the site’s employment role.
- 4) The M57/A57 (Liverpool Road) corridor and junction, and entrance to the employment area will be defined by prominent buildings (up to four storeys), formal landscape treatment and high quality public realm.
- 5) The scale of development will step down (to two or three storeys) towards the western edge, sensitively addressing existing and proposed residential areas and views eastwards along Knowsley Lane. Buildings will be set back from Knowsley Lane in order to protect existing residential amenity.
- 6) Other significant locations within the employment area will be highlighted through changes of layout, massing and detail of design.
- 7) Vehicular access will be by a light-controlled junction with Knowsley Lane; this will be separate from the access to the residential part of the site.

## Residential Development

- 4.12** The residential component of the Earlsfield Park development is situated between the employment land and the existing housing and plantation on George Hale

Avenue. It is anticipated to have capacity for around 100 dwellings based on a broad density of 30–40 dwellings per hectare, within the area remaining following the development of 16ha of employment land.

- 4.13** The final residential mix and typologies will be determined through local need and market conditions. However, the Council want to encourage the diversification of the existing tenure mix across the Borough. The Local Plan is clear that the housing on the SUE site should provide a wider choice of housing in conjunction with the wider North Huyton and Stockbridge Village Principal Regeneration Area.
- 4.14** Local Plan Core Strategy Policy CS15 specifies the provision of 25% affordable homes across the SUE area. Current evidence confirms that the affordable tenure split should be 75% for affordable rent and 25% intermediate housing.
- 4.15** The expectations for residential development within the site are set out in box KL5.

#### **KL5: Residential Development**

- 1) Approximately 100 homes will be delivered within the site. Where the masterplan proposes a significant increase on this level it will be accompanied by written and illustrative material which demonstrates how this can be achieved while delivering a minimum of 16ha of employment land on the site, and without compromising on quality of design, landscaping or construction of new homes.
- 2) The residential part of the site will include such physical screening and other measures as required to mitigate the impact of noise from the M57 motorway.
- 3) The precise housing mix and typologies to be delivered will be established through the planning application process in response to prevailing market conditions, although the masterplan should be prepared in a way which provides for a range of different housing types and sizes being provided across the site.
- 4) The provision of 25% affordable housing will be required across the site in accordance with Core Strategy Policy CS15; affordable housing must be full integrated and not distinguishable from the market housing provided and must be secured and delivered alongside the market housing.

#### **Public Open Space**

- 4.16** The residential and employment development will generate a requirement for new and/or enhanced Public Open Space to be provided across the site. Lord Derby Playing Fields and the Oak Plantation lie within Earlsfield Park, and the masterplan and planning applications for the site should demonstrate how these will be improved to support extra usage arising from development on the site. Contributions towards off-site open space and sport provision may also be considered necessary.

- 4.17** The basis for calculating the normal minimum requirements for Public Open Space (POS) requirements associated with new residential development is outlined in the Council's Developer Contributions SPD<sup>25</sup>.
- 4.18** While the Council's current planning policy is standards-based, the Council is preparing a new Playing Pitch Strategy and, as described in Core Strategy Policy CS21 and its supporting text, the Council may revise policy requirements for open spaces and sports pitches in the future.
- 4.19** The Public Open Space and outdoor sport requirements for Earlsfield Park will be established when a detailed proposal is submitted to the Council via the masterplan and planning applications, using the standards in the Developer Contributions SPD. Existing open space provision within the same SRA will be considered in any calculation of future requirements, while provision in neighbouring SRAs *may* also be considered subject to it being within the applicable accessibility distance from new residents.
- 4.20** Urban open spaces offer other benefits beyond their use as spaces for leisure and recreation. They contribute to coherent and resilient ecological networks, allowing species to move around within, and between, towns and the countryside, with even small patches of habitat allowing movement. Urban Green Infrastructure is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heat waves. Greener neighbourhoods and improved access to nature can also improve public health and quality of life and reduce environmental inequalities. Open spaces within the development should be designed with this variety of roles in mind (see also boxes KL9-KL12), and the SPD requirements read alongside Core Strategy Policies CS8 and CS21.

#### **KL6: Public Open Space**

- 1) Open space should be provided in accordance with the other requirements of this SPD, Policies CS8, CS21 and CS27 of the Core Strategy, and the Developer Contributions Supplementary Planning Document. Precise requirements should be agreed with the Council as part of the masterplanning and pre-application processes.
- 2) The masterplan should include a Public Open Space Framework, with the design and use of open spaces an essential part of the overall development proposal. Open spaces should perform a variety of functions as set out in Core Strategy Policy CS21; they should also encompass roles set out in the National Planning Policy Framework, which include offering green connectivity, enhancing biodiversity, sustainable drainage, and facilitating construction-related earth movement.

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<sup>25</sup> This divides the borough into Strategic Residential Areas (SRAs) for measuring greenspace provision. The relevant SRA for this site is SRA31 (see Appendix C).



- 3) Public Open Spaces within the site – and the green links and corridors connecting them – should have active development frontages.
- 4) Open spaces must be practical and manageable in the long term and avoid creating an unsustainable maintenance burden.

