



Knowsley Council

Knowsley Local Plan: Core Strategy

Technical Report

Sustainable Urban Extensions

Core Strategy Modifications

June 2014

Technical Report: Sustainable Urban Extensions

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0. Executive Summary

- 0.1. The Knowsley Local Plan Core Strategy was submitted to the Secretary of State in July 2013. The submission version of the Plan includes policies that support the delivery of housing and employment development. It also includes proposals for Green Belt release where these are necessary to deliver these requirements up to 2028 and beyond.
- 0.2. This Technical Report supports the emerging Core Strategy and specifically modifications¹ that the Council proposes to make to the Plan following the initial stages of its Examination in Public, including hearing sessions which took place in November 2013.
- 0.3. Following the initial hearings in 2013 the Inspector issued his Interim Findings² in January 2014. These Interim Findings indicate that there is a shortfall of 391 dwellings in the 'deliverable' supply of sites in Knowsley's current urban areas to meet the needs for new housing development over the 5 years up to 31 March 2018. This shortfall represents a fundamental issue which must be addressed if the Council is to achieve a sound Plan. Addressing this issue will require the earlier release of sites from the Green Belt to allow dwellings to be delivered within these in the period up to 31 March 2018.
- 0.4. Turning to the employment land supply, the Inspector considers that on qualitative grounds there is a need for the early release of sites from the Green Belt to accommodate requirements for a high quality business park (as King's Business Park is almost fully developed) and, to a lesser extent, for large scale distribution uses.
- 0.5. The Inspector's Interim Findings (see paragraph 11-14) highlight that the Council should determine a preferred way forward to satisfy his concerns regarding the quantum of 'deliverable' housing land supply and qualitative supply of employment land.
- 0.6. Using a variety of information sources and evidence, the Council has considered a range of options for addressing the housing and employment land supply issues raised by the Inspector in his Interim Findings. This report draws from the findings of the Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) of Core Strategy Modifications in assessing the options which are available to the Council in addressing these concerns. All the available options involve allocating areas of the Green Belt for development.
- 0.7. Section 2 of the report explores 4 strategic options regarding how the Plan may be modified. It identifies the Council's preferred approach and summarises why the Council has decided to pursue this using the information in this section and later sections of the report. The 4 options which the Council has considered are:
 - **Option 1 (Preferred Approach) - Converting all of the 'reserved' locations to Sustainable Urban Extension (or "SUE") site allocations allowing their development for housing, employment or for mixed uses as appropriate early in the Plan period.**

¹ Schedule of Proposed Modifications to the Submission Document (Knowsley MBC, 2014) (Examination Library Reference: CS08)

² Knowsley Local Plan Core Strategy Examination: Inspector's Interim Findings Following Hearing Sessions (Planning Inspectorate, 2014) (Examination Library Reference: EX26)

- **Option 2a (Discounted Approach A) - Converting the largest 'reserve' locations (South of Whiston, Land South of M62 and East of Halewood) to SUE site allocations allowing their development for housing, employment or for mixed uses as appropriate early in the Plan period.** Under this option, remaining locations would still be identified as 'broad locations' which would remain in the Green Belt in the short term but be released for development in the future subject to phasing mechanisms to be set out in the Plan.
- **Option 2b (Discounted Approach B) - Converting the smaller 'reserve' locations to SUE site allocations allowing development of these early in the Plan period for housing or employment as appropriate.** Under this option, remaining locations (South of Whiston, Land South of M62 and East of Halewood) would still be identified as 'broad locations' which would remain in the Green Belt in the short term but be released for development in the future subject to phasing mechanisms to be set out in the Plan.
- **Option 3 (Discounted Approach C) - Retaining all 'reserve' locations as 'reserve' locations but removing the phasing mechanism in the Plan.** This would not involve identifying site boundaries on the Policies Map and would not include detailed policies to guide development of the sites.

0.8. Section 2 concludes that Option 1, converting all the previously identified 'reserve' locations to SUE site allocations, allowing their immediate release from the Green Belt on adoption of the Plan is the most appropriate based on the findings of the Sustainability Appraisal process and a high level assessment of each strategic option (of which further details are set out in Appendix 2 of this report).

0.9. The report (at Section 3) presents a range of site-specific options regarding the approach to the allocation of each SUE. These options concern specific issues concerning how each site may be allocated for example related to the phasing or mix of uses which will be permitted on each site. For each SUE between 2 and 4 options have been considered in the Sustainability Appraisal process and in the assessments presented at Appendix 2 of this report.

0.10. At Section 3 of this report the deliverability and development capacity of each SUE is considered. This section reassesses evidence previously presented in the Green Belt Technical Report³ and Housing Position Statement⁴ to reflect the proposed allocation and delivery of development within the SUEs in the short term.

0.11. The report outlines findings following contact with a) public sector partners and infrastructure providers and b) developers and landowners with a known interest in the sites. The engagement with infrastructure providers and public sector agencies involved the following parties:

- Scottish Power
- National Grid
- Highways Agency
- Environment Agency
- United Utilities

³ Technical Report: Green Belt (Knowsley MBC, 2013) (Examination Library Reference: TR03)

⁴ Housing Position Statement (Knowsley MBC, 2013) (Examination Library Reference: SD22)

- 0.12. The report confirms that following this engagement, no objections were received from the bodies outlined above to the principle of allocating the SUEs in the Core Strategy and the commencement of development within these earlier in the plan period than was proposed in the submission draft of the Plan. Detailed comments were received from the Highways Agency and United Utilities which raised the need for continued co-operation with the Council as the strategies for infrastructure provision for larger sites are developed.
- 0.13. Using feedback from further engagement with landowners and their agents this report re-affirms the deliverability of the SUEs and that development could realistically be expected to start within these before 2018 (as required to address the Inspector's Interim Findings). This engagement also highlighted a limited number of landowners at South of Whiston and Land South of M62 who did not wish their land holdings to be developed. Their land holdings have been discounted from the indicative developable areas of the respective sites and reflected in the updated housing trajectory and do not significantly affect the ability of these sites to deliver the required quantum of development.
- 0.14. Section 4 of the report outlines the anticipated development delivery trajectory for the SUEs. This information updates the previous housing trajectory (see Figure 5.1 of the Core Strategy (Examination Library Reference: CS01)), which assumed the SUEs would be subject to a phased release for development.
- 0.15. To determine the updated delivery trajectory the report considers a range of data sources. These include:
- Review of proposed major infrastructure projects and constraints;
 - Engagement with infrastructure providers and public sector partners;
 - Engagement with developers, landowners and/or their agents as applicable to each SUE;
 - Evidence presented in the Knowsley Economic Viability Assessment (EVA)⁵;
 - Review of housing land supply as presented in the Housing Position Statement (SD22)⁶;
 - Review of the housing trajectory presented in the Housing Technical Report⁷; and
 - Evidence and review of annual rates of housing completions in 2012/13 - 2013/14.
- 0.16. The Inspector's Interim Findings (at paragraph 10 and 11) highlight specific issues relating to two sites proposed for housing and/or employment uses. Having regard to these issues the modifications proposed by the Council identify that:
- a specified minimum area of the site at Knowsley Lane, Huyton (ref: KGBS 7) should be made available for business park or other employment uses in the Liverpool City Region target sectors; and
 - the Carr Lane, Prescot (ref: KGBS 10) site should be allocated solely for housing as opposed to the previously proposed designation for 'housing or employment',

⁵ Knowsley Local Plan Economic Viability Assessment (Keppie Massie, 2012) (Examination Library Reference: EB06)

⁶ Housing In response the concerns raised by the Inspector, the Council produced a document entitled Supplementary Information – Matter 3 – Initial Housing Land Supply (Knowsley Council, 2013) this document updated the land supply information within the Housing Position Statement.

⁷ Planning for Housing Growth Technical Report (Knowsley MBC, 2013) (Examination Library Reference: TR01)

due to the likelihood that the adjacent land within South Prescott Principal Regeneration Area will be developed for housing. This approach is consistent with the intentions of the land owner and accords with the current outline planning permission for the adjacent land (ref: 11/00385/OUT).

- 0.17. The revised housing trajectory (see Appendix 8) also takes account of detailed changes to indicative site capacities (as referred to in paragraph 0.13 above) following contact with land owners and/or their agents. These changes relate to the sites at South of Whiston (ref: KGBS 14) and Land South of M62 (ref: KGBS 17).
- 0.18. This report concludes by identifying the implications of the SUE allocations for Knowsley's shortfall in deliverable housing land supply and specific employment needs as identified in the Inspector's Interim Findings.
- 0.19. In relation to housing, the report notes that the allocation of the SUEs (as set out in option 1 in paragraph 0.7 above) contributes 525 dwellings to the deliverable 5 year housing land supply (with a 1 April 2013 base date).
- 0.20. In the context of employment land, the report notes that the allocation of land at Knowsley Lane, Huyton (KGBS 7) and Land South of M62 (KGBS 17) are sufficient to meet the qualitative deficiencies identified in the Inspector's Interim Findings at paragraph 10.
- 0.21. The Council's proposed approach also includes the allocation of a further site for employment uses, East of Knowsley Industrial and Business Parks, Kirkby (ref: KGBS 4). This location was previously identified for phased release from the Green Belt. This 'gateway' site is already identified by the Plan (at Policy CS11) as being suitable for 'business' uses subject to the sequential test being met in any planning application. Bringing this site forward earlier in the plan period could therefore also help to address the need for this type of use identified by the Inspector. The early development of this site would also support the wider regeneration of Knowsley Industrial and Business Parks by enhancing a gateway location at a key entrance to the Parks.
- 0.22. The report identifies a 5 year housing land supply (at 1 April 2013) of **2831 dwellings** or **6.29 years**. This quantum is identified as being sufficient to meet Knowsley's 5 year supply requirement plus the 20% flexibility 'buffer' as required by the National Planning Policy Framework⁸ at paragraph 47 (i.e. $5 \times 450 = 2250 (+20\%) = 2700$).
- 0.23. Section 7 of this report considers the Council's approach to the development of master plan Supplementary Planning Documents (SPDs) for the 3 largest Sustainable Urban Extensions. The 3 sites are:
- Knowsley Lane, Huyton (KGBS 6);
 - East of Halewood (KGBS 19 & 20); and
 - South of Whiston (KGBS 14) and Land South of M62 (KGBS 17).
- 0.24. This approach is consistent with policy SUE 2 'Sustainable Urban Extensions – Development Principles' (as proposed in the Council's modifications to the Plan) part 3 of which refers to the preparation of the master plan SPDs. The commencement of the master planning process in advance of the adoption of the Core Strategy will allow the Council to adopt the master plans as Supplementary Planning Documents in time to ensure that development lead in times (allowing for factors such as the submission

⁸ National Planning Policy Framework (CLG, 2012) (Examination Library Reference: PG01)

and determination of planning applications) do not unduly impact on delivery of these sites in the 5 year period up to 31 March 2018.

- 0.25. The report clarifies that the Council expects to commission consultants in summer 2014 (on a conditional basis pending consideration of the Core Strategy modifications at the re-convened hearings) to prepare the master plans for the three sites listed in paragraph 0.23. The report also confirms the Council's expected key milestones for the master planning process.

1. Introduction

- 1.1 The Knowsley Local Plan Core Strategy was submitted to the Secretary of State in July 2013. The submission version of the Plan includes policies that support the delivery of housing and employment development. It also includes proposals for Green Belt release where these are necessary to deliver these requirements up to 2028 and beyond.
- 1.2 Following the initial hearings in 2013 the Inspector published his Interim Findings in January 2014. The findings indicate that there is an insufficient 'deliverable' supply of sites in Knowsley's current urban areas to meet the needs for new housing development over the 5 years up to 31 March 2018. This shortfall (which amounts to 391 dwellings) represents a fundamental issue which must be addressed if the Council is to achieve a sound Plan. Addressing this issue will require the earlier release of sites from the Green Belt to allow dwellings to be delivered in the period up to 31 March 2018.
- 1.3 Turning to the employment land supply, the Inspector considers that on qualitative grounds there is a need for the early release of sites from the Green Belt to accommodate requirements for a high quality business park (as Kings Business Park is almost fully developed) and, to a lesser extent, for large scale distribution uses.
- 1.4 The Inspector's Interim Findings⁹ (see paragraphs 11-14) highlight that the Council should determine a preferred way forward to address his concerns regarding the quantum of 'deliverable' housing land supply and qualitative supply of employment land.
- 1.5 This Technical Report supports the proposed Core Strategy and specifically modifications that the Council proposes to make to the Plan following its submission and initial hearings in November 2013. The proposed modifications were approved by the Council's Cabinet on 18 June 2014 and are expected to be subject to discussion at the reconvened hearings as part of the on-going Examination in Public of the Plan.
- 1.6 This document supplements earlier work presented by the Council in the Green Belt Technical Report¹⁰, Planning for Housing Growth: Technical Report¹¹ and Housing Position Statement¹² as these relate to the Council's assessment of Green Belt locations and the previously submitted version of the Housing Trajectory (see Figure 5.1 of the Core Strategy¹³).
- 1.7 Throughout this report areas of land which were previously referred to as 'reserved' or safeguarded 'broad locations' are now referred to as Sustainable Urban Extensions (or 'SUEs') and Safeguarded Land. This terminology is consistent with the Council's proposed modifications to the Plan. Site plans for each of the SUEs and area proposed as Safeguarded Land are included at Appendix 1 of this report.

⁹ Knowsley Local Plan Core Strategy Examination: Inspector's Interim Findings Following Hearing Sessions (Planning Inspectorate, 2014) (Examination Library Reference: EX26)

¹⁰ Green Belt: Technical Report: (Knowsley MBC, 2013) (Examination Library Reference: TR03)

¹¹ Planning for Housing Growth: Technical Report (Knowsley MBC, 2013) (Examination Library Reference: TR01)

¹² Housing Position Statement (Knowsley MBC, 2013) (Examination Library Reference: SD22)

¹³ Knowsley Local Plan Core Strategy: Submission Document (Knowsley MBC, 2013) (Examination Library Reference: CS01)

- 1.8 This report also draws from the Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) of the Core Strategy modifications and specifically the appraisal of options (identified in the SA) in relation to the strategic approach to the allocation of Green Belt sites and the allocation of each specific site.
- 1.9 This report also provides evidence of the short term deliverability of the SUEs, and details of how the Council has engaged on this issue with infrastructure providers, landowners and prospective developers of the sites concerned.

2. Addressing Housing and Employment Land Supply Issues

- 2.1 This section of the report outlines how the Council proposes, through the modifications to the Core Strategy, to address the Inspector's concerns in the context of housing and employment land supply.
- 2.2 Following receipt of the Inspector's Interim Findings, it was evident that the Plan made insufficient provision to ensure a 'deliverable' supply of housing sites in Knowsley's current urban area to meet needs up to 31 March 2018. There was also a qualitative deficiency in short term employment land provision relating to business park and distribution uses.
- 2.3 In relation to the 5 year 'deliverable' housing land supply up to 2018 this shortfall was identified as outlined in Table 2.1 below.

Table 2.1 Summary of Shortfall in 'Deliverable' Housing Land Supply

Housing Target and Land Supply Components	Number of dwellings
0-5 year target (5 times 450 plus 20% 'buffer' as required by NPPF)	2,700
Land supply (subject to revised risk assessment as discussed in the hearings)	2,309
Shortfall	391

Source: Knowsley Local Plan: Core Strategy Examination - Inspector's Interim Findings following hearings sessions (Inspector, 2014)

- 2.4 Similarly, in relation to employment land the Inspector raised concerns on qualitative grounds that there is a need for the early release of sites from the Green Belt to meet needs for a high quality business park (as a successor site for Kings Business Park which is almost fully developed) and, to a lesser degree, for large scale distribution uses.

Strategic Options to address land supply issues identified by the Inspector

- 2.5 To achieve a 'sound' Plan, the Council has proposed a range of modifications to the Plan which address the issues raised in the Inspector's Interim Findings.
- 2.6 The Council has explored various options regarding how the Plan may be modified prior to deciding on its proposed modifications. To address the land supply issues identified by the Inspector, the Council has identified 4 'strategic options'. These are based on the 3 options initially presented in a note¹⁴ following the hearing sessions on matters 3 and 4. However, Option 2 (as presented in the 2013 Note) has been developed further into two separate options referred to as Option 2a and 2b within this report and in the Sustainability Appraisal/Strategic Environmental Assessment of the Core Strategy Modifications¹⁵ (hereafter referred to as the '**SA Report**').

¹⁴ Mopping Up Session (21.11.13) Note on policy options concerning short term land supply for housing and employment land (Knowsley MBC, 2013)

¹⁵ Knowsley Local Plan: Core Strategy Proposed Modifications – Sustainability Appraisal Report (Urban Vision, 2014) (Examination Library Reference: SD28)

- 2.7 To consider the implications of each strategic option and identify the most sustainable approach the SA report undertook an assessment of each strategic option and a range of site specific options.
- 2.8 The SA of the modifications supplements earlier SA work undertaken as part of the SA of Green Belt Locations¹⁶ and at Core Strategy 'Issues and Options', 'Preferred Options' and Submission stages. Further information about the results of the assessment for each option is contained at section 5 of the SA report¹⁷.
- 2.9 All of the 4 'strategic options' considered by the Council involve the early release of either some or all of the Green Belt locations previously identified as 'reserve' locations for longer term release. The implications of each option as they relate to these identified needs are considered in turn below.
- 2.10 Each of the 4 options outlined within this report relate to the 9 'reserve' locations and 1 area of safeguarded land (for development after 2028) outlined in the Core Strategy submission document. Additional (or 'alternative') locations are not considered as part of these 4 options because the Inspector's Interim Findings (paragraph 11) specifically state that the Council's identification of locations for Green Belt release is 'sound' and that 'none of the alternative locations warrants inclusion in the CS [Local Plan: Core Strategy]':
- 2.11 The 4 'strategic options' are summarised below:
- **Option 1 (Preferred Approach) - Converting all of the 'reserved' locations to Sustainable Urban Extension (or "SUE") site allocations allowing their development for housing, employment or for mixed uses as appropriate early in the Plan period.**
 - **Option 2a (Discounted Approach A) - Converting the largest 'reserve' locations (South of Whiston, Land South of M62 and East of Halewood) to SUE site allocations allowing their development for housing, employment or for mixed uses as appropriate early in the Plan period.** Under this option, remaining locations would still be identified as 'broad locations' which would remain in the Green Belt in the short term but be released for development in the future subject to phasing mechanisms to be set out in the Plan.
 - **Option 2b (Discounted Approach B) - Converting the smaller 'reserve' locations to SUE site allocations allowing development of these early in the Plan period for housing or employment as appropriate.** Under this option, remaining locations (South of Whiston, Land South of M62 and East of Halewood) would still be identified as 'broad locations' which would remain in the Green Belt in the short term but be released for development in the future subject to phasing mechanisms to be set out in the Plan.
 - **Option 3 (Discounted Approach C) - Retaining all 'reserve' locations as 'reserve' locations but removing the phasing mechanism in the Plan.** This would not involve identifying site boundaries on the Policies Map and would not include detailed policies to guide development of the sites.

¹⁶ Knowsley Core Strategy: Green Belt Broad Locations for Development – Sustainability Appraisal Report (Urban Vision, 2012) (Examination Library Reference: SD08/08a)

¹⁷ Knowsley Local Plan: Core Strategy Proposed Modifications – Sustainability Appraisal Report (Urban Vision, 2014) (Examination Library Reference: SD28)

2.12 Table 2.2 illustrates the approach for each Green Belt location under each of the 4 'strategic options' i.e. which sites would be subject to formal site allocation under each option.

Table 2.2: Potential Allocation of Sustainable Urban Extensions and Safeguarded Land by Strategic Option

Site Name (Site Reference)	Option 1	Option 2a	Option 2b	Option 3	Allocation Type and Primary proposed uses
Bank Lane, Kirkby (KGBS 1)	✓		✓		Sustainable Urban Extension (housing)
East of Knowsley Industrial and Business Parks (KGBS 4)	✓		✓		Sustainable Urban Extension (employment)
Knowsley Lane, Huyton (KGBS 6)	✓		✓		Sustainable Urban Extension (housing/employment)
Edenhurst Avenue, Huyton (KGBS 16)	✓		✓		Sustainable Urban Extension (housing)
Land bounded by A58, Prescot (KGBS 8)	✓		✓		Sustainable Urban Extension (housing)
Carr Lane, Prescot (KGBS 10)	✓		✓		Sustainable Urban Extension (housing)
East of Halewood (KGBS 19&20)	✓	✓			Sustainable Urban Extension (housing)
South of Whiston (KGBS 14)	✓	✓			Sustainable Urban Extension (housing)
Land South of M62 (KGBS 17)	✓	✓			Sustainable Urban Extension (employment/country park)
Land at Knowsley Village (KGBS 6)	✓	✓	✓		Land Safeguarded for Future Urban Extension (housing)

2.13 In addition to the assessment of these options as summarised in this report, each of these options are discussed in further detail within the SA/SEA of Core Strategy Modifications and 'SUE Modifications Options Matrix' (see Appendix 2). The options matrix comprises a higher level assessment of the 'positive' and 'negative' implications of each option, using the 'Preferred Approach' (Option 1) as a baseline position for the appraisal.

2.14 The evidence within the options matrix (Appendix 2) and SA report has been used to identify the Council's preferred approach to Green Belt release.

2.15 In summary the findings of the SA report in relation to the strategic options are:

- Each of the options would have a similar impact on the majority of the sustainability objectives when measured at the long term (10+ year) SA timescale;
- Converting all of the previously identified 'reserve' sites into SUE site allocations under Option 1 would provide a greater level of certainty that there would be a positive impact on a number of objectives, particularly in the early part of the Plan period (0-5 years);
- There would be a noticeable difference in sustainability performance between Options 2a (allocation of 'larger' SUEs) and 2b (allocation of 'smaller' SUEs) in the 0-5 and 5-10 year timescales due to the allocation and early delivery of 'larger' SUEs under Option 2a.
- Option 3 would have an uncertain impact on the SA objectives in the short term due to the uncertainty that the 'reserve' Green Belt locations could be satisfactorily delivered under this approach.

2.16 The findings of the SA process are considered in relation to each strategic option in cumulative with wider planning and deliverability considerations in the following section (see paragraphs 2.17-41).

Selection of the most appropriate Strategic Option

Option 1 (Preferred Approach)

- 2.17 Under this option all the 'reserved' locations would be removed from the Green Belt and allocated for development in the Core Strategy, thereby allowing their development in the short term.
- 2.18 This approach would allocate 7 potential sites which are wholly or partly to be used for housing and 3 sites which are wholly or partly to be used for employment development. Under this approach the Inspector's requirements for a high quality business park and a site suitable for large scale distribution uses would be addressed via the allocation of Knowsley Lane, Huyton (KGBS 7) and Land South of M62 (KGBS 17) respectively.
- 2.19 This option allocates the greatest number of SUEs compared to the alternatives. It maximises the contribution of the sites to identifying and maintaining a 5 year deliverable supply of housing land in the short to medium term¹⁸ as risks associated with sites 'stalling' and reducing short term land supply are minimised due to there being a broader mix of sites. The precise implications of each option for the Council's updated assessment of 5 year land supply are explored later in this report at Table 6.2. Table 6.2 shows that under this approach the SUEs can deliver 525 dwellings up to 31 March 2018 compared to 200 and 325 under Option 2a and 2b respectively. It is therefore the only option which would fully address the identified shortfall of 391 dwellings identified by the Inspector for this period.
- 2.20 Additionally, the allocation of all sites provides certainty for the development industry and landowners which will support investment decisions where required. This is particularly relevant to the delivery of larger sites which may require significant infrastructure investment to facilitate development.
- 2.21 The findings of the SA demonstrate that whilst the sustainability performance of this option is similar to that of Options 2a and 2b in the longer (10+ year) term, the

¹⁸ See Housing Trajectory (Appendix 8) and associated supporting tables for details of when the Council's 5 year land supply is projected to dip below the target (Appendix 15)

allocation of SUEs at the start of the plan period increases the level of certainty that SA benefits will be realised. The findings of the SA therefore support this option being identified as the preferred option.

- 2.22 Further detailed consideration of the positive and negative implications of Option 1 (Preferred Approach) can be found in the Options Matrix (Appendix 2) and the SA report.

Option 2a and 2b (Discounted Approach A and B)

- 2.23 The Inspector's Interim Findings state that option 2 (converting some of the reserve locations to allocations) may be the most expedient in terms of both controlling the release of Green Belt land and minimising the delay in achieving adoption of the Plan. The Council has therefore considered this approach very carefully in identifying the proposed modifications to the Plan.
- 2.24 For the purposes of this report and the SA process, option 2 (as presented in 2013) has been split into Option 2a and Option 2b. Option 2a involves allocating the 3 largest sites (South of Whiston, Land South of M62 and East of Halewood) with the remaining 'smaller' locations retained in the Green Belt as 'reserve' locations. The converse of this approach occurs under Option 2b. Table 2.2 illustrates which locations are allocated under each approach.
- 2.25 Under Option 2a, 2 potential sites for housing and 1 which includes an employment development element would be allocated. This would not address the Inspector's requirements for a high quality business park. Under this approach the site which is most suitable to meet these requirements (Knowsley Lane, Huyton (KGBS 7) would remain in the Green Belt and be subject to phased release subject to quantitative employment land requirements.
- 2.26 Under Option 2b, 5 potential sites which are wholly or partly to be developed for housing and 2 which are wholly or partly to be developed for employment development would be allocated. Whilst this approach would address the Inspector's requirement for a high quality business park, it would not cater for large scale distribution uses early in the plan period. Under this approach the only site suitable to meet this requirement Land South of M62 (KGBS 17) would remain in the Green Belt and be subject to phased release subject to quantitative employment land requirements.
- 2.27 The Options Matrix (Appendix 2) identifies that Options 2a and 2b would impede delivery of housing and employment development as they would not provide for a sufficient increase in the short term land supply to address the Inspector's Interim Findings. In relation to housing this would cause a significant risk that the 5-year deliverable supply of housing land on adoption of the Plan would either not be achieved or be more marginal than is the case under Option 1 (allocation of all 'reserve' sites). There would therefore be a significant risk that the 5 year land supply would very quickly dip below the required level before further sites are allocated.
- 2.28 The precise implications of each option for the Council's updated assessment of 5 year land supply are explored later in this report at Table 6.2. Table 6.2 shows that under Option 2a and 2b the SUEs can deliver 200 or 325 dwellings respectively up to 31 March 2018. This is significantly less than the 525 dwellings delivered under Option 1. The implications of the differences between options 1, 2a, 2b and 3 in terms of their ability to deliver a satisfactory deliverable 5 year supply of land for housing development is outlined more fully in Section 6 of this report.

- 2.29 The land supply under options 2a and 2b would also be more vulnerable than under Option 1, as short term delivery would be focused on a smaller selection of sites. Therefore if development on one or more sites stalls or progresses more slowly than currently anticipated the expected shortfall in land supply early in the plan period under options 2a or 2b may be exacerbated. This could subsequently give the Council less control over which of the sites come forward for development and potentially result in there being pressure for less sustainable locations to be developed. Locations within which there could be further pressure for development under these options could include the 'alternative' Green Belt sites (which have been found to be less suitable by the Inspector¹⁹) and/or other Green Belt locations which were discounted by the Council having regard to the Green Belt Study²⁰ and other evidence earlier in the plan making process.
- 2.30 The implications of Options 2a and Option 2b as they relate to the assessment of deliverable housing land supply are illustrated at Table 6.2 in Section 6 (Implications of SUE Allocations for Housing and Employment Land Supply) of this report.
- 2.31 Under option 2a, early delivery would be focused on the largest 3 sites which would be allocated with the smaller housing sites being subject to a delayed release as 'reserved' locations. This approach would be difficult to justify as the Council has already resolved in principle to grant planning permission²¹ for housing on one of the smaller sites (Bank Lane, Kirkby (ref: KGBS 1). It would be difficult to justify delaying the granting of further planning permissions for other small sites identified by the Council.
- 2.32 Under each of these approaches appropriate site-specific policy guidance and site boundaries could only be included in the Core Strategy for those SUEs that are allocated at this stage. The Council would also have the flexibility to develop further policy guidance via future master plan based Supplementary Planning Documents (SPDs) where appropriate. Noting the risks associated with maintaining a deliverable supply of sites under options 2a and 2b, there may as stated above be pressure for development on other less suitable Green Belt sites. If this were to happen, it is unlikely that adequate policies would be in place to address site specific considerations as required.
- 2.33 To select either of options 2a or 2b the Council would need to clearly and robustly justify why some of the 'reserve' locations could be developed before other sites. The Green Belt Technical Report undertook a detailed appraisal of a range of Green Belt sites and identified sites to be identified as 'reserved' locations, 'safeguarded land' or discounted sites.
- 2.34 This appraisal involved identifying the overall balance between separate assessments against the Core Strategy Strategic Objectives and SA objectives. In re-considering this assessment for the purposes of this report it is evident that a further 'disaggregation' of the sites identified as 'reserve' locations, for the purpose of identifying a pool of sites to be allocated in the short term, cannot be achieved based on available evidence due to the comparatively similar performance of each of the "reserve" locations.

¹⁹ See paragraph 11 of Inspector's Interim Findings

²⁰ Knowsley and Sefton Green Belt Study – Final Knowsley Report (Knowsley MBC, 2012)

²¹ Subject to referral to Secretary of State as a departure from the Plan and potential 'call in' procedures

- 2.35 Under option 2b, only the smaller sites would be allocated for development with the remaining large sites being subject to a phased release. This approach would not be suitable as the largest sites require a much longer period in which to be fully completed. Under this approach it could be questionable whether sufficient contingency would remain to ensure that enough development would be completed by 2028 to meet the Plan's overall development requirements. This is due to the largest sites not being released from the Green Belt until later in the Plan period and having long build out periods of up to 9-10 years for sites such as East of Halewood and South of Whiston due to their significant size.
- 2.36 The findings of the SA in relation to these options conclude that in the longer term (10+ years) there is unlikely to be a significant difference in sustainability performance between Options 2a or 2b when compared to Option 1. Therefore there are no overriding sustainability benefits of Option 2a or 2b that would outweigh the negative issues that have been outlined above.