### Education

- 4.21** There are a number of existing schools within the Huyton area (identified on Figure 4.1) which are considered by the Council to have capacity to support the additional demand for school places generated by the approximately 100 dwellings proposed.
- 4.22** The Education Capacity Technical Note prepared for the Core Strategy Examination looked at the issue and concluded that there is no strategic/borough-wide or localised requirement for new secondary school provision, nor is there likely to be a need for additional primary school provision within the Huyton/Stockbridge area.

### Local retail and other service provision

- 4.23** There is no new requirement for additional retail or service provision within the Earlsfield Park site. However, development must ensure strong linkages to existing provision, particularly Prescott Town Centre and the Liverpool Road Community Hub.

### Local health provision

- 4.24** The masterplan and any future planning application must consider evidence in terms of the need for investment in existing health provision, and for provision of new health facilities should the need arise. In line with Core Strategy Policy CS27, contributions towards expanding the provision of health services may be sought (see 'Development Contributions' section below (page 36)).

### Utilities and services

- 4.25** Each of the Key Service providers has been contacted regarding the land use breakdown proposed at Earlsfield Park. Information received to date is provided in [Appendix D](#).
- 4.26** Based on the information received from initial enquiries there will be some impact on the development of the site as a result of existing infrastructure – this is reflected in the SDF and set out as key expectations in KL7 below.

### KL7: Utilities and other services

- 1) The masterplan and subsequent development proposals should be prepared in consultation with utility providers. Potable water, gas, electricity, and telecommunications are understood to be available for the site, but network reinforcement for all utilities may be required. Detailed investigations which

determine the existing capacity of utilities networks and their ability to accommodate new development will be required.

- 2) Unless otherwise agreed with United Utilities, development shall accord with a comprehensive drainage strategy for the site to be submitted and agreed prior to development commencing, including a SuDS scheme as detailed in KL11.
- 3) Proposed building locations will need to have regard to the overhead electric power line which crosses the site (shown in Figure 2.1).
- 4) The masterplan should be accompanied by a utilities plan which sets out the strategy for the maintenance, installation and delivery of services including electricity, gas, water supply, foul and surface water removal, waste management, and telecommunications/broadband. This must ensure that the whole site can be comprehensively served by the appropriate utilities.

### Access and Movement

**4.27** Access to Earlsfield Park is limited to Knowsley Lane itself, and there are further highway restrictions on how close junctions can be located to the Kings Business Park roundabout. These factors, together with existing internal sub-divisions and retained properties have had an impact on the nature of the internal layout. These can be summarised as follows:

- Access to the employment area will be taken at one or two points off Knowsley Lane (with the potential to create a loop through the site); the Council is likely to require a signalised junction(s) serving this part of the site; details should be worked up during the masterplanning process.
- The residential area will be accessed from a single new access off Knowsley Lane;
- The existing access to Knowsley Hall via George Hale Avenue will remain unaffected by the development.

#### **KL8: Access**

- 1) Vehicular access to the development will be from new junctions to the existing road network, with separate entrances to the residential and employment parts of the site.
- 2) Locations for access points will be established through the masterplanning process, and these should lead to a legible and attractive network within the site (see also Box KL10 – Streets, Paths and Movement below).
- 3) Additional access points for pedestrians and cyclists should facilitate safe and convenient movement within the site (including to the Lord Derby Memorial Playing Fields and the Oak Plantation), and between the site and nearby amenities and services (in particular shops, schools and public transport stops).
- 4) Travel plans will be produced to accompany planning applications.





## **5 Development and Design Principles**

### **Introduction**

- 5.1** This Chapter of the SPD provides development and design principles for Earlsfield Park which will assist in the production of the site wide master plan and guide proposals within subsequent planning applications.

### **Design Principles**

- 5.2** Development of Earlsfield Park should capitalise on the prominence of the site's location to become a highly visible, high quality employment and residential area. It can be integrated with the existing urban neighbourhood by connecting into the existing transport network thereby helping to support local services and facilities. Carefully considered, comprehensive master planning will help avoid the risks to design quality that would be posed by piecemeal development.
- 5.3** The masterplanning process will present a great opportunity to showcase good design and to demonstrate how this particular development can go "beyond the standard". The site can deliver on many of the design aspirations and objectives set out at national and local level, for example, economic growth, placeshaping, tackling climate change and improving health and well-being.
- 5.4** The development should follow the requirements of the Council's adopted Supplementary Planning Documents, in particular:
- Design Quality in New Development
  - New Residential Development
  - Trees and Development
- 5.5** Other current best practice should also be referred to in relation to place-making, urban design, parking, sport recreation and play, crime prevention, sustainability and design for climate change, including:
- New Homes (Secured by Design, 2014)
  - Building for life 12 (Design Council, etc, 2012)
  - Manual for streets 2: CIHT (2010)
  - Guidance for Outdoor Sport and Play (Fields in Trust, 2015)
  - Active Design (Sport England, 2015)
  - Urban Design Compendium 2: HCA (2007)
  - Best practice on urban extensions and new settlements (TCPA, 2007)
  - Safer Places: the planning system and crime prevention (ODPM, 2004)
- 5.6** By considering the site as a whole the opportunity is presented for a flexible approach to built form design – a sequence of 'character areas' that provide broad direction to appropriate density. This will facilitate a mixed and varied development with enhanced choice and ability to respond sensitively to different contexts at

different parts of the site. There could be subtle increase in density towards main streets and spaces, providing a greater intensity of enclosure and definition. Secondary and lower order routes could be defined by successively lower densities.