Option 3 (Discounted Approach C)

- 2.37 The Inspector identified that Option 3 has the significant disadvantage of limiting the Plan's ability to provide sufficient policy guidance against which to assess any subsequent planning applications and of not specifying site boundaries.
- 2.38 This approach would not allocate any sites for housing or employment development. Under this approach the Inspector's requirements for a high quality business park and a site suitable for large scale distribution uses would not be addressed as each of the sites suitable to meet these needs (i.e. Knowsley Lane, Huyton (KGBS 7) and Land South of M62 (KGBS 17) respectively), would remain in the Green Belt.
- 2.39 The options matrix identifies that this approach has the potential to delay the delivery of sites. This is due to the potential need (in the period before these sites would be allocated in a future Local Plan document) to refer any planning applications for housing or employment development which the Council is minded to approve to the Secretary of State (SoS) as a 'departure' from the Plan and the potential for a subsequent 'call-in' by the SoS. These additional procedural steps are also likely to cause uncertainty for the development industry and landowners.
- 2.40 Due to this uncertainty and/or delay regarding the delivery of sites, this option has a further risk associated with difficulties for the Council in evidencing the short term deliverability of sites which would remain in the Green Belt as 'reserve' locations and are not technically allocated for development. It is therefore concluded that this approach would not meet the Inspector's concerns regarding the shortage of a 5 year 'deliverable' housing land supply.
- 2.41 Whilst the longer term (10+ year) sustainability performance against the SA objectives is similar the level of certainty that such outcomes will be achieved is much lower than under Options 1, 2a and 2b. This is primarily due to the risks associated with the potential 'call in' procedure and lack of formal land allocations for development as outlined above. Therefore the findings of the SA in relation to Option 3 support it being discounted as there are no overriding sustainability benefits that would outweigh the negative issues outlined above.

3. Options and Policy Approaches for Site Specific Allocations

3.1 In addition to the 4 'strategic options' outlined in section 2 of this report, the SA process and this technical report examine a range of site-specific options for each of:

- the sites previously identified as 'reserved' locations (and which are proposed in the modifications to the Plan to be allocated as Sustainable Urban Extensions); and
- the safeguarded location identified for post 2028 development needs.

3.2 The purpose of this site specific assessment is to explore a range of reasonable alternatives regarding the potential allocation of each site and the policy approach for each site. The options generated facilitate the SA process and ensure all reasonable alternatives at the modifications stage are appropriately considered.

3.3 The site-specific options for each location relate to the details of how the sites should be allocated as Sustainable Urban Extension. They include allocations and policy approaches that vary in the following ways:

- Whether the Plan policy for the site concerned should include site specific phasing restrictions;
- whether the boundary of the SUE site allocation should include or exclude other designations, such as Local Wildlife Sites and Public Open Space;
- The inclusion / exclusion of Flood Zones 2 and 3 from the proposed SUE allocations;
- Whether specific locations within wider SUE allocations should be allocated for ancillary uses such as proposed public open space (POS), retail and/or education provision.
- Variations in the proportions of different uses in sites which are to be allocated for mixed use development;
- Whether the allocation for the Land South of M62 (ref: KGBS 17) should include an allocation for a Country Park which is separate from the employment allocation or the whole site should be allocated as a mixed employment/country park allocation with no distinction between these uses on the Policies Map and flexible policy wording relating to the proportions between these uses; and
- Variations in the potential approach to safeguarding land at Knowsley Village (including whether part of this site should be brought forward as a SUE for development within the Plan period).

3.4 Further details of each of these site specific options are outlined in the Options Matrix (Appendix 2). The options matrix presents a 'preferred approach' (Option 1) and series of between 1 and 3 'discounted approaches' for each site, together with a summary of the reasons why the preferred approach has been chosen.

3.5 In general the preferred approach for each site was the highest scoring option in sustainability terms. In summary the SA of the site-specific options came to the following conclusions:

- Options which involved the application of site-specific phasing generally performed the same as options where no phasing restrictions were applied, but only in the longer term (i.e. 10+ years) once sites could potentially have been completed under both options.
- The positive sustainability implications for the phased approach tend to become apparent after the short term (0-5 year SA timescale) whereas sites without

phasing generally demonstrated an impact in sustainability terms within this initial (0-5 year) SA timescale;

- Site options that involved the allocation of specific ancillary uses (potentially including Public Open Space or retail for example) resulted in an ‘uncertain’ or ‘positive performance against SA objectives associated with access to services, facilities and amenities and a positive impact on objective E10 (reducing the need to travel and use of sustainable transport). However these approaches need to be implemented in a way which takes account of the need for flexibility to avoid jeopardising the effective master planning of sites in the future; and
- Site options that excluded areas of flood risk from those SUE allocations which contain these performed better against SA objective E3 (adaptation to climate change). However, this approach increased the level of certainty that there would be a negative impact in relation to SA objective E1 (protection of landscape character) due to risks associated with resultant inconsistent and irregular Green Belt boundaries.

3.6 In summary, the SA report found no overriding sustainability considerations that suggest that any of the site specific ‘discounted approaches’ should be included in the Plan in preference to the preferred approach for each site.

Consideration of alternative Green Belt site allocation options

3.7 The Inspector’s Interim Findings confirm that the specific locations identified by the Council for release from the Green Belt are sound. Furthermore, the Inspector’s findings also confirm that none of the alternative Green Belt locations put forward by land owners or their agent’s (and which were considered at the hearings in November 2013) warrant inclusion in the Plan.

3.8 Notwithstanding these findings, the Council considered it prudent to consider two locations as part of the SA process at modifications stage. These sites and the rationale for appraising them via the SA process at this stage are identified in Table 3.1 below.

Table 3.1: Additional Green Belt Sites Appraised by Sustainability Appraisal Report (at proposed modifications stage)

Site Reference	Site Name	Rationale for Inclusion in SA Process
Alt D (b)	Lydiat Lane, Halewood	This site was previously assessed via the SA process ²² as a site with a larger site boundary. However, in late 2013 following publication of the 2012 SA report, the Council was notified that the extent of the site had reduced. It was therefore considered appropriate to re-appraise the site on the basis of its revised and smaller site area.
Alt E	Land at Burtons Way, Kirkby	This site was considered as a Green Belt parcel within the Green Belt Study (EB08) and discounted. The site was not appraised

²² Knowsley Core Strategy: Green Belt Broad Locations for Development – Sustainability Appraisal Report (Urban Vision, 2012) (Examination Library Reference: SD08/08a)

		<p>as an alternative site option in the SA process prior to submission of the Core Strategy as it was not considered to be a realistic alternative site due to its limited scale and capacity for development due to flood risk.</p> <p>However, as the site was discussed as a specific agenda item at the Local Plan hearings in November 2013 the site has been included in the SA at this stage.</p>
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- 3.9 In summary for ‘Lydiate Lane, Halewood’ (Alt D(b)), the SA concluded that whilst the site would have a positive impact on a number of objectives, its influence on economic objectives and those associated with reducing poverty and social deprivation would no longer be measurable when compared to the original larger site boundary. As such, it is considered that as a whole the revised site is less sustainable than the larger location assessed by the Green Belt Technical Report and SA of Green Belt Broad Locations for Development²³. Therefore, the Council sees no reason to re-consider its original conclusion which was to discount this location from consideration. Indeed, the new SA for this site identifies even lower sustainability benefits to outweigh any harm that would result to the role and function of the Green Belt if this site were to be allocated for development.
- 3.10 In relation to ‘Land at Burtons Way’ (Alt E) the SA concluded that due in part to the limited capacity of the location the allocation of this site for development would be unlikely to have a significant impact on many of the SA objectives. However, due to the presence of flood zones 2 and 3 toward the southern and western boundaries of the site it was considered to have a major negative impact on the objective of adapting to climate change (SA Objective E3). Considered in cumulative with the findings of the Green Belt Study, which identified the site as falling within an Essential Gap, the Council has concluded that there are no overriding sustainability considerations which would warrant the allocation of this site for development in the Plan.
- 3.11 Further information regarding the assessment of each site can be found in the SA report²⁴.

²³ Knowsley Local Plan Core Strategy Proposed Modifications – Sustainability Appraisal Report (Urban Vision, 2014) (Examination Library Reference: SD28)

²⁴ *ibid*

4. Deliverability and Capacity of Sustainable Urban Extensions

- 4.1 This section of the report considers any deliverability issues arising from the allocation of the SUEs and the resultant re-phasing of anticipated development within these as proposed by the Council in the modifications to the Plan.
- 4.2 To inform the proposed allocation of the SUEs as part of the Council's modifications, there was a need to reconsider the development capacity of each SUE as further detail is required to allocate the sites in relation to the previous approach of only identifying 'reserved' locations in the Core Strategy (Submission version) (CS01).
- 4.3 To re-affirm the deliverability and capacity of the SUEs at this stage the Council used the following types of engagement:
- Liaison with public sector partners and infrastructure providers; and
 - Developer / landowner contact.
- 4.4 The methods and results for each form of engagement are outlined below.

Liaison with Public Sector Partners and Infrastructure Providers

- 4.5 In February 2014 the Council consulted public sector partners and infrastructure providers about the prospect of allocating some or all of the SUEs as part of modifications to the Plan to be presented at a later date. As part of this engagement process the Council provided background information on each of the proposed allocations, including site areas, likely phasing and delivery rates and site capacity. The following agencies were contacted at this stage:
- Scottish Power
 - National Grid
 - Highways Agency
 - Environment Agency
 - United Utilities
- 4.6 As part of this engagement process these bodies raised no objections to the principle of allocating any of the SUEs or to their being brought for development earlier in the plan period than previously proposed.
- 4.7 Detailed comments from the Highways Agency (via a Technical Note from AECOM – see Appendix 3) state, in relation to the 'South of Whiston' and 'Land South of M62' sites, that 'Tarbock Island' M62 interchange has sufficient capacity to accommodate the allocation of the adjacent sites based on 2013 traffic conditions. However, under a 2028 traffic scenario congestion is likely to occur on a number of the arms of the 'Tarbock Island' gyratory. This is consistent with transportation evidence previously presented by the Council in the Transport Feasibility Study²⁵ and Transport Modelling

²⁵ Knowsley Local Plan Transport Feasibility Study (AECOM, 2012) (Examination Library Reference: EB10)

Report²⁶ . The Council has taken measures to address this issue by specific reference to the need for delivery of 'measures needed to address the impact of the development on traffic generation in the wider area' within Policy SUE 2c (Part 2(a)).

- 4.8 In addition, as part of the proposed master plan Supplementary Planning Document (SPD) for this and other SUEs the broad nature and location for highways improvements will be considered in further detail (see paragraph 8.4 of SUE SPDs Request for Quotation Document at Appendix 4). Furthermore, in common with major developments on any site a full transport assessment will be required as part of any future planning application for the development of this site. The Highways Agency will be a statutory consultee on any such future planning application(s).
- 4.9 The comments received from United Utilities supplement earlier extensive engagement with this organisation (and other infrastructure providers) earlier in the plan making process. United Utilities have raised no objections to the principle of developing any of the SUEs. The response from UU received in 16 March 2014 highlights in general terms that the delivery of the larger sites should be informed by strategies for infrastructure which ensure co-ordination between multiple phases of development. The Council intends to address these considerations via the provisions of proposed Policy SUE 2 'Sustainable Urban Extensions – Development Principles' and the master planning of the 3 largest and/or complex sites (i.e. Knowsley Lane Huyton (ref: KGBS 7); South of Whiston (ref: KGBS 14) and Land South of M62 (ref: KGBS 17); and East of Halewood (ref: KGBS 19&20)).
- 4.10 Both agencies have requested ongoing liaison with the Council. This will be provided via the master planning and planning application processes as appropriate.

Developer and Landowner Contact

- 4.11 To refine its previous estimates of the development capacity of each SUE and ensure their deliverability early in the Plan period the Council re-engaged with landowners and developers with an interest in each of the SUEs.
- 4.12 As part of this process the Council sought to confirm that parties involved in the Local Plan process to date were indeed in control of the sites in question via either confirmation of land ownership or confirmation of a development option agreement being in place.
- 4.13 For all the proposed Sustainable Urban Extensions (except for elements of South of Whiston and Land South of M62 – see below) evidence from relevant owners and/or developers indicates their availability for development.
- 4.14 Within the sites at South of Whiston and Land South of M62 the land ownership pattern is complex (as illustrated in the plan at Appendix 5). To confirm the availability of these sites to be brought forward as site allocations, the Council undertook a

²⁶ Knowsley Local Plan Transport Modelling Report (Mott MacDonald, 2012) (Examination Library Reference: EB11)

targeted survey from 11 to 25 April 2014 for all landowners as recorded by the Land Registry. An example of the covering letter and survey is provided at Appendix 6.

- 4.15 Notwithstanding the comprehensive engagement undertaken when it was preparing the Plan, the results of this survey allowed the Council to identify a small number of additional landowners within the sites at South of Whiston and Land South of M62 who had not previously actively engaged in the Local Plan process. This process also identified each party's intentions for the land they own and served to update the Local Plan consultation database to support effective engagement with stakeholders in the future master planning process for the sites.
- 4.16 In excess of 95% of all landowners within the 2 sites returned a response. The results of the survey overwhelmingly confirmed that the vast majority of land owners within the 2 sites agreed with the principle of development. However, within the 2 sites a limited number of landowners responded by confirming that the land in their respective ownership was not available for development at the current time or did not reply.
- 4.17 At this stage a precautionary approach has been used, whereby these areas of the sites have been excluded from the indicative developable area of the 2 sites.
- 4.18 A plan showing the responses to the South of Whiston and Land South of M62 landowner survey can be found at Appendix 5. The updated indicative developable area for the 2 sites is shown by the shaded area on the plan. The plan also illustrates that of the areas excluded from the developable area, none are of an integral and/or strategic value that could jeopardise the delivery of these sites as a whole.
- 4.19 Redacted versions of all responses received by the Council as part of this survey can be found at Appendix 7.
- 4.20 The impact of the results of the landowner survey on the development capacity of the 'South of Whiston' and 'Land South of M62' sites is provided in Table 4.1 below.

Table 4.1: South of Whiston and Land South of M62 Land Owner Survey – Net Change to Indicative Developable Area and Site Capacity

Site Name	Capacity at Core Strategy (Submission Version)	Capacity at Core Strategy (Modifications)	Net Change
South of Whiston	1532 dwellings	1503 dwellings	-29 dwellings
Land South of M62	24.51 hectares	22.51 hectares	- 2 hectares

- 4.21 The changes outlined in Table 4.1 above are reflected in housing and employment land supply calculations and housing trajectory information discussed later in this report.

5. Delivery Trajectory of Sustainable Urban Extensions

- 5.1 This section of the report outlines the anticipated rate of delivery of new housing development in each of the proposed SUEs. The information within this section updates the previous housing trajectory (published at Figure 5.1 of the Core Strategy submission document (CS01)), which assumed these areas would (instead of being allocated at Core Strategy stage) be "reserved" locations for longer term release from the Green Belt.
- 5.2 Following the initial Core Strategy hearings in November 2013 the Council proposes to make changes to the primary proposed use(s) and/or development capacity for specific SUEs. These changes have also been taken into account in the revised housing trajectory presented in this report. The Council has also reconsidered the likely development start date and delivery profile for each SUE.
- 5.3 The delivery trajectory presented at Appendix 8 of this report relates only to SUEs comprising residential or mixed use (including residential) development.
- 5.4 The Council has employed a range of data sources to robustly re-assess the housing trajectory for each site. Consistent with earlier work in the Green Belt Technical Report the Council has:
- Further reviewed proposed major infrastructure projects and constraints relating to each site;
 - Further engaged with infrastructure providers and public sector partners;
 - Re-considered evidence presented previously in the Knowsley Economic Viability Assessment (EVA);
 - Further reviewed housing land supply as presented in the Housing Position Statement²⁷;
 - Further reviewed the housing trajectory presented in the Housing Technical Report and Core Strategy (submission version).
 - Further engaged with landowners, developers and/or agents applicable to each SUE; and
 - Reviewed annual rates of housing completions in 2012/13 - 2013/14.
- 5.5 The latter two items comprise new evidence which has not previously been presented as part of the Local Plan evidence base. The evidence on specific issues is discussed in further detail below.

Liaison with landowners

- 5.6 To develop the delivery profile of each SUE the Council sought to engage with the landowners and/or their agents with an interest in the areas of each SUE which are likely be developable. At the time of the assessment with landowners in March 2014 such parties were understood to be those listed in Table 5.1. These parties are based on those that had previously engaged in the Local Plan process.
- 5.7 For completeness, the Council sought to engage with further landowners with interests at 'South of Whiston' and 'Land South of M62' after this initial assessment in April 2014

²⁷ Housing Position Statement (Knowsley MBC, 2013). In response the concerns raised by the Inspector, the Council produced a document entitled Supplementary Information – Matter 3 – Initial Housing Land Supply (Knowsley Council, 2013) this document updated the land supply information within the Housing Position Statement.

via the landowner survey for these two specific sites. This matter is dealt with at Section 4 of this report.

Table 5.1: Draft Sustainable Urban Extension Trajectory (List of Landowners and Agents Engaged)

Site Name and Reference	Contact
Bank Lane, Kirkby (KGBS 1)	Lindsay Gray (NV Assets) Dominic Page (Gerald Eve) Harry Spawton (Gerald Eve)
East of Knowsley Industrial and Business Parks (KGBS 4)	Martin Harker (Knowsley Estate)
Knowsley Lane, Huyton (KGBS 7)	Martin Harker (Knowsley Estate)
Land Bounded by A58, Prescott (KGBS 8)	Colin Williams (The Planning Studio Ltd)
Carr Lane, Prescott (KGBS 10)	Andrew Leysens (United Utilities) *
South of Whiston (KGBS 14)	Michael Courcier (Barton Willmore) * Chris Stroud (Maro Developments) * Andy Frost (Frost Planning) *
Edenhurst Avenue, Huyton (KGBS 16)	Andrew Thorley (Taylor Wimpey) Sebastian Tibenham (Pegasus Planning)
Land South of M62 (KGBS 17)	Michael Courcier (Barton Willmore) * Chris Stroud (Maro Developments) *
East of Halewood (KGBS 19 & 20) ²⁸	Andrew Thorley (Taylor Wimpey) Caroline Simpson (Turley) * Robin Greenway (Robin Greenway & Company) *

5.8 To engage with relevant parties the Council prepared an indicative delivery trajectory that identified in which years each SUE would potentially be able to deliver dwellings. At this stage specific yields for each year were not identified. In addition, the Council prepared a table outlining the key phasing assumptions considered appropriate to model delivery of each SUE. An email comprising this information was sent to the parties listed in Table 5.1 on 13 March 2013. A copy of this email and associated attachments is available at Appendix 9.

5.9 6 responses regarding 4 separate sites were received from the parties denoted by a (*) in Table 5.1. A copy of each response can be found at Appendix 10 and a summary of the key issues raised as part of this consultation is included in Appendix 11.

5.10 These responses were considered in conjunction with updated monitoring information for the period 2013/14.

Housing Delivery 2013/14

5.11 Since the suspension of the Local Plan hearings in 2013, the Council has completed its monitoring of housing completions for the period between April 2013 and March 2014. During this period there were 376 gross dwelling completions with 16 dwelling

²⁸ At the time of undertaking this research the parties with an interest in the East of Halewood site were considered to include Taylor Wimpey and Redrow (represented by NLP). However, the Council was notified in June 2014 that the site owner would not be represented by Cass Associates (see Appendix 16 for a redacted version of this correspondence). These changes do not affect the interests at land to the south of the site and Higher Road which is still represented by Robin Greenway & Company.

losses in Knowsley as a whole. This resulted in 360 net additional completions for the year 2013/14.

- 5.12 This new data has not been factored into the Council's 5 year supply calculation, which will be published in late 2014 as part of the Monitoring Report 2014 and SHLAA process. Therefore the data presented in this report and as part of the modifications to the Core Strategy will retain a base date of 1 April 2013 in line with the housing trajectory in the submitted version of the Core Strategy. The provision of this newly published data allows for a contemporary assessment of delivery rates within the current economic climate.
- 5.13 Table 5.2 below provides a summary of recent housing delivery against the emerging housing target of 450 net additional dwellings per annum.

Table 5.2: Housing Delivery and Performance Against Housing Target (2010/11 to 2013/14)

Housing Delivery / Performance Against Target	Year			
	2010/11	2011/12	2012/13	2013/14
Net dwelling completions per annum	160	252	195	360
Housing requirement per annum	450	450	450	450
Cumulative performance against target from 2010/11	-290	-488	-743	-833

- 5.14 A complete dataset of all completions in 2012/13 and 2013/14 is available at Appendix 12.
- 5.15 Analysis of the completions data between 2012/13 – 2013/14 (see Appendix 12) shows that a total of 4 individual sites in Knowsley have been able to deliver in excess of 30 dwellings per annum on 6 separate occasions and once site up to 79 dwellings per annum.
- 5.16 Whilst the information at Appendix 12 demonstrates that a number of sites have also delivered less than 20 dwellings per annum, this is principally due to the dominance of smaller sites (with a capacity of 20 dwellings or less) in Knowsley's housing land supply rather than any particular market signals.
- 5.17 For the purposes of providing evidence to identify the likely delivery rate for Sustainable Urban Extensions, it is considered appropriate to discount any consideration of past delivery rates on sites of less than 50 dwelling capacity. The principal reason for this is that the Sustainable Urban Extensions all have a larger site capacity compared to the figure of 50 dwellings. The Sustainable Urban Extensions at Carr Lane, Prescot (ref: KGBS 10) and Edenhurst Avenue, Huyton (ref: KGBS 16) at 74 and 86 dwelling capacity respectively are the sites with the smallest capacity.
- 5.18 To provide evidence of likely rate of delivery in the Sustainable Urban Extensions it is also appropriate to discount past delivery rates on current housing sites which have a capacity for 50 dwellings or more and either currently lack a planning permission or

have a planning permission but on which development is yet to commence. This is because none of these sites by definition have been able to deliver dwellings between 2012 and 2014. 5 sites fall into this category and have therefore also been discounted from the assessment.

5.19 Each of the remaining sites above 50 dwelling capacity are listed in Table 5.3 (overleaf) and grouped by:

- Sites with permission and commenced; and
- Sites completed in 2013/14.

Table 5.3: Housing Delivery per Year by Site Type (Sites Above 50 Dwelling Capacity Only) - 2012/13 and 2013/14

Site Ref	Planning Ref	Site Name	EVA Zone	Site Size (ha)	Gross Capacity (dwellings)	Baseline Viability	Density of Development	High Density / Apartment Development	Number of Apartments	Site Type	Gross Completions 2013-14	Gross Completions 2012-13
Sites Completed between 2012/13 and 2013/14												
1791	Various	Former Marconi Land, Roby Road, Roby	3	2.54	63	Viable	24.8	No	0	Brownfield	13	14
Sites with Planning Permission and Commenced at 1 April 2014												
3010	Various	North Huyton (All Phases)	1	186	1450	Marginal	7.8	No	0	Brownfield	34	78
1380.1	09/00556/OUT	Land Adjacent To Thingwall Hall, Thingwall Lane, Roby	3	18.4	525	Viable	28.5	No	0	Brownfield	79	0
1769.1	Various	Vacant Site South Of Steley Way, Prescott	3	4.81	386	Viable	80.3	No	0	Brownfield	61	40
2072.1	12/00210/FUL	Site Of Former Wingate Towers Alamein Road, Huyton	1	1.49	122	Unviable	81.9	Yes	21	Brownfield	0	0
R.011	12/00570/FUL	Former Simonswood Primary School Site, Minstead Avenue, Northwood, Kirkby	1	1.75	66	Marginal	37.7	No	0	Brownfield	12	0
1192.4	11/00304/FUL	Vacant Land at St. Kevins Drive, Northwood	1	1.96	52	Marginal	26.5	No	0	Brownfield	23	0

Source: Knowsley Local Plan Team Housing Monitoring System (Knowsley MBC, 2014)

- 5.20 Table 5.3 illustrates that each of the 3 largest sites within which housing delivery is currently taking place (North Huyton, Thingwall Hall, Huyton and Steley Way, Prescot) have been able to deliver up to 79 units in any one year. Analysis of these particular 3 schemes shows that they were market housing schemes on urban brownfield sites. Furthermore, none of these sites currently comprise an element of apartment or high density development which may allow for increased delivery to be increased in any particular year, for example where a large block of apartments is completed in one year.
- 5.21 This demonstrates that these numbers of dwellings can be delivered on some of the more challenging sites in the current economic climate.

SUE Development Start

- 5.22 To assess when each SUE is likely to start the development phase, this report uses a methodology similar to that adopted by the SHLAA process. Previous assumptions for the 'reserve' Green Belt locations included a 'hypothetical' start date for development due to the 'trigger' mechanisms within the Core Strategy (see submission version Policy CS5: Green Belt). However under the Council's proposed modifications to the Core Strategy these mechanisms would no longer be in place.
- 5.23 To establish the likely start date for the SUEs consideration first needs to be given to the likely date of adoption of the Plan as this will (under the Council's proposed modifications to the Plan) be the point when the SUEs are removed from the Green Belt and allocated for development.
- 5.24 It is currently envisaged that public consultation on modifications of the Plan will take place in August / September 2014. Assuming that no further consultations are required the Plan should be adopted in early 2015. For the purposes of developing the housing trajectory it has been assumed the Plan will be adopted by April 2015.

SUE Trajectory Conclusions

- 5.25 An analysis of completions between 2012/13 – 2013/14 shows that for large sites (in excess of 300 dwelling capacity) the number of dwellings delivered per site each year (see Table 5.3) correlates with the development assumptions outlined in Table 3.11 of the Housing Position Statement²⁹ which are based on the evidence within the Council's Economic Viability Assessment (EVA)³⁰. Notwithstanding the current housing market conditions, this data evidences that build rates in excess of 60 dwellings per annum on a single site are currently deliverable on sites in Knowsley which are of a sufficient scale to deliver such numbers.
- 5.26 Notwithstanding the comments received from landowners, the completions evidence from the last two years and evidence from Knowsley's EVA illustrate that the SUEs can be built out at the rates listed in Table 5.5 below.
- 5.27 On the basis of this evidence the build rates originally outlined within the Council's EVA and used within the SHLAA are used for the purposes of the SUE allocations.

²⁹ Housing Position Statement – Submission Version (Knowsley MBC, 2013) (Examination Library Reference: SD22)

³⁰ Knowsley Economic Viability Assessment (Keppie Massie, 2013) (Examination Library Reference: EB06)

5.28 As a result of the consultation process with landowners in early 2014 and analysis of recent monitoring of completions (see Table 5.3 above) the following conclusions and/or changes were made to the draft SUE trajectory (Appendix 9) which was shared with land owners in March 2014 prior to finalising the housing trajectory as presented in this report at Appendix 8.

Table 5.4: Summary of Changes made to Draft Sustainable Urban Extension Trajectory (see Appendix 9)

Element of Trajectory	Change (if appropriate)	Rationale
Variable timescales for period between planning permission and first completion based on size of site (less than 500 dwellings, 500 – 999 dwellings, 1000+ dwellings)	Removed	This element of the draft trajectory was removed on the basis that even the largest sites (i.e. East of Halewood and South of Whiston) would be able to deliver earlier phases of development from 12 months after planning approval.
Assumptions for multiple house builders and/or sales outlets on larger sites	No change	It has been assumed South of Whiston will have at least 3 and East of Halewood will have at least 2 house builders active in developing the sites. In relation to South Whiston this is on the basis of the responses outlined above and the existing mix of landowners and their respective intentions for development. In relation to East of Halewood, two house builders (Taylor Wimpey and Redrow) have promoted this site for development via representations on the Core Strategy. Therefore it is reasonable to assume that two developers and sales outlets would be involved in this site.
Date of return to 'normal market' conditions'	No change	Whilst it is noted that some landowners commented that a return to 'normal market' conditions (and increased built rates – see Table 5.5) by 2020/21 is overly cautious, in the absence of any robust evidence that this date should be moved forward it is maintained. This will be reviewed and potentially revised under the Council's housing monitoring system and be reported via future Monitoring Reports and/or annual updates to the SHLAA.
Standard allowance of 12 months to account for land assembly for sites with more than two owners / developers	Removed	On the basis of the consultation response, it was considered a standard approach to this issue was overly simplistic. Sites instead were assessed on a site-by-site basis to gauge whether larger sites (such as East of Halewood and South of Whiston) were likely to require an allowance for land assembly. Of principle importance is evidence of previous cooperation between landowners and/or whether the land is in the control of landowners willing to sell to developers. In the case of both

		sites the above could be robustly evidenced. It was therefore concluded that such an allowance would not be required at the current time.
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5.29 As a result of this analysis the assumptions outlined in Table 5.5 below have been attributed to the SUE delivery trajectory.

Table 5.5: Sustainable Urban Extension Phasing Assumptions

Development Stage	Indicative Timescale
Vacant site to full planning permission	1 year
Outline planning permission to full permission / reserved matters (where applicable)	6 months
Planning permission to first completion (all site sizes) (inclusive of enabling works / initial infrastructure delivery)	12 months
Annual build rate – existing economic conditions (up to 2019/20)	30-40 dwellings per annum (per developer)
Annual build rate – average economic conditions (assumed to be from 2020/21 onwards)	70 dwellings per annum (per developer)

6. Implications of Sustainable Urban Extension Allocations for Housing and Employment Land Supply

6.1 This section of the report illustrates the implications of allocating the SUEs for Knowsley's 5 year 'deliverable' housing land supply, housing trajectory and qualitative employment land provision.

5 Year Deliverable Housing Land Supply and Housing Trajectory

6.2 Taking into account the findings of the previous sections, the following assessment of housing land supply from 1 April 2013 onwards can be made (see Table 6.1). The table illustrates the land supply assuming all the proposed Sustainable Urban Extensions are allocated for development in the Core Strategy.

Table 6.1: Housing Land Supply at 1 April 2013

	Delivery 2010/11 - 2012/13	0-5 Year	6-10 Year	11-15 Year	Total Plan Period	Post Plan Period
Requirements						
Plan Period Target					8100	
Requirement x 5 Years		2250	2250	2250		
5 Year Requirement + NPPF 20% Buffer		2700				
<i>Shortfall (2010/11 - 2012/13)</i>	<i>743</i>					
Supply Type						
Commitments and Allocations		1903	1272	506		129
SHLAA 0-5 Year (phased)		403	0	0		
SHLAA 6-10 Year (phased)		0	1055	0		
SHLAA 11-15 Year (phased)		0	0	24		
Sustainable Urban Extensions		525	1826	877		
Total Supply	607	2831	4153	1407	8998	129
Plan Period 'headroom'					898	
5 Year Supply						
<i>Over / Under Supply</i>		<i>581</i>	<i>1903</i>	<i>-843</i>		
<i>Over / Under Supply (+20% Buffer)</i>		<i>131</i>				
<i>Over / Under Supply (+20% & Shortfall)</i>		<i>-612</i>				

6.3 Table 6.1 illustrates that with the addition of delivery from the SUEs which are proposed to be allocated via the modifications to the Core Strategy, the Council can now demonstrate a 5 year 'deliverable' supply of housing land plus 20% buffer as required by the NPPF.

6.4 A revised housing trajectory, including contributions from other sites (commitments, allocations and SHLAA sites) has been produced as part of the Council's Schedule of Modifications. This modified trajectory takes into account the allocation and delivery of the SUEs and is proposed to be included at Figure 5.1 of the adopted Local Plan: Core Strategy³¹. A duplicate version of the updated trajectory (at large scale) is presented at Appendix 8 to this report.