- 5.7** Although the layout of the residential development area remains to be refined in detail through the master plan for the whole of the site and future planning applications, a traditional urban grain is imagined, in response to the character of adjacent and surrounding areas and with consideration to the likely market. This would give rise to attractive, informal/organic street layouts with a distinctive character.
- 5.8** In the light of Best Practice guidance, a number of fundamental design issues will need to be considered as the framework evolves:
- **Density and intensity:** How to create a place with a critical mass population that makes the most of the area's connectivity and creates a vital and vibrant development, but at the same time remains sensitive to context;
  - **Design quality:** Balancing urban form and function to create a visually attractive environment that is rich, varied and rewarding, with careful thought given to views into and from the site, and integrating retained natural features (including hedgerows and field boundaries);
  - **A safe, managed environment:** Creating public realm—streets and spaces—that are defined, fronted and overlooked by positive, active building frontages. Good urban design delivers an outward 'public front' and a secure 'private back' that helps natural surveillance;
  - **Promoting "outdoor life":** Integrating a range of public, semi-public/communal areas that provide welcoming spaces in which all the family can play and relax;
  - **Fitting into the existing urban grain:** Responding to existing properties fronting Knowsley Lane, and 'designing-in' and promoting links with established employment opportunities and community facilities in the wider area;
  - **Practical responses:** Ensuring that practical aspects of the development, such as access and provision of physical infrastructure can be seamlessly integrated as part of a balanced and attractive design approach. Subtle engineering and joined up thinking on open space/street design is key to creating people-friendly spaces, and avoiding 'car centric' development; and
  - **Implementation and pace:** Using approaches to design and masterplanning to facilitate intelligent phasing, having an eye on a bigger picture but ensuring that individual phases can be brought forward to create fully functioning developments in their own right (i.e. create liveable, attractive places even whilst subsequent phases are being implemented). In response to the site's context, core design principles to underpin delivery of a quality development are identified in Box KL9, with subsequent design expectations for other key components of the SDF set out in KL10–KL12.

### **KL9: Design principles**

- 1) There will be variations in density and style of building which respond to the site's transition from suburban to semi-rural surroundings, which create a legible and permeable townscape, and which contribute to making an interesting and stimulating place.
- 2) The residential part of the site should present an active frontage to Knowsley Lane, sympathetic to existing housing.
- 3) Employment uses should be located and designed to create a prominent and prestigious gateway to Knowsley at the Knowsley Lane/M57 roundabout, but step down in scale (height and massing) to the west to make a respectful interface with new and existing homes, and should not dominate views from Knowsley Lane.
- 4) Noise mitigation measures should provide a sensitive interface with the residential development, while the employment development will positively address the motorway and associated junction.
- 5) A range of green spaces with active development frontages and suitable for a variety of purposes should be an integral part of the development, and should be used to provide safe, accessible walking and cycle connections within and beyond the site.
- 6) While a full design code is unlikely to be considered necessary for the site, a design framework should be developed which sets out principles for key places – such as gateways and main streets – within the site which should be used to create a coherent sense of place.
- 7) The Council will require a design review to be carried out as part of preparing the masterplan (and for planning applications if considered necessary).

## **Access, Movement and Transport**

### **Strategic network relationship and links to existing communities**

- 5.9** At a strategic level it is important to minimise trips made by private car. Earlsfield Park is well-placed for access to and from existing local amenities, including local schools and shops on Hillside Road, by foot or bicycle. Enhancing linkages to support already established areas such as Kings Business Park and Prescot and Huyton Town Centres should be a priority rather than providing new facilities. The same principle should apply to bus services.
- 5.10** The eastern part of the site is within an acknowledged 'Principal Regeneration Area' and has the ability to link directly into the strategic road network from Knowsley Lane onto the M57.

## Interior circulation

- 5.11** Good urban design is based around simple, legible, permeable and connected route networks, which create people-friendly environments that are easy and pleasant to use. This principle has influenced the preparation of the SDF, leading to a proposed urban structure that is formed not by roads, but by a balanced sequence of movement routes that integrate with and bind together development parcels in a logical and distinctive way.
- 5.12** There is particular opportunity to integrate green infrastructure within the network of movement routes, which respond to site features (picking up on existing field boundaries, trees and hedgerows).
- 5.13** This approach represents a clear response to the principles laid down by Manual for Streets (Dft and DCLG 2007) and Manual for Streets 2 (CIHT, 2010) where streets must be designed as social, multifunctional public spaces, not simply roads for the movement of cars.