³¹ See proposed modification reference M060

- 6.5 The following appendices provide further analysis of the updated housing trajectory:
- Appendix 13 illustrates the updated housing trajectory (disaggregated by supply source); and
 - Appendix 14 provides a detailed breakdown of the annual delivery for each SUE on a site-by-site basis and outlines each SUE's estimated contribution to the housing trajectory on an annual basis.
- 6.6 In relation to housing the above information shows that the allocated SUEs have the potential to contribute 525 dwellings to the deliverable housing land supply (with a 1 April 2013 base date).
- 6.7 The report identifies a 5 year supply (at 1 April 2013) of **2831 dwellings** or **6.29 years**. This quantum is sufficient to meet Knowsley's 5 year supply requirement plus the 20% flexibility 'buffer' as required by the National Planning Policy Framework³² at paragraph 47 (i.e. $5 \times 450 = 2250 (+20\%) = 2700$). However, this provision is only 131 units (or '0.29 years') in excess of Knowsley's requirement.
- 6.8 In future years (beyond 1 April 2013) the proposed SUE allocations are able to continue to contribute to housing delivery. Appendix 15 illustrates the impact the anticipated delivery from the SUEs (in cumulative with urban housing sites) has on the 5 year housing land supply on an annual basis from 1 April 2013 onwards.
- 6.9 Appendix 15 comprises a table that shows that an adequate 5 year housing land supply can be demonstrated from April 2013 until 2019/20. Furthermore, the table and housing trajectory show a notable increase in expected housing delivery in the short term which is above the annual average housing completions target of 450 net additional dwellings. It is currently projected that delivery will exceed the annual housing target each year until 2025/26. As a result, it is anticipated that the 20% buffer on top of the 5 year requirement will no longer be required by 2018/19, following 2 consecutive years (i.e. 2016/17 and 2017/18) of meeting the annual target.
- 6.10 As a result of this increase in delivery it is currently projected that the shortfall in delivery between 2010/11 – 2012/13 of 743 dwellings will be met in full by 2018/19. The progress in meeting any shortfall in delivery from 2010/11 will be monitored on an annual basis via annual updates to the SHLAA and via the Council's future Monitoring Reports.
- 6.11 By drawing from the assessment at Section 5 of this report, Table 6.2 illustrates the implications of the 4 'strategic options' in relation to the assessment of deliverable housing land supply with a base date of 1 April 2013.

Table 6.2: Deliverable Housing Land Supply Under 4 Strategic Options for Green Belt Release

Strategic Green Belt Option	Number of Dwellings Contributed by SUEs in Deliverable Housing Land Supply	Total Deliverable Housing Land Supply	5 Year Requirement (including 20% buffer)	Over / Under Supply
Option 1	525	2831	2700	+134
Option 2a	200	2506		-194

³² National Planning Policy Framework (CLG, 2012)

Option 2b	325	2631		-69
Option 3	0	2306		-394

- 6.12 Table 6.2 clearly shows that Option 1 (conversion of all 'reserve' locations into SUE allocations) is the only viable option that can support the maintenance of a 5 year 'deliverable' supply of housing land up to 2018. Table 6.2 also shows that under Options 2a and 2b the Plan would not be able to provide enough deliverable housing land to meet Knowsley's 5 year requirement (plus 20% NPPF buffer). The figures contained in the column for Option 3 confirm that this is the least effective option in addressing the shortfall in 'deliverable' housing land supply.
- 6.13 The findings presented in Table 6.2 support earlier conclusions presented in Section 2 that Option 1 is the only viable option that would satisfactorily address the Inspector's concerns regarding housing land provision.
- 6.14 **In the Council's view this confirms – in respect of the housing sites - the need to convert all the previously identified reserve sites for longer term release from the Green Belt to site allocations for housing development at this stage i.e. Strategic Option 1 as presented in Section 2 of this report).**

Qualitative Employment Land Supply

- 6.15 As set out earlier in this report, the Inspector's Interim Findings (paragraph 10) highlight a qualitative requirement for a high quality business park (following on from Kings Business Park), which is almost fully developed) and, to a lesser extent, for large scale distribution.
- 6.16 To address these deficiencies in employment land supply earlier sections of this report clarify that allocations for specific uses are proposed at Land at Knowsley Lane, Huyton (KGBS 7) and Land South of M62 (KGBS 17).
- 6.17 Proposed policies SUE 2a 'Sustainable Urban Extension - Knowsley Lane, Huyton' and SUE 2c 'Sustainable Urban Extension - South of Whiston and Land South of M62' outline the range of uses that will be accepted in each location.
- 6.18 Part 1 of the above mentioned policies make specific reference to the uses highlighted by the Inspector as deficient and confirm that the sites are highlighted for such uses. In relation to Knowsley Lane, Huyton revisions are proposed to the minimum proportion of the site which is allocated for businesses uses (Use Class B1) or for other appropriate uses within the Liverpool City Region target economic sectors.
- 6.19 The suitability of distribution uses at Land South of M62 is supported by evidence summarised in the Joint Employment Land and Premises Study³³ (JELPS) and Green Belt Study (2012). These studies highlight that the site has potential for employment uses, noting the site's strategic location adjacent to the M57/62 interchange at 'Tarbock Island' and its scale which make it highly attractive to the market.
- 6.20 Therefore it is considered that the SUE allocations for Knowsley Lane, Huyton and Land South of M62 (in conjunction with their associated policies) are sufficient to meet the qualitative employment land deficiencies identified in the Inspector's Interim Findings at paragraph 10.

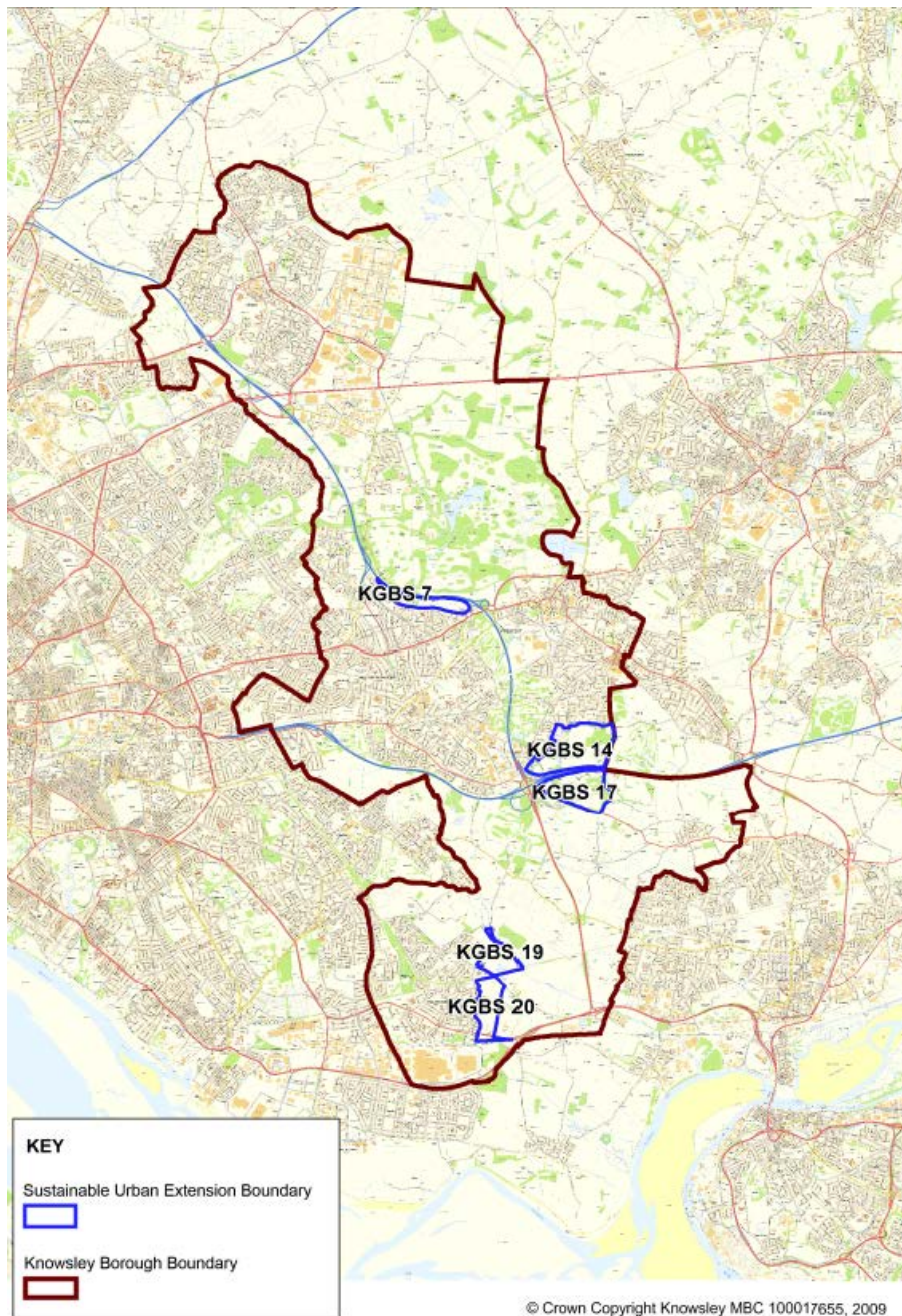
³³ Joint Employment and Premises Study (BE Group, 2010) (Examination Library Reference: EB07)

6.21 The Council's proposed approach also includes the allocation of a further site for employment uses, East of Knowsley Industrial and Business Parks, Kirkby (ref: KGBS 4). This location was previously identified for phased release in the future from the Green Belt. This 'gateway' site is already identified by the Plan (at Policy CS11) as being suitable for 'business' uses subject to compliance with the sequential test. Bringing the development of this site forward to earlier in the plan period could therefore also help to address the need for this type of use identified by the Inspector. The early development of this site would also support the wider regeneration of Knowsley Industrial and Business Parks by enhancing a gateway location at a key entrance to the Parks.

7. Council-led Master Planning of Sustainable Urban Extensions

- 7.1 The proposed modifications to the Plan outline (at Policy SUE 2 (part 3)) that the Council will prepare master plans and associated Supplementary Planning Documents for the 3 largest and most complex Sustainable Urban Extensions.
- 7.2 The sites for which the Council intends to lead a master planning process have been chosen due to their scale, strategic value to the delivery of the Plan as a whole and complexity. The Council-led master planning process will also confirm the infrastructure requirements for these sites and facilitate their comprehensive development. There is also a need for the Council to be pro-active in master planning these sites due to the potentially long lead-in times for infrastructure planning and other preparatory works which could impede delivery if not considered from the outset of the planning process in a holistic manner.
- 7.3 The sites for which the Council intends to prepare master plans (in consultation with the local community and other stakeholders) are:
- Knowsley Lane, Huyton (KGBS 6);
 - South of Whiston (KGBS 14) and Land South of M62 (KGBS 17); and
 - East of Halewood (KGBS 19 & 20).
- 7.4 These sites are illustrated in Figure 7.1 (overleaf):

Figure 7.1: Location of Sites Proposed to be Subject to Master Plan Supplementary Planning Documents



Source: Request for Quotation: Preparation of master plans / Supplementary Planning Documents for 3 Sustainable Urban Extensions (Knowsley MBC, 2014)

- 7.5 The Council intends to commence work on development of the master plan SPDs alongside the remaining stages advance of adoption of the Core Strategy. The Council commenced a procurement process on 14 May 2014 via publication of a Request for Quotation (RfQ) document (see Appendix 4 for a redacted version of the RfQ and draft project plan). The Council intends to appoint a suitably skilled team of external consultants to assist the Council with the work and to ensure the necessary resources and expertise are in place to deliver the master plans in a timely fashion. Subject to the assessment of responses to the RfQ it is anticipated that the consultants will be appointed in summer 2014. The Council will be able to provide an update on progress

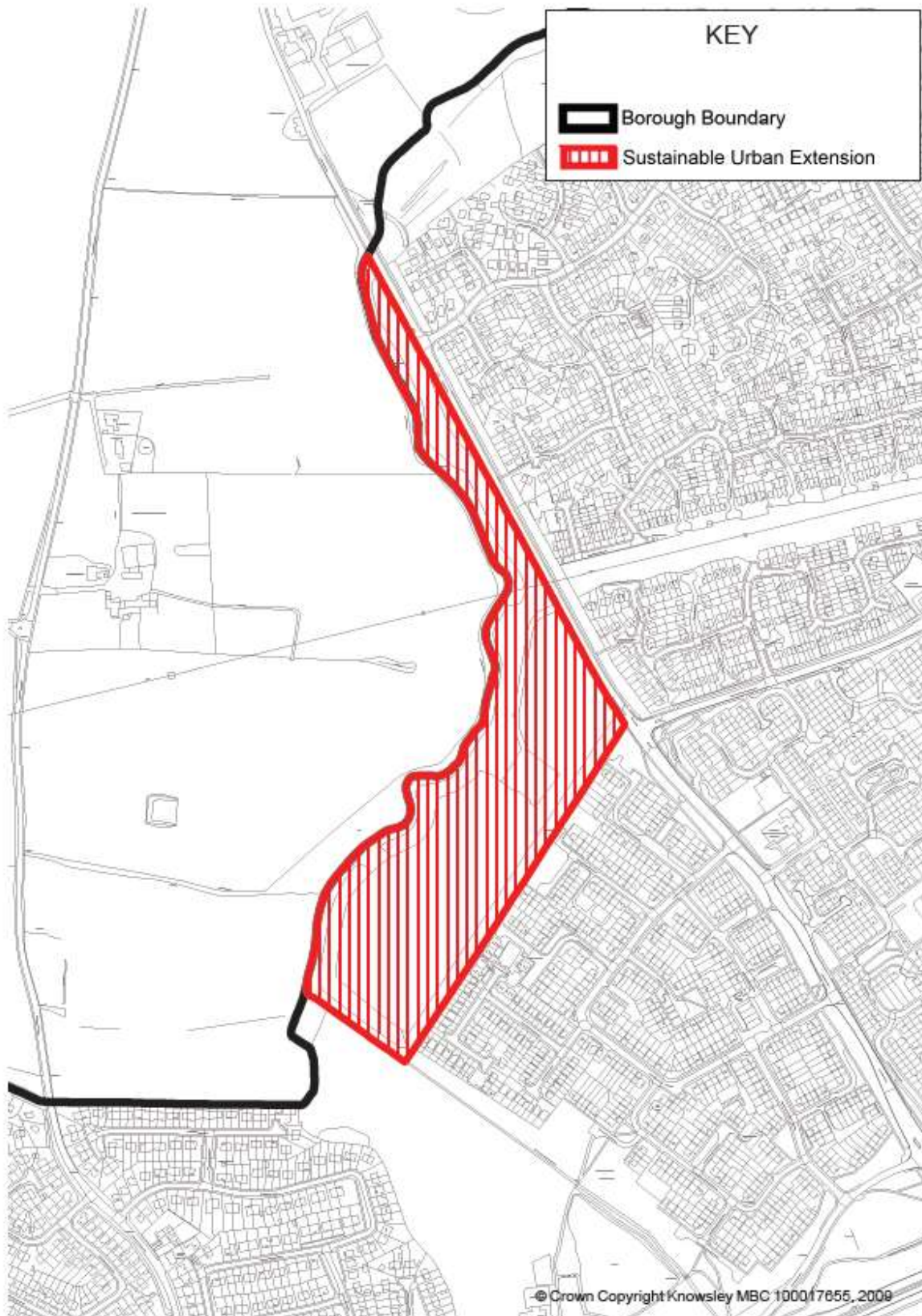
in this commissioning exercise if required at the re-convened hearings for the Examination in Public of the Plan.