### **KL10: Streets, paths and movement**

- 1) The masterplan should include an Access and Movement Plan, and a hierarchy for streets and spaces derived from this. In the residential part of the site, this should promote low speed family-friendly streets including, at the lower order, shared surfaces.
- 2) The internal route hierarchy will aid and encourage movement between the site and nearby shops, services and facilities by non-car modes.
- 3) Pedestrian and cycling routes should offer convenient, safe and attractive connections into and around the site. Routes should be integrated with the green infrastructure networks across and around the site.
- 4) Developers will be required to contribute to the necessary off-site works identified in the masterplan and public transport infrastructure to enable accessibility to the site and mitigate highways impacts arising from the development.

## Landscape and ecology

- 5.14** Appreciation of landscape sensitivities and design concepts will need to be an integral part of the single master planning approach, helping to create a distinctive sense of place, uplifting environmental and visual quality, and maintaining sustainability, especially by supporting ecological and biodiversity interests.
- 5.15** Options for the disposal of surface water should be in line with the surface water hierarchy which requires that surface water should be discharged in the following order of priority:
- Into the ground (infiltration at source);
  - To a surface water body;
  - To surface water sewer, highway drain or another drainage system;
  - To a combined sewer.
- 5.16** In cases where a developer still proposes to dispose of surface water via a combined sewer, robust evidence will be required to be submitted as part of any planning application to demonstrate there are no alternative methods available. United Utilities offers a free pre-application service which can help to develop proposals for dealing with surface water in more detail<sup>26</sup>.

### KL11: Landscape and ecology

- 1) Development should retain existing field boundaries to provide a framework within which new development is laid out. Existing hedgerows and hedgerow trees should be retained and enhanced where possible. Lost trees should be replaced in accordance with the Council's 2-for-1 policy.
- 2) The network of drainage ditches and bank-side habitats and woodlands should be retained and enhanced as semi-natural habitats. Priority habitats, field ponds and other water bodies should be retained as landscape features where appropriate.
- 3) Development should be planned and built in a way which restricts the rate of surface water run-off. Surface water should be managed through a SuDS scheme (comprising a network of attenuation features including swales, basins and rain gardens, enhanced through detailed design measures such as green roofs and grey water recycling), returning surface water run off rates to greenfield rates (plus climate change).
- 4) Landscape buffers – in particular formal tree planting – should be used where appropriate for screening or framing views, including in particular the use of native species where possible.
- 5) Opportunities to provide features which are beneficial to wildlife and which

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<sup>26</sup> Contact should be made with United Utilities' Developer Services team - [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk).

can enhance biodiversity – for example, bat roosts or bird boxes where these may be appropriate – should be identified in the masterplan.

## Development Sustainability

- 5.17** Development of Earlsfield Park should be carried out with the highest environmental sustainability credentials, expressed through design and construction quality, the conservation of energy/carbon and water, and mitigation of environmental impact. Detailed proposals will need to demonstrate how standards relevant at the time of planning applications can be applied.
- 5.18** Use of green roof systems and green walls is encouraged both from a sustainability point of view and for the opportunity they may offer (especially for the employment part of the site) to present an interesting yet sensitive aspect towards existing buildings and residents on the other side of Knowsley Lane.

### **KL12: Development Sustainability Expectations**

- 1) The masterplan should examine the potential for, and development proposals should incorporate where possible:
  - a. Delivery of energy efficiency through passive design and construction techniques, including through site layout and building design.
  - b. Provision of renewable energy through microgeneration, including through sustainable design and construction.
  - c. Efficient use of resources including through reduction and reuse of materials and waste in construction and occupation phase.
  - d. Effective and efficient use of land.
  - e. Surface water management through a SuDS scheme as detailed in KL11.





## **6 Delivery**

### **Introduction**

- 6.1** This chapter of the SPD identifies the elements of infrastructure that are fundamental to facilitating early construction on Earlsfield Park and will therefore require all development to contribute to its implementation.

### **Masterplan and planning application requirements**

#### **Comprehensive Delivery of the SUE**

- 6.2** The SPD and SDF provide the broad framework for a comprehensive site wide and detailed master plan to be prepared and submitted in advance of or at the same time as the first planning application. The development of the masterplan should include consultation with the community and with key stakeholders.
- 6.3** All subsequent planning applications will need to have appropriate regard to the Council approved masterplan. This masterplan and the specific development it is promoting must demonstrate how it is consistent with the parameters, principles, and guidance contained within the relevant Local Plan Core Strategy policies and this SPD.
- 6.4** The development of the masterplan will need to include consideration of how issues relating to the infrastructure provision and/or financial contributions towards infrastructure can be resolved comprehensively rather than in a piecemeal way through individual planning applications. Ideally the proposed approach will be agreed jointly by the prospective individual developers as required by Local Plan Core Strategy Policy SUE2 clause 4.

#### **Sequencing of Development**

- 6.5** Earlsfield Park comprises two distinct development parcels – the employment and residential parts of the site. While development should be in accordance with the detailed master plan for the whole site (and developers will need to show how existing and proposed infrastructure will have sufficient capacity to serve the entire development).
- 6.6** It is also considered possible to permit more than one phase of development to come forward at a time, subject to:
- The provision of a site-wide masterplan demonstrating how that particular phase of development will contribute to the comprehensive delivery of all phases of development;
  - Evidence of sufficient infrastructure capacity as recognised by the Council and relevant infrastructure undertakers. This could include audit/review of existing infrastructure, and where capacity issues are encountered, a fully agreed plan to

address issues across the site, including the provision/pooling of in-kind or financial contributions as necessary; and

- A robust Construction Management Plan.

**6.7** It is also critical to ensure that development in one part of the site does not contribute to/exacerbate infrastructure issues in other parts of the site, or elsewhere in the Borough (see Core Strategy Policy CS27 Planning and Paying for New Infrastructure clauses 1 and 2). This will be a key consideration for the site-wide masterplan and how this is used to inform individual planning applications across the site.

### **Planning submission(s)**

**6.8** The requirements will be dependent upon the nature of the planning application submitted (full, outline, reserved matters, etc).

**6.9** In preparing planning applications, applicants are advised to refer to up to date national validation checklist specifying the requirements for planning applications. If necessary, a bespoke supplementary checklist will be prepared and provided via pre-application discussions with the Council (and other bodies such as Merseyside Environmental Advisory Service when appropriate) and, potentially, a Planning Performance Agreement.

**6.10** As is standard practice, the Council will use conditions as part of any planning application to ensure that construction and development work are carried out in a way which reduces (and minimises as far as is practical) impacts from dust, noise and vehicle movements.

### **KL13: Planning application requirements**

- 1) Planning applications will accord with a Council-approved masterplan which meets the requirements of this SPD.
- 2) The application will demonstrate how phasing and sequencing of development will be facilitated across the entire SUE, securing the comprehensive development of the whole site.
- 3) Applications should comply with the council's validation checklist requirements. The specific requirements of an individual planning application will be provided via the pre-application process.

### **Infrastructure and Development contributions**

**6.11** All development across Earlsfield Park will be required to contribute to the provision of infrastructure that is considered by the Council to be fundamental to facilitating early and comprehensive delivery of the whole of the SUE. Box KL14: Infrastructure Requirements draws upon the following Local Plan Core Strategy evidence base documents and information sources to identify the infrastructure components that all development will be expected to contribute to.

- Knowsley Infrastructure Development Plan
  - Knowsley Local Plan Economic Viability Study
  - Knowsley Local Plan Transport Feasibility Study
  - Knowsley Local Plan Core Strategy Transport Modelling
- 6.12** The requirements set out in the Local Plan Core Strategy (Policy CS27 sets out the Council's approach to developer contributions supplemented by the Developer Contributions SPD) and these other documents are not absolute or exhaustive. The Council expects developers to engage directly with them and with infrastructure providers as the site wide master plan is being produced and through the pre-application process.
- 6.13** There will also be infrastructure components that are specific to the two distinct land parcels that make up the site – for example, new housing will require provision of (or a contribution towards the provision of) health, leisure and other community facilities. The Developer Contributions SPD provides more information. Pre-application discussions with the Council will help developers identify specific needs.
- 6.14** In considering the above, the Council recognises that evidence within the Knowsley Economic Viability Assessment indicates that development viability in Knowsley can be challenging, across different development types and different locations. The Council has therefore sought to maintain flexibility within the Core Strategy, and recognises that seeking the full range of developer contributions may render development unviable in some circumstances. Where developer contributions are sought through legal agreements, there is often scope for negotiation between the Council and the developer. In such cases, the Council considers that the onus should be on developers to prove that meeting set policy requirements would place development at risk, and that exceptional circumstances exist for the developer contribution requirements to be varied.
- 6.15** Development-specific viability evidence must be submitted to support such a position, accounting for site-specific circumstances and costs, which the Council will then scrutinise. If the Council is satisfied that this evidence clearly demonstrates that not all the contributions sought by the Council can be fully met, it will undertake a balanced assessment of whether planning permission should still be granted. This process will take account of the presumption in favour of sustainable development set by national policy.
- 6.16** The Council's approach to prioritisation of infrastructure provision is set out in Core Strategy Policy CS27 (clause 7), and this will be referred to where the Council considers that planning permission should be granted with reduced developer contributions on grounds of viability (Core Strategy Table 11.2 which explains the prioritisation is reproduced on page 39).

## **KL14: Infrastructure Requirements**

- 1) The masterplan will set out a coherent and co-ordinated approach to the provision of enabling strategic infrastructure both through direct delivery on-site and in the form of financial contributions secured via S106 planning obligations or S278 Highways Act agreements. This will apply to the comprehensive development of the whole site.
- 2) All development will be required to contribute to the provision of the following site wide infrastructure that is considered to be fundamental to facilitating early and comprehensive delivery of the whole of the site:
  - a. Delivery of essential highways work: Further technical work will be required by the developers prior to submitting a planning application to determine potential improvements to the surrounding highway network to ensure safe access to and from the site.
  - b. Enabling access works to achieve a satisfactory form of development such as principal points of vehicular access to facilitate unrestricted vehicular access to and across the site.
  - c. Delivery of required flood risk mitigation works subject to further technical studies and a Flood Risk Assessment, and surface water management through a SuDS scheme as detailed in KL11.
  - d. Provision of contributions towards local infrastructure requirements (including maintenance) caused/exacerbated by the proposed development, including any necessary expansion or enhancement of local schools to deal with need arising from the increased housing numbers proposed on the site, and improvements to local public transport services and/or passenger waiting facilities.
  - e. Any remaining and viable developer requirements including provision of 25% affordable housing in accordance with Core Strategy Policy CS15.