- 7.6 The RfQ document outlines the Council's expectations for delivery of the SPDs via a draft project plan. The principal draft milestones for this project are:
- Appointment of consultants - Summer 2014
 - Public consultation on draft SPDs - January to March 2015
 - Delivery of Final SPDs - June 2015
- 7.7 The timescales outlined above are derived from the Council's draft project plan (see Appendix 2 of the RfQ document). These timescales will be reviewed in conjunction with the successful consultants at project inception.
- 7.8 The timescales for production of the SPDs allow for the timely delivery of the 3 SUEs as the adoption of the SPDs is likely to be shortly after adoption of the Core Strategy. The timescales for the SPDs are also consistent with the assumptions in the updated housing trajectory (see Section 6 and Appendix 8 of this report). The SPDs would be finalised in time to inform subsequent decisions on planning applications and facilitate the required amounts of development on these sites before April 2018.

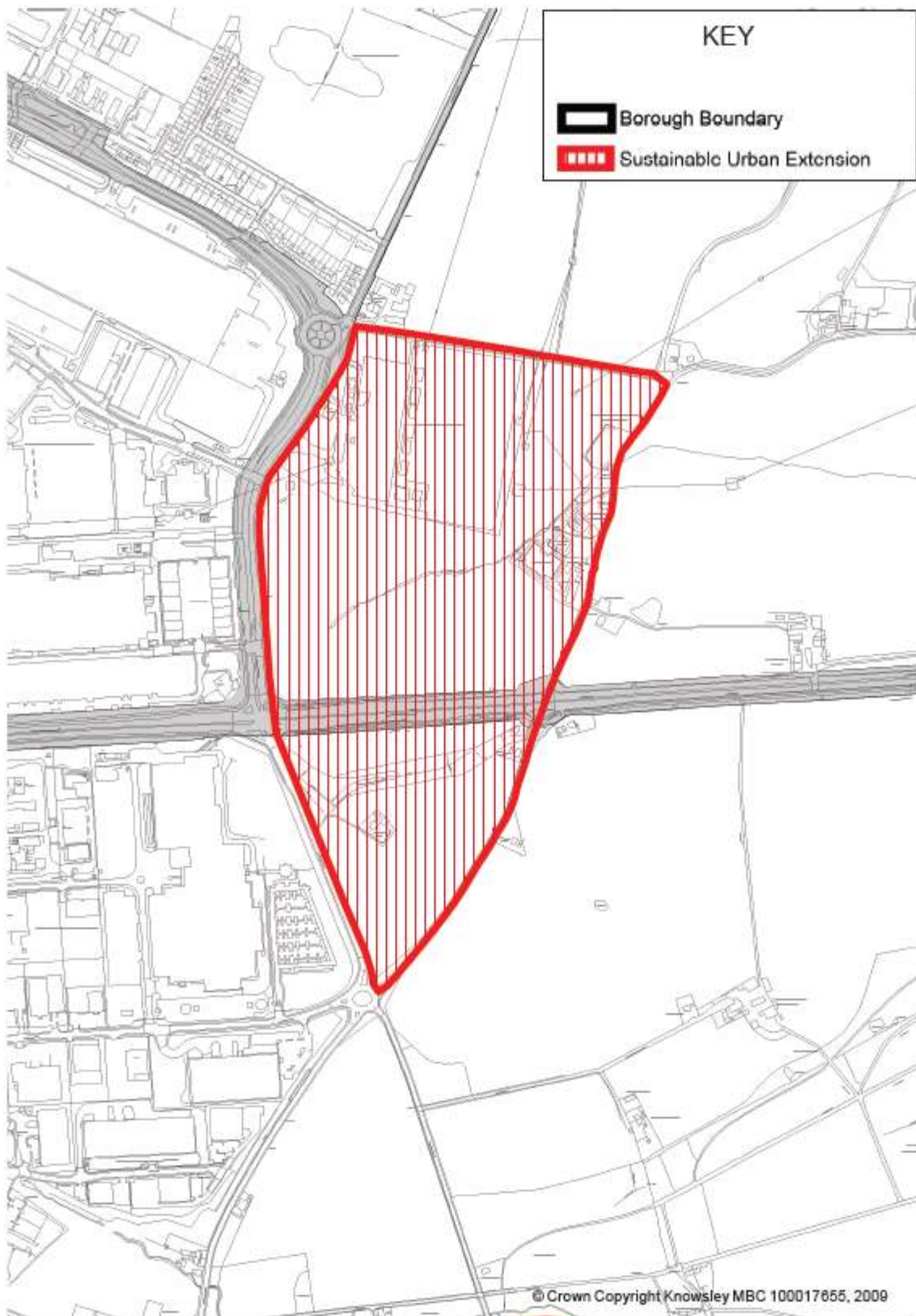
Appendix 1: Sustainable Urban Extensions and Safeguarded Land Allocation Plans

Site Name	Allocation Type and Primary Proposed Use	Site Reference
Bank Lane, Kirkby	Sustainable Urban Extension (housing)	KGBS 1
East of Knowsley Industrial and Business Parks	Sustainable Urban Extension (employment)	KGBS 4
Knowsley Lane, Huyton	Sustainable Urban Extension (housing and employment)	KGBS 6
Edenhurst Avenue, Huyton	Sustainable Urban Extension (housing)	KGBS 16
Land bounded by A58, Prescott	Sustainable Urban Extension (housing)	KGBS 8
Carr Lane, Prescott	Sustainable Urban Extension (housing)	KGBS 10
East of Halewood	Sustainable Urban Extension (housing)	KGBS 19&20
South of Whiston	Sustainable Urban Extension (housing)	KGBS 14
Land South of M62	Sustainable Urban Extension (employment and country park)	KGBS 17
Land at Knowsley Village	Land Safeguarded for Future Urban Extension (housing)	KGBS 6

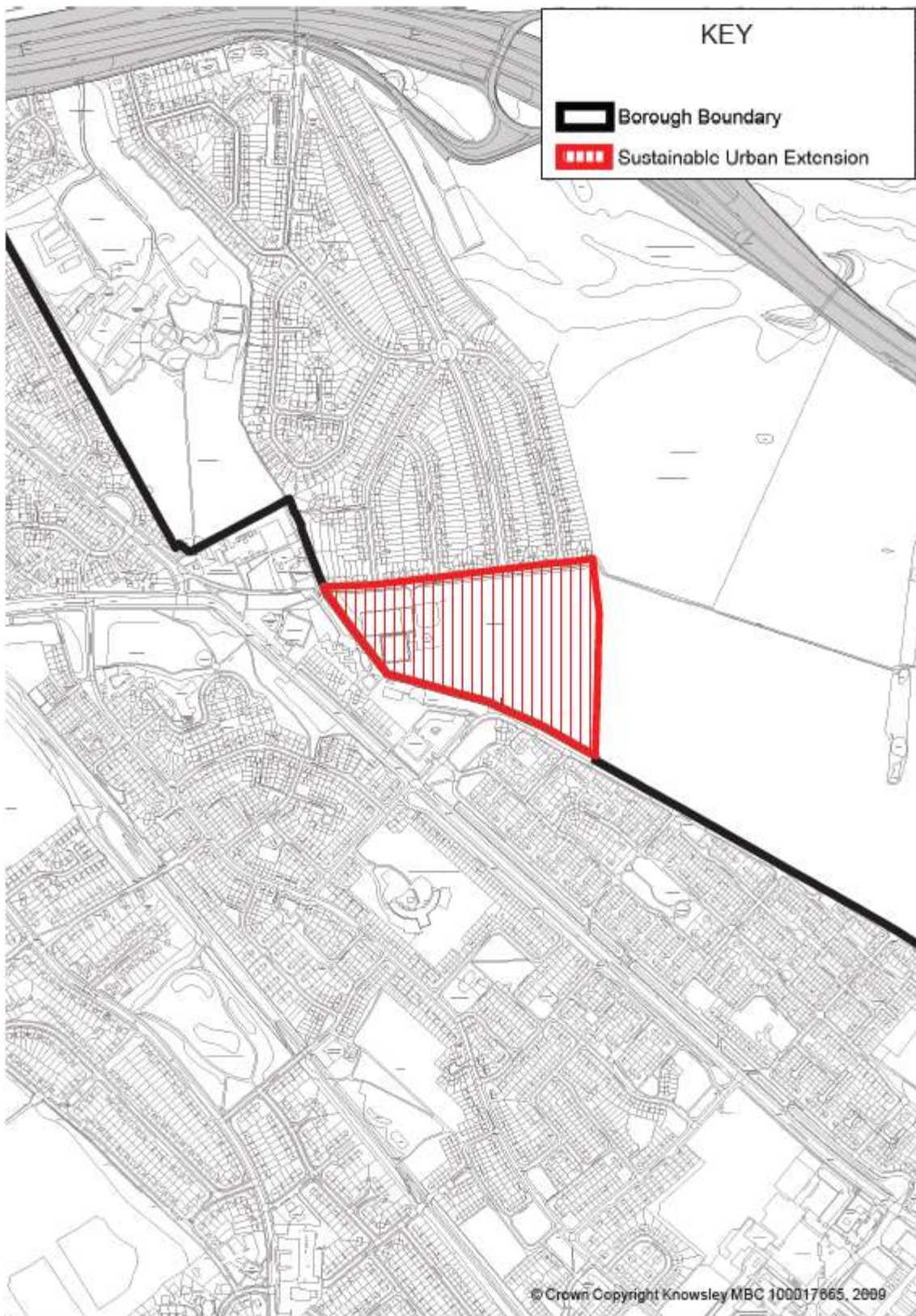
Sustainable Urban Extension – Bank Lane, Kirkby (KGBS 1)



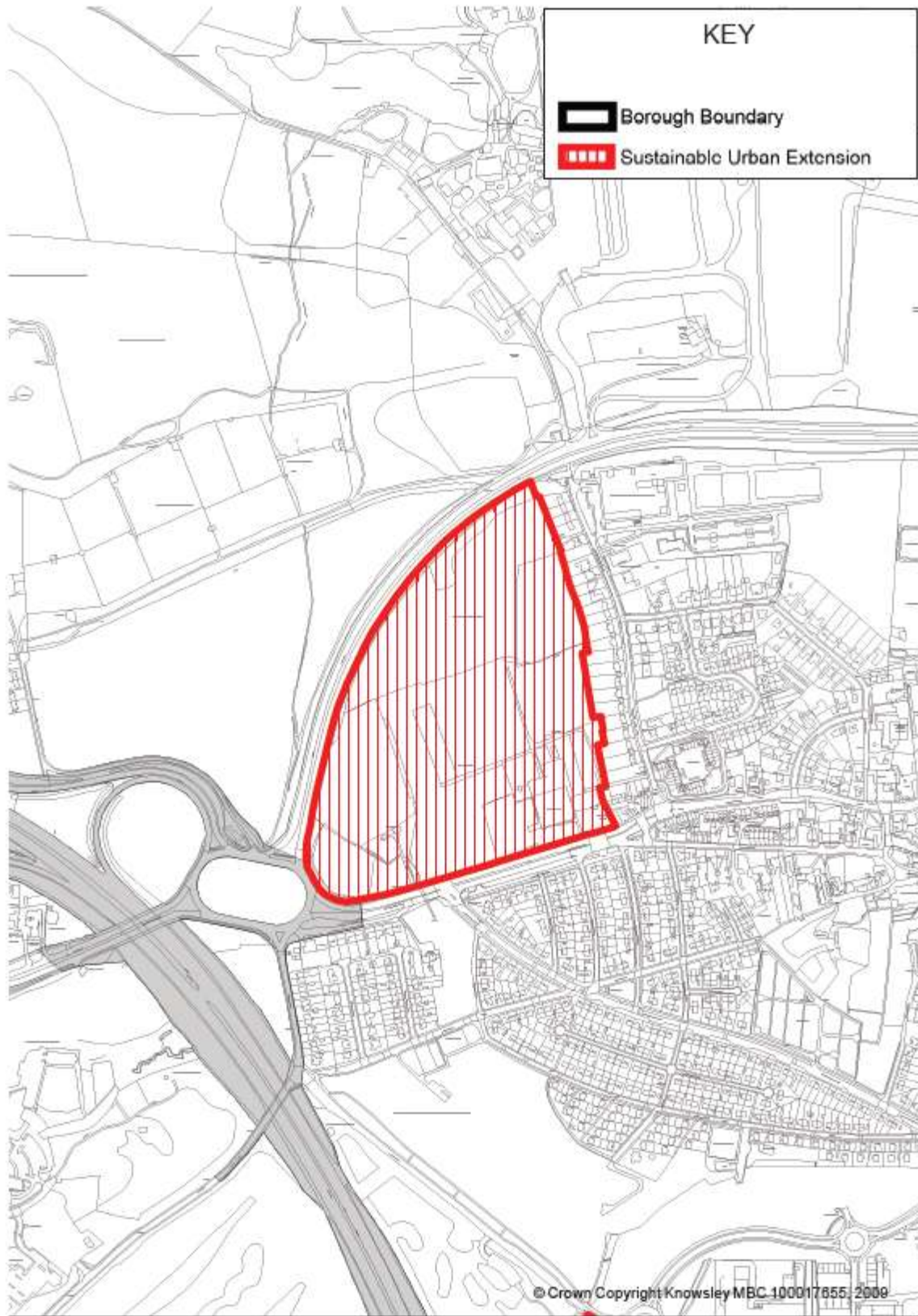
Sustainable Urban Extension – East of Knowsley Industrial and Business Parks (KGBS 4)



Sustainable Urban Extension – Edenhurst Avenue, Huyton (KGBS 16)



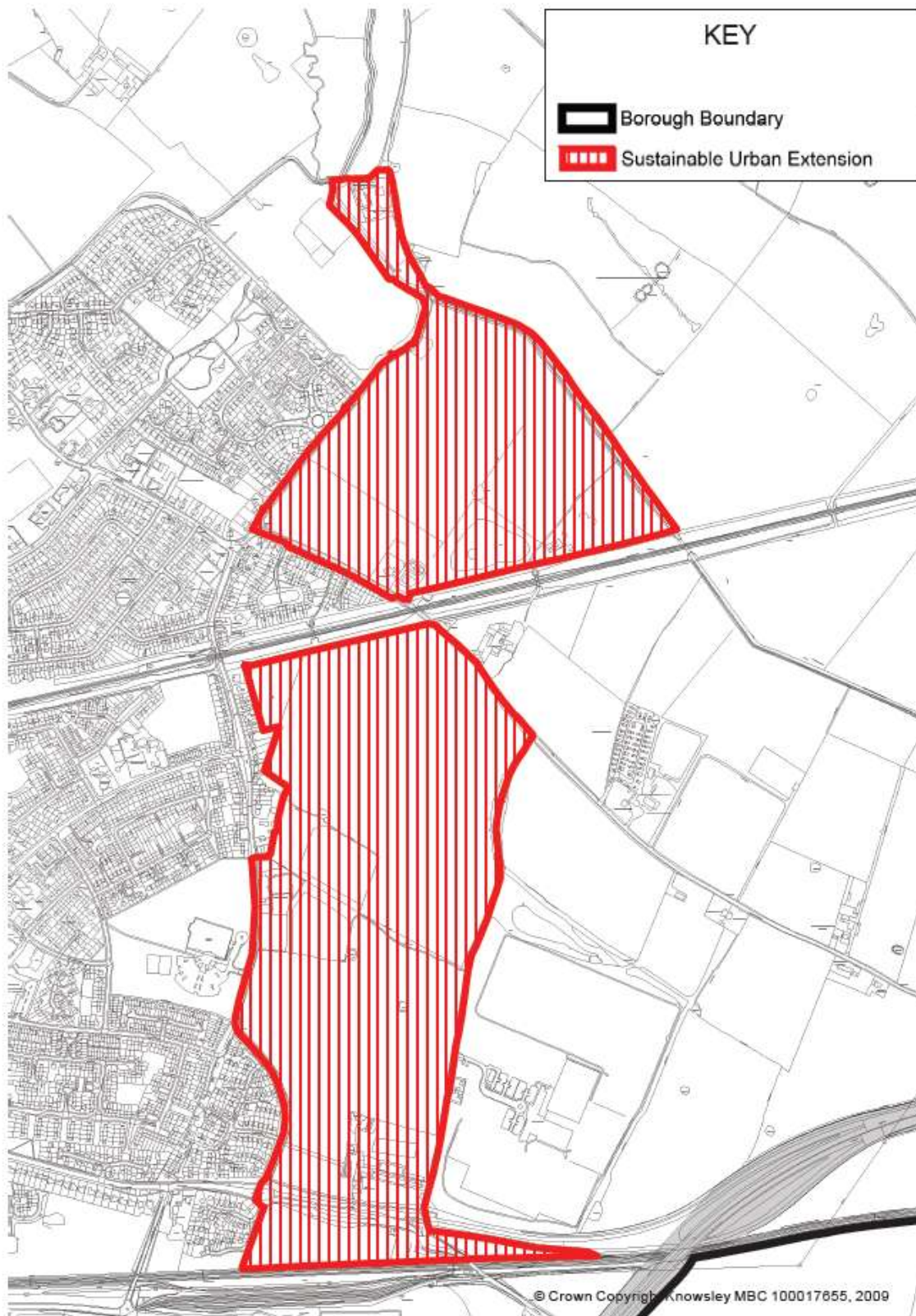
Sustainable Urban Extension – Land bounded by A58, Prescot (KGBS 8)