Local Plan: Core Strategy Table 11.2 – prioritisation of infrastructure

Clause of CS27 part 7	Examples of types of developer contributions applicable <i>(numbering refers to policy numbers in Core Strategy)</i>	Priority order and commentary
a) Firstly, contributions which are essential for public safety or to achieve a minimum acceptable level of design quality;	<ul style="list-style-type: none"> <li>• Essential highways works (CS7)</li> <li>• Minimum design standards (CS19/CS22)</li> <li>• Flood risk mitigation (CS24)</li> <li>• Essential/enabling ad hoc requirements where these are needed for safety reasons or to achieve a satisfactory form of development (CS27)</li> </ul>	1 (no negotiation)
b) Secondly, developer contributions which are necessary to address a local infrastructure requirement or deficiency that would be caused or exacerbated by the development;	<ul style="list-style-type: none"> <li>• Strategic transport schemes and programmes (CS7)</li> <li>• Public transport, walking or cycling (CS7)</li> <li>• Greenspace provision and qualitative improvements in areas of deficit (CS21)</li> <li>• Decentralised energy in Knowsley Business and Industrial Parks (CS11, CS22)</li> <li>• Educational needs</li> <li>• Health, leisure or community services</li> <li>• Public realm enhancements</li> <li>• Other forms of infrastructure as defined in [Core Strategy] Table 11.1 where a local need/deficiency would exist (CS27)</li> </ul>	2 (prioritised in any negotiation which applies)

Clause of CS27 part 7	Examples of types of developer contributions applicable <i>(numbering refers to policy numbers in Core Strategy)</i>	Priority order and commentary
c) Thirdly, any remaining developer contributions except for those in category d) below	<ul style="list-style-type: none"> <li>• Affordable housing provision (CS15)</li> <li>• Qualitative improvements to greenspace provision in areas of surplus (CS21)</li> <li>• Any other ad hoc requirements (CS27)</li> </ul>	3 (considered after a) and b) met in negotiation)
d) Finally, those contributions which have the status of being 'encouraged' by the Council's planning policies	<ul style="list-style-type: none"> <li>• 'Encouraged' design standards (CS19/CS22)</li> <li>• Decentralised energy outside of priority zones (CS22)</li> </ul>	4 (not necessary to make development acceptable but may be considered in planning balance)

## Appendix A: Core Strategy Policies for Sustainable Urban Extensions

### Policy SUE1

#### Sustainable Urban Extensions and Safeguarded Land

- 1) 9 sites (referred to as Sustainable Urban Extensions) have been removed from the Green Belt and are allocated to provide additional land to meet development requirements up to 2028 and beyond. These sites and their proposed primary uses are listed below:
  - a) Bank Lane, Kirkby (residential)
  - b) East of Knowsley Industrial and Business Parks, Kirkby (employment)
  - c) Knowsley Lane, Huyton (residential and employment)
  - d) Edenhurst Avenue, Huyton (residential)
  - e) Land bounded by A58, Prescott (residential)
  - f) Carr Lane, Prescott (residential)
  - g) East of Halewood (residential)
  - h) South of Whiston (residential)
  - i) Land South of M62 (employment and country park)
- 2) Land at Knowsley Village has also been removed from the Green Belt but has been identified as 'safeguarded land'. This site is not allocated for development at the present time.
- 3) Revisions to Green Belt boundaries to accommodate the Sustainable Urban Extensions and safeguarded land referred to in sections 1 and 2 above (and which ensure that the revised boundaries in these locations follow clearly defined physical features) are defined by the Policies Map (see Sustainable Urban Extension Allocation Profiles at Appendix E). Any detailed Green Belt boundary changes elsewhere in the borough will be defined by the Local Plan: Site Allocations and Development Policies.
- 4) Guidance concerning the development of these locations is set out in Policies SUE2 and SUE2a to SUE2c.
- 5) Proposals for development in areas falling outside the Sustainable Urban Extensions defined above and that will remain in the Green Belt shall be subject to the requirements of Policy CS5.