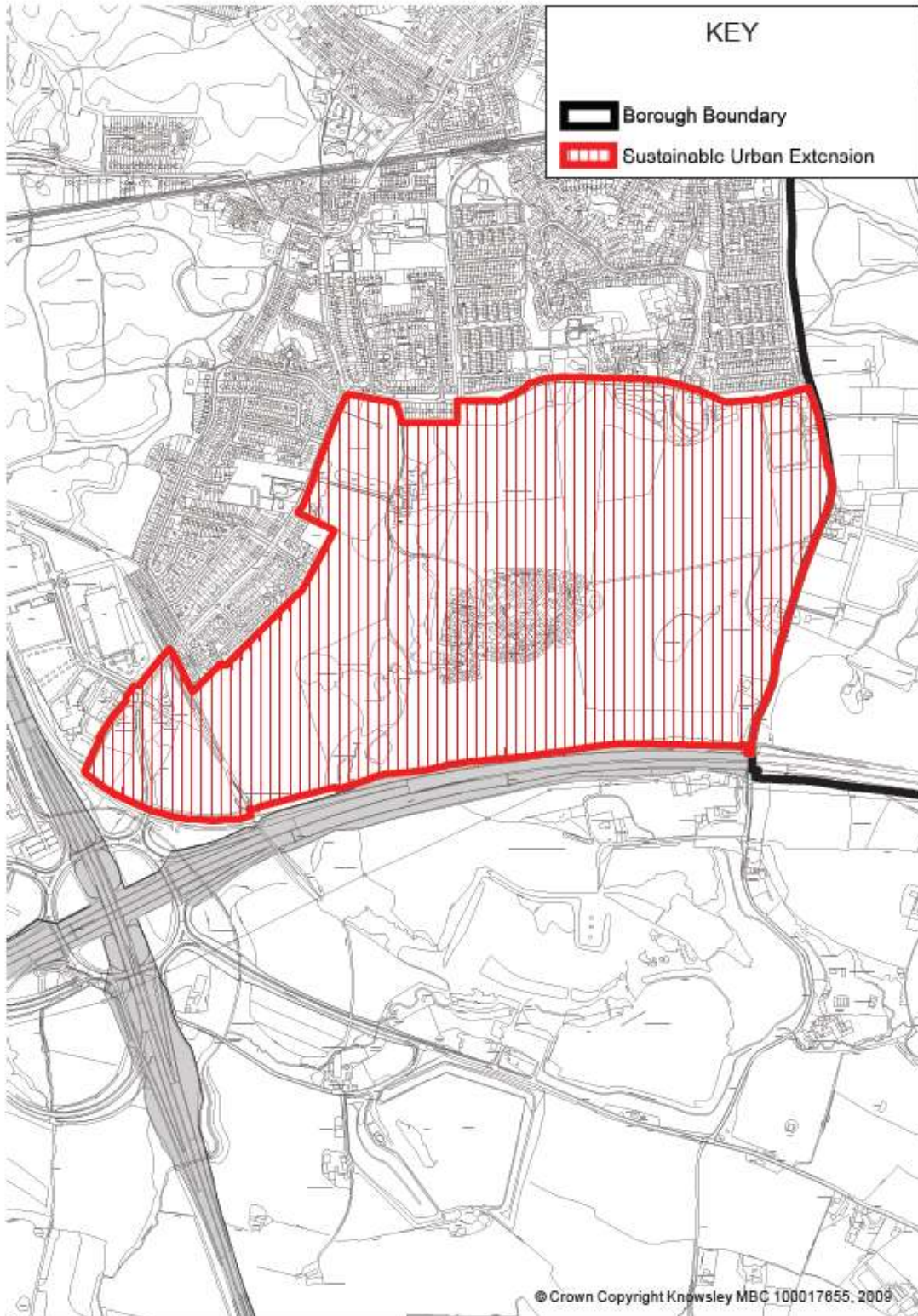
Sustainable Urban Extension – Carr Lane, Prescot (KGBS 10)



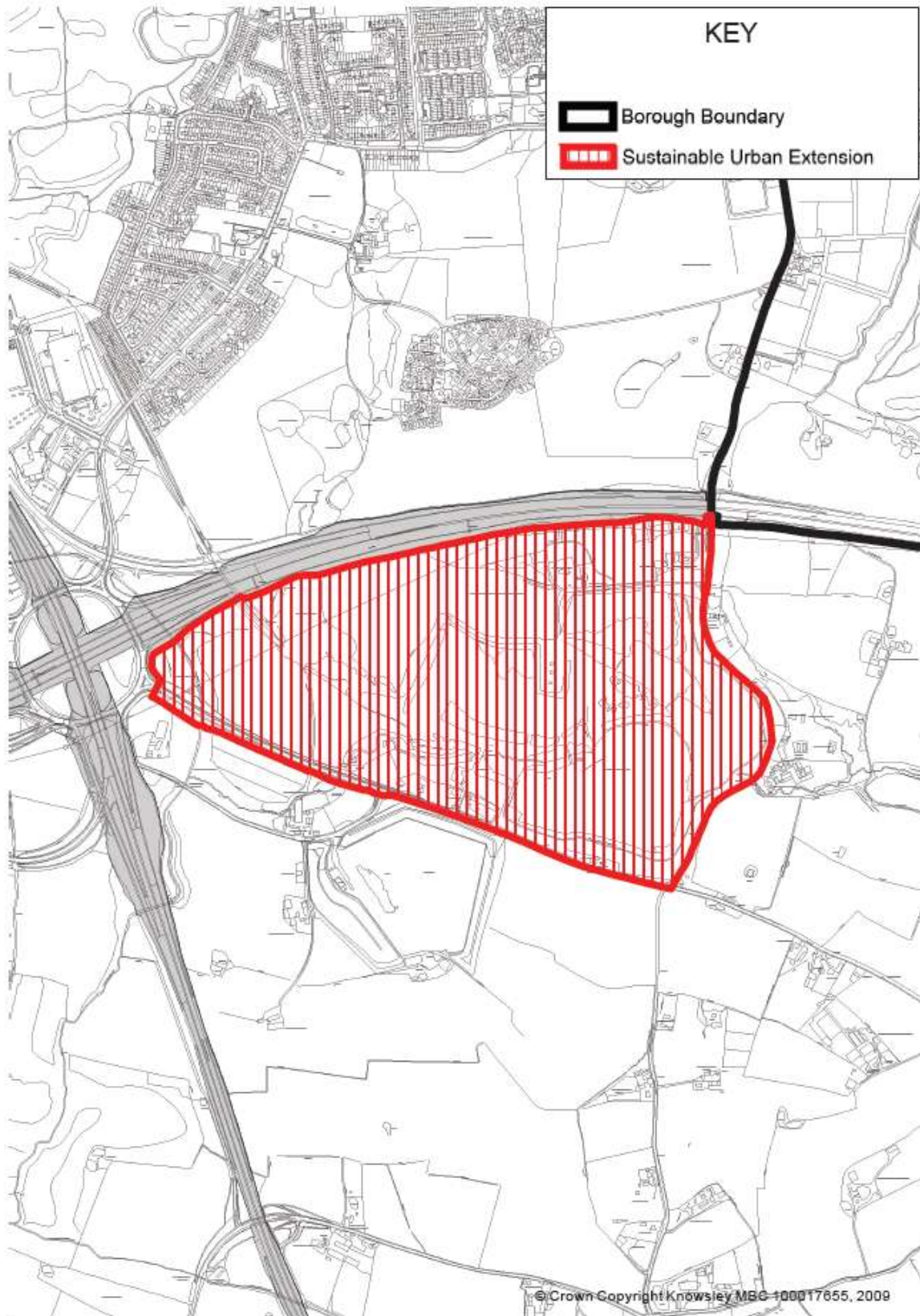
Sustainable Urban Extension – East of Halewood (KGBS 19&20)



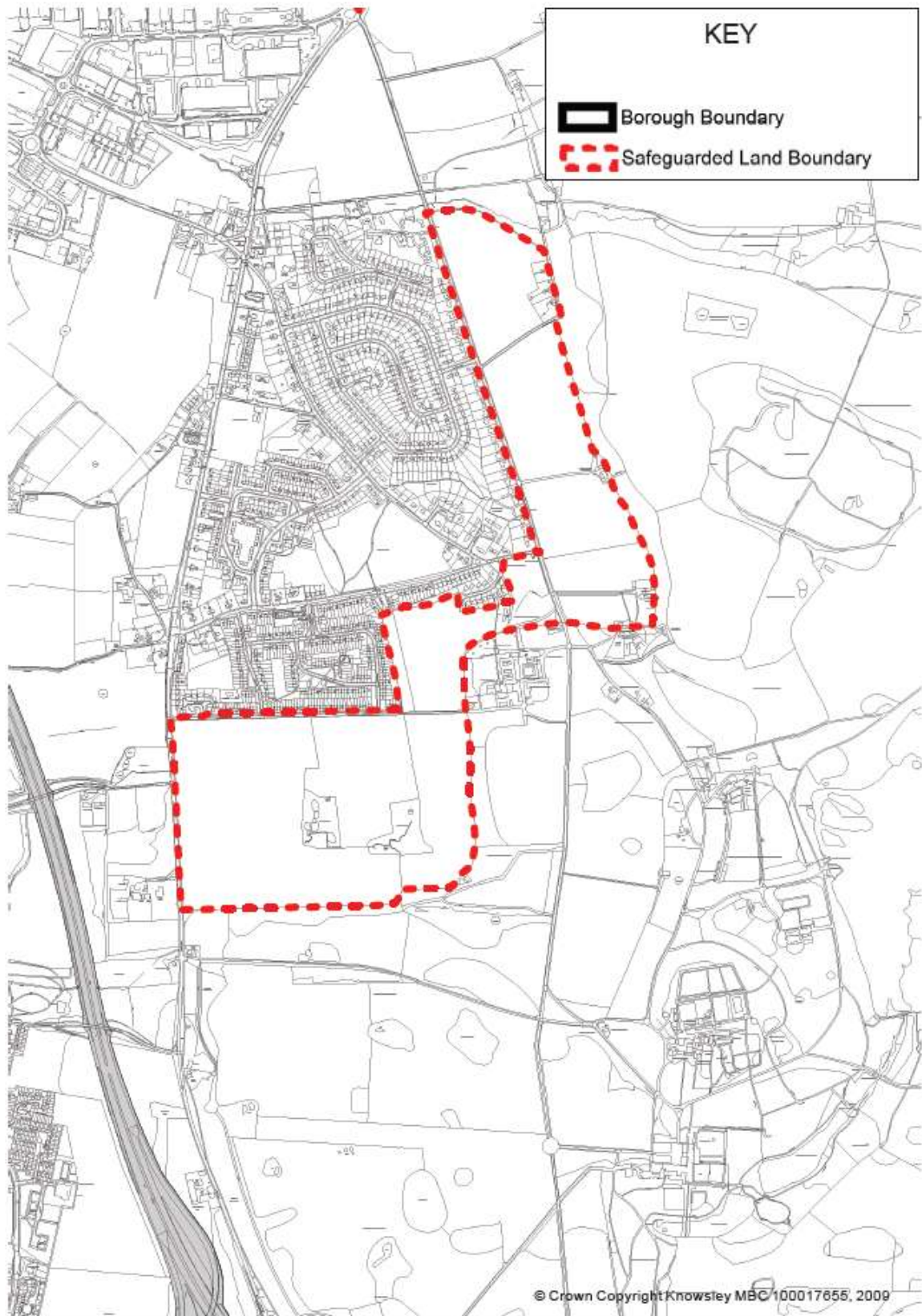
Sustainable Urban Extension – South of Whiston (KGBS 14)



Sustainable Urban Extension – Land South of M62 (KGBS 17)



Land Safeguarded for Future Urban Extension – Land at Knowsley Village (KGBS 6)



Appendix 2: Sustainable Urban Extensions and Safeguarded Land Site Plans

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
N/A	Strategic Approach to Allocation of Green Belt Sites	<p>Allocation</p> <p>'Reserved' and 'safeguarded' broad locations to remain within the Green Belt. Land allocations to be addressed by the Local Plan: Site Allocations and Development Policies document</p> <p>Policy</p> <p>Green Belt 'broad locations' identified as for longer term development subject to phasing mechanisms within Policy CS 5: Green Belt '</p>	<p>Allocation</p> <p>All locations identified as Sustainable Urban Extensions and allocated for development</p> <p>Safeguarded location removed from the Green Belt but reserved for post 2028 development.</p> <p>Policy</p> <p>No phasing restriction for SUEs.</p> <p>Specific SUEs (Knowsley Lane, Huyton and Land South of M62) identified for target employment sector requirements.</p> <p>Safeguarded location restricted to post 2028 development, unless required to maintain 5yr housing land supply.</p>	<p>(+)</p> <p>Scope for housing and employment delivery in short (0-5 year term).</p> <p>Maintenance of a 5yr housing land supply and, range and choice of employment sites.</p> <p>Certainty for landowners and development industry to facilitate investment and site delivery.</p> <p>Ability to meet evidenced needs and LCR priority employment sectors.</p> <p>(-)</p> <p>May lead to competition with, and risk the delivery of, housing-led regeneration across the borough</p>	<p>Allocation</p> <p>South Whiston / Land South of M62 and East Halewood identified as Sustainable Urban Extensions and allocated for development.</p> <p>Remaining GB sites identified as broad locations and retained in the Green Belt subject to phasing restrictions (5yr housing land supply and range / choice of employment sites).</p> <p>Policy</p> <p>No phasing restriction for South Whiston / Land South of M62 and East Halewood.</p> <p>Remaining GB sites subject to phasing restrictions based on maintenance of 5yr housing land supply and maintenance of a range and choice of employment sites</p>	<p>(+)</p> <p>Less competition among Green Belt sites (when compared to the preferred approach) which could reduce the risk of slow / stalled delivery of allocated SUEs due to other Green Belt sites being subject to phasing restrictions.</p> <p>(-)</p> <p>Risk that housing and employment delivery targets are not met early in the plan period due to lead-in times and/or slower than anticipated delivery on allocated SUEs.</p> <p>Risk that the requirement for a 5 year deliverable housing land supply could not be maintained early in the plan period due to a reduced selection of sites.</p>	<p>Allocation</p> <p>All sites (excluding South Whiston / Land South of M62 and East Halewood) identified as Sustainable Urban Extensions and allocated for development.</p> <p>South Whiston / Land South of M62 and East Halewood identified as broad locations and retained in the Green Belt subject to phasing restrictions (5yr housing land supply and range / choice of employment sites).</p> <p>Policy</p> <p>No phasing restriction for all sites (excluding South Whiston / Land South of M62 and East Halewood).</p> <p>South Whiston / Land South of M62 and East Halewood subject to phasing restrictions based on maintenance of 5yr housing land supply and maintenance of a range and choice of employment sites</p>	<p>(+)</p> <p>Less competition among Green Belt sites (when compared to the preferred approach) which could reduce the risk of slow / stalled delivery of allocated SUEs due to other Green Belt sites being subject to phasing restrictions.</p> <p>(-)</p> <p>Risk that housing and employment land delivery targets are not met early in the plan period due to slower than anticipated delivery on allocated SUEs.</p> <p>Risk that the requirement for a 5 year deliverable housing land supply could not be maintained early in the plan period due to a reduced selection of sites.</p>	<p>Allocation</p> <p>'Reserved' and 'safeguarded' broad locations to remain within the Green Belt. Land allocations to be addressed by the Local Plan: Site Allocations and Development Policies document</p> <p>Policy</p> <p>No phasing restrictions for 'reserved' sites.</p> <p>Safeguarded location restricted to post 2028 development, unless required to maintain 5yr housing land supply.</p>	<p>(+)</p> <p>None.</p> <p>(-)</p> <p>Potential for delayed delivery of sites due to Secretary of State 'call-in' procedures for planning approvals for 'broad location' remaining in the Green Belt.</p> <p>Uncertainty for the development industry and house builders due to Secretary o State 'call-in' procedures.</p> <p>Potential risks in adopting 'sound' Local Plan: Core Strategy due to difficulties evidencing the deliverability of 'broad locations' retained within the Green Belt.</p>