## Policy SUE2

### Sustainable Urban Extensions – Development Principles

#### Application of the Development Principles

- 1) Development within the Sustainable Urban Extensions must (in no order of priority):
  - a) deliver sustainable development;
  - b) demonstrate a comprehensive approach to the development of the relevant Sustainable Urban Extension and to infrastructure provision (including, subject to the requirements of Policy CS27: Planning and Paying for Infrastructure, provision of an appropriate proportion of financial and/or 'in kind' contributions towards strategic and/or local infrastructure required to enable the comprehensive development of the sites);
  - c) be of a high design quality which enhances local distinctiveness and identity (incorporating localised design features where appropriate) and provides high levels of physical and visual integration and connectivity with adjacent urban development (see Policy CS19: Design Quality and Accessibility in New Development);
  - d) be carried out in accordance with the development principles and using any appropriate development assessment tools as required by Policy CS2: Development Principles;
  - e) deliver development (including the principal uses defined in Policy SUE1: Sustainable Urban Extensions) which will help to meet borough-wide and local needs;
  - f) include appropriate provision for public open space (POS), walking and cycling routes as part of the Green Infrastructure network integrating with existing POS, recreational assets and areas of ecological value (see Policy CS8: Green Infrastructure and Policy CS21: Greenspaces and Trees);
  - g) provide good transport linkages within the relevant Sustainable Urban Extension and with surrounding areas (see Policy CS7: Transport Networks);
  - h) Protect or enhance historic and architectural assets where appropriate (see Policy CS20: Managing the Borough's Historic Environment);
  - i) Address flood risk by locating development in areas of low probability of flooding and including flood mitigation measures where necessary (see Policy CS24: Flood Risk); and
  - j) Provide a clearly defined edge to the developed area.

#### Site-specific Requirements

- 2) Indicative considerations applicable to the sustainable development of each SUE are listed at Appendix E: Sustainable Urban Extension Allocation Profiles.
- 3) For each of the locations referred to in Policies SUE2a to SUE2c) (Knowsley Lane, Huyton; East of Halewood; and Knowsley Lane), the Council will prepare a Supplementary Planning Document, which will provide a proposed spatial development framework for the site together with further details of development and infrastructure requirements.
- 4) Proposals for development within each of these locations will only be granted planning permission where they are consistent with a single detailed master plan for the whole of the Sustainable Urban Extension which is approved by the Council. The master plan



should accord with development plan policy and any associated Supplementary Planning Document and may be submitted prior to or with the application. Planning permissions must be linked to any necessary legal agreements for the improvement, provision, management and maintenance of infrastructure, services and facilities, open spaces and other matters necessary to make the development acceptable and which facilitate comprehensive delivery of all phases of development within the Sustainable Urban Extension in accordance with the single detailed master plan.

## Policy SUE2a

### Sustainable Urban Extension – Knowsley Lane, Huyton

#### Overall Development Strategy

- 1) The comprehensive development of Land at Knowsley Lane, Huyton will be supported. The site is allocated for:
  - a) New housing development (in the central part of the site) comprising approximately 100 dwellings, to provide a wider choice of housing in conjunction with the wider North Huyton and Stockbridge Village Principal Regeneration Area (see Policy CS9);
  - b) New employment development (in the eastern part of the site) comprising at least 16 hectares of Business Uses (Use Class B1) or other appropriate employment uses within the Liverpool City Region key economic sectors, unless such provision is no longer required based upon evidence of up to date employment land requirements and supply; and
  - c) Public open space comprising outdoor sporting provision and associated amenity space in the western part of the site (see Policy CS21).
- 2) The employment uses referred to in criterion 1b) must be of a nature which would not cause detriment to the amenity of nearby residents. Any employment uses which fall within the definition of town centre uses as defined in [Policy CS4](#) must be subject to the application of the sequential and impact tests.

#### Specific Development Requirements

- 3) In addition to meeting the generic guidance in Policy SUE2, development within this site should deliver (in no order of priority):
  - a) Appropriate highways access together with a well connected internal road system and traffic mitigation measures;
  - b) Gateway enhancement and associated high quality design at the eastern side of the site adjacent to the M57; and
  - c) Appropriate interface distances between the mix of uses within the site and to existing residential areas at Knowsley Lane and George Hale Avenue to maintain a good standard of amenity.
- 4) Further details of these requirements will be set out in the Supplementary Planning Document for this site referred to in Policy SUE2.

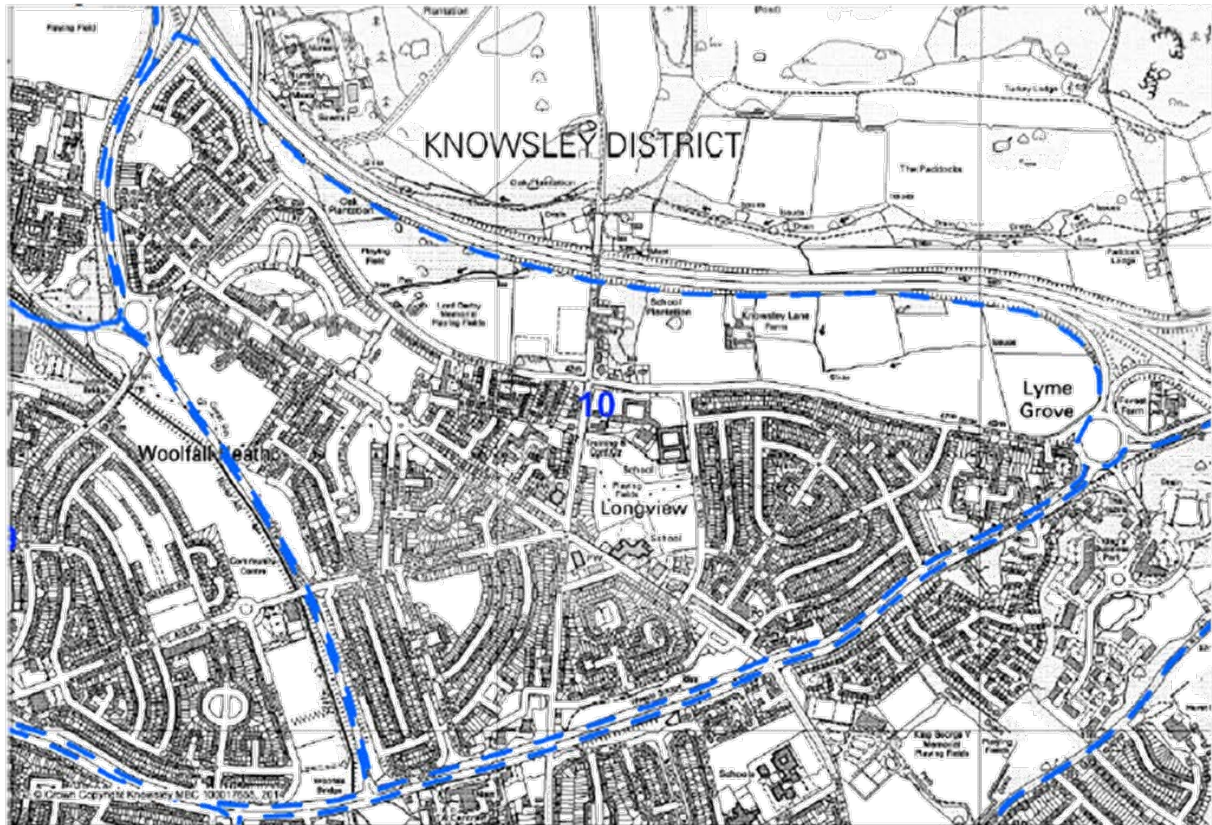
## **Appendix B: Other relevant Local Plan Core Strategy policies**

- CS1: Sustainable Development
- CS2: Development Principles
- CS3: Housing Supply, Delivery and Distribution
- CS4: Economy and Employment
- CS5: Green Belt
- CS7: Transport Development
- CS8: Green Infrastructure
- CS9: Principal Regeneration Area: North Huyton and Stockbridge Village
- SUE1: Sustainable Urban Extensions and Safeguarded Land
- SUE2: Sustainable Urban Extension – Development Principles
- SUE2a: Sustainable Urban Extension – Knowsley Lane, Huyton
- CS15: Delivering Affordable Housing
- CS17: Housing Size and Design Standards
- CS19: Design Quality and Accessibility in New Development
- CS20: Managing the Borough's Historic Environment
- CS21: Green Spaces and Trees
- CS22: Sustainable and Low Carbon Development
- CS24: Managing Flood Risk
- CS27: Planning and Paying for New Infrastructure



## Appendix C: Substantial Residential Areas

See Core Strategy Policy CS21 and Developer Contributions Supplementary Planning Document for more information on how Substantial Residential Areas are used in assessing green space provision.





## Appendix D: Responses from infrastructure consultations

**National Grid Gas Infrastructure:** There is unlikely to be any significant impact on gas infrastructure from the Knowsley Lane SUE. The existing networks are considered to have the capacity to cope with the additional demands, however it is advocated that this is further interrogated by assessing and providing the initial development demands for gas, particularly as gas demand fluctuates.

**National Grid Electricity Infrastructure:** There is unlikely to be any significant impact on National Grid's electricity infrastructure from the Knowsley Lane SUE. However this cannot be guaranteed. It is advocated that this is investigated further and more rigorously tested by undertaking a demand and capacity assessment in conjunction with AMEC at delivery stage.

**Scottish Power Energy Infrastructure:** Scottish Power Energy Networks confirmed they have electricity infrastructure within the vicinity of the proposed development sites. Scottish Power Energy Networks are unable to provide information regarding the capacity of infrastructure within the vicinity of the SUE as they require more information relating to the likely demands. This emphasises the requirement for potential developers to engage with Scottish Power at the earliest stages of preparing the detailed masterplan and subsequent planning applications.

**BT:** A check of BT's records has indicated that there is infrastructure within the vicinity of the SUE site and there is unlikely to be any significant impact on their infrastructure. New connections requests can be made to BT once planning permission is granted for the site.

**Health and Safety Executive:** Works are notifiable under CDM 2015. The HSE should be made aware of the scheme in accordance with appropriate notification procedures.

**United Utilities Water Infrastructure:** United Utilities have infrastructure within the vicinity of the SUE site. It is recommended that a predevelopment application is submitted with UU at the earliest opportunity to assess any reinforcing requirements on their network.