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
KGBS 1	Bank Lane, Kirkby	Reserved 'broad location' for residential development - subject to phasing.	Allocation Allocation for housing development. Policy No phasing restrictions	(+)	Allocation Allocation for housing development. Policy Subject to phasing requirements.	(+)				
				(-)		(-)				
				Scope for housing delivery in short (0-5 year) term. Clear and consistent Green Belt boundary as required by NPPF (para 85).		Potential to prioritise delivery of Tower Hill PRA and other urban housing sites.				
				May lead to competition with, and risk the delivery of, neighbouring housing-led regeneration at Tower Hill PRA.		Potential to reduce housing delivery in short (0-5) term. Inability of the Council to demonstrate a 5yr supply in short term. Potential risk of unsustainable Green Belt sites coming forward via planning application and appeals process.				

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
KGBS 4	East of Knowsley Industrial and Business Parks	Reserved 'broad location' for employment development – subject to phasing.	<p>Allocation</p> <p>Allocation for employment development.</p> <p>Policy</p> <p>Policy wording requiring high quality design / gateway enhancement / potentially restricting B2/B8 uses.</p>	(+)	<p>Allocation</p> <p>Site allocation limited to immediately deliverable element of site (i.e. south of East Lancashire Road only). Land to the north of East Lancashire Road retained in the Green Belt</p> <p>Policy</p> <p>Policy wording requiring high quality design / gateway enhancement / potentially restricting B2/B8 uses.</p>	(+)	<p>Allocation</p> <p>Allocation for employment development.</p> <p>Policy</p> <p>No policy wording restricting uses or requiring high quality design.</p>	(+)	<p>Allocation</p> <p>Allocation for employment development</p> <p>Policy</p> <p>Phasing restrictions applied to site based on maintenance of a range and choice of</p>	(+)
				(-)		(-)		(-)		(-)
				<p>Delivery of employment opportunities within Kirkby in short term.</p> <p>Contribution towards wider regeneration of KIP/KBP via gateway enhancement.</p> <p>Clear and consistent Green Belt boundary as required by with NPPF (para 85).</p> <p>Potential negative impact upon attracting investment for remodelling / regeneration aspirations within Knowsley Industrial and Business Parks PRA.</p>		<p>Delivery of employment opportunities within Kirkby in short term.</p> <p>Lack of additional land with potential for employment development (i.e. North of East Lancs rd.)</p> <p>Lack of clear and consistent Green Belt boundary inline with NPPF (para 85).</p> <p>Potential for adjacent areas of land (within the GB) become vulnerable to development pressure due to lack of clearly defined GB boundary.</p> <p>Reduces the potential for employment land (over and above the specified target) to be delivered over the Plan period and beyond.</p>		<p>Delivery of employment opportunities within Kirkby in short term.</p> <p>Clear and consistent Green Belt boundary inline with NPPF (para 85).</p> <p>Risk of 'undesirable' employment uses within a prominent gateway location which may have a detrimental impact on wider KIP/KBP regeneration.</p> <p>Inconsistency with CS11: Knowsley Industrial and Business Parks (clause 1).</p>		<p>Reduced risk of competition and diversion of investment from existing extent of KIP/KBP.</p> <p>Loss of potential catalyst benefits associated with regenerating a gateway site with high quality development.</p> <p>Reduced certainty for landowner and developers associated with KGBS 4 due to phasing restriction. Could result in reduced investment and/or promotion of the site for development.</p>

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
KGBS 6	Land at Knowsley Village	Safeguarded 'broad location' for residential development for post 2028 requirements and subject to phasing. Assumed density 25dpa.	Allocation Safeguarded 'allocation' for residential development. Policy Phased for post 2028 requirements, Assumed density 25dpa.	(+)	Allocation Allocation for residential development (pre-2028). Policy No phasing restrictions.	(+)	Allocation & Policy Partial allocation for residential development (pre-2028) with remainder of site safeguarded.	(+)		
				Meets the requirement of the NPPF (para 85) in part via the identification of safeguarded land. Increases the perception of permanence of the Green Belt. Density of 25 dpa allows for appropriate master planning and resultant landscaping to minimise adverse impacts on historic assets.		(-)		(-)		
				None.		(-)		(-)		
						Potential for over supply of housing sites leading to sites less attractive to the market and/or more sustainable not being brought forward elsewhere within the borough. Lack of any 'safeguarded' land within the Plan resulting in likely requirement to release further Green Belt as part of subsequent plan / reducing permanence of Green Belt boundary.		Potential for over supply of housing sites leading to less attractive to the market and/or more sustainable sites not being brought forward elsewhere within the borough.		

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
KGBS 7	Knowsley Lane, Huyton	Reserved 'broad location' for mixed use development (housing / employment on 50/50 basis) – subject to phasing.	<p>Allocation</p> <p>Allocation for mixed use development.</p> <p>Area of Public Open Space / Outdoor Sporting provision removed from the Green Belt but retained in such uses.</p> <p>Policy</p> <p>At least 80% employment - remainder for residential development.</p> <p>Employment development comprising business uses (Use Class B1) or other uses within the LCR key economic sectors provided that the use would not cause detriment to the amenity of nearby residents.</p> <p>No phasing restrictions.</p>	<p>(+)</p> <p>Capacity for housing delivery and improved ability to meet qualitative and quantitative employment needs via additions to land supply.</p> <p>Improved ability to meet quantitative and qualitative needs through immediate addition to land supply.</p> <p>Increase in provision of high quality employment uses within business park and improved flexibility of overall employment land supply</p> <p>Provision for delivery of business uses (Use Class B1) after completion of Kings Business Park.</p> <p>Clear and consistent Green Belt boundary as required by with NPPF (para 85).</p>	<p>Allocation</p> <p>As per preferred approach, but with SUE allocation limited to developable area only to exclude Public Open Space / Outdoor Sporting provision west of George Hale Avenue.</p>	<p>(+)</p> <p>Protection of identified Outdoor Sporting provision through certainty of an allocation outside the SUE allocation.</p>	<p>Allocation</p> <p>Allocation for employment development only.</p> <p>Policy</p> <p>Employment development comprising business uses (Use Class B1) or other uses within the LCR key economic sectors provided that the use would not cause detriment to the amenity of nearby residents.</p>	<p>(+)</p> <p>Additional capacity (in excess of preferred approach) ability to meet qualitative and quantitative employment needs via additions to land supply.</p> <p>Improved ability to meet quantitative and qualitative needs through immediate addition to land supply (to a greater degree than the preferred approach).</p> <p>Potential to prioritise delivery of North Huyton and Stockbridge Village PRA and other urban housing sites.</p> <p>Increased local employment opportunities in Huyton.</p> <p>Provision for future high-quality business parks after completion of Kings Business Park.</p>	<p>Allocation</p> <p>Allocation for employment development only</p> <p>Policy</p> <p>No restrictions on employment uses.</p>	<p>(+)</p> <p>Additional capacity (in excess of preferred approach) ability to meet qualitative and quantitative employment needs via additions to land supply.</p> <p>Potential to prioritise delivery of North Huyton & Stockbridge Village PRA and other urban housing sites.</p> <p>Increased local employment opportunities in Huyton.</p>

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
				(-) None.		(-) Lack of clear and consistent Green Belt boundary as required by NPPF (para 85). Potential for adjacent areas of land (within the Green Belt) to become vulnerable to development pressure due to lack of clearly defined Green Belt boundary.		(-) Potential competition which may slow delivery and take up of units at Kings Business Park.		(-) Risk that delivery of a range of employment uses could jeopardise delivery of required business uses (Use Class B1) after completion and take up of units at Kings Business Park. Potential undue competition which may slow delivery and take up of units at Kings Business Park. Reduced capacity for residential delivery within Huyton.

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
KGBS 8	Land Bounded by A58, Prescot	Reserved 'broad location' for residential development up to 2028 – subject to phasing. Assumed density of 25/dpa	Allocation Allocation for housing development and urban greenspace (northern section of site). No phasing restrictions Policy No phasing restrictions Developable area restricted to areas outside Outdoor Sporting provision (school playing fields). Assumed density 25dpa.	(+)	Allocation Allocation for housing development across entire site. Policy No phasing restrictions. No provision and/or protection for urban greenspace.	(+)	Allocation Allocation for housing development and urban greenspace (northern section of site). Policy No phasing restrictions. Assumed density 30 dpa.	(+)		
				(-)		(-)		(-)		
				None.		Likely loss of identified Outdoor Sporting provision within an area of deficit. Alternative OS provision is unlikely to be available.		Increased density at 30pha may increase the risk of adverse impacts on the setting / character of Prescot CA and/or reduced scope for sensitive design considerations to minimise such impacts.		

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
KGBS 10	Carr Lane, Prescot	Reserved 'broad location' for either employment or residential development up to 2028 - subject to phasing.	Allocation Allocation for housing development. Policy No phasing restrictions	(+)	Allocation Allocation for housing development. Policy Subject to phasing.	(+)	Allocation Allocation for employment development. Policy No phasing restrictions.	(+)		
				Capacity for residential delivery within Prescot in the short term. Clear and consistent Green Belt boundary as required by NPPF (para 85). Consistency with land use within adjacent planning approval at PRA South Prescot. Consistency of land use between the site and committed development to the south-east of the site.		Increased capacity for residential delivery within Prescot in the short term.		Increased capacity for employment land delivery within Prescot. Reduced likelihood of competition with residential development elsewhere within South Prescot PRA.		
				(-)		(-)		(-)		
				Reduction in the flexibility of employment land supply within plan period.		Potential inability of the Council to demonstrate a 5yr housing land supply in short term. Potential risk of unsustainable Green Belt proposals coming forward via appeals process.		Potential inconsistency with land use within adjacent planning approval at PRA South Prescot. Risk of un-neighbourly uses. Potential inability of the Council to demonstrate a 5yr housing land supply in short term.		

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
KGBS 14	South of Whiston	Reserved 'broad location' for residential development up to 2028 - subject to phasing.	<p>Allocation</p> <p>Allocation for housing development. Housing allocation excludes POS but washes over LWS.</p> <p>Policy</p> <p>Policy requirements for ancillary facilities (e.g. Retail and POS) provided for via policy wording (subject to master planning and future needs assessments).</p> <p>No phasing restrictions.</p>	(+)	<p>Allocation</p> <p>Allocation for housing development with site-specific allocations for retail and POS provision.</p> <p>Policy</p> <p>No phasing restrictions.</p>	(+)	<p>Allocation</p> <p>Allocation for housing development. Housing allocation washes over LWS and POS.</p> <p>Policy</p> <p>No phasing restrictions.</p>	(+)		
						(-)				
				Capacity for residential delivery within the Whiston area in the short – medium term.		Clear and consistent Green Belt boundary as required by NPPF (para 85).		Clear and consistent Green Belt boundary as required by NPPF (para 85).		
				Clear and consistent Green Belt boundary as required by NPPF (para 85).						
				Clear requirements for community infrastructure and service which informs future master planning and provides certainty to market.						
				Policy requirements and designations are subject to master planning and future needs assessments allowing flexibility where appropriate.						
				Potential for development pressure on Local Wildlife Sites due to 'wash over' SUE allocation.		Potentially inflexible approach which could become out of date as needs for infrastructure and services change as the wider site is developed.		Existing POS provision may be placed under development pressure due to being washed over by site-wide housing allocation.		

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
KGBS 16	Edenhurst Avenue, Huyton	Reserved 'broad location' for residential development – subject to phasing.	<p>Allocation</p> <p>Allocation for residential development with removal of land covered by Flood Zones 2 and 3 areas from Green Belt to form clear and defensible Green Belt boundary.</p> <p>Policy</p> <p>No phasing restrictions</p>	(+)	<p>Allocation</p> <p>Allocation for residential development with extent of Flood Zones 2 and 3 retained within the Green Belt.</p> <p>Policy</p> <p>No phasing restrictions.</p>	(+)				
				<p>Capacity for residential delivery within the Huyton area in the short term.</p> <p>Clear and consistent Green Belt boundary as required by NPPF (para 85).</p> <p>Flexible approach which allows for the development of additional residential units, subject to application of exception and/or sequential tests, and Flood Risk Assessments.</p>		None.				
				(-)		(-)				

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
KGBS 17	Land South of M62	Reserved 'broad location' for employment development – subject to phasing within Policy CS 5: Green Belt	<p>Allocation</p> <p>Allocation for development, comprising employment development and Country Park.</p> <p>Policy</p> <p>Policy requirements for at least 22.5 hectares employment development and a Country Park.</p>	<p>(+)</p> <p>Potential for increased employment opportunities and contributions to quantitative and qualitative employment needs.</p> <p>Delivery of a Country park supported by policy.</p> <p>Removal of Green Belt policy restrictions on delivery and future planning applications for Country Park. Likely to result in greater flexibility for delivery of Country Park proposals.</p> <p>Flexible approach allowing employment and Country Park proposals can be informed by future needs and master planning.</p> <p>A minimum site requirement for employment uses supports delivery of borough-wide employment requirements</p>	<p>Allocation</p> <p>Specific allocations for employment and Country Park uses.</p> <p>Policy</p> <p>Specific policy requirements for 22.5 hectares of employment development and 40 hectares of Country Park</p>	<p>(+)</p> <p>None.</p>	<p>Allocation</p> <p>Allocation for employment development only. Former Cronton Colliery excluded and retained within Green Belt.</p> <p>Policy</p> <p>No specific policy guidance for the Country Park</p>	<p>(+)</p> <p>None.</p>	-	-

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
				(-) None.		(-) Specific site size / or allocations for employment and Country Park uses may result in an inflexible strategy and pre-empt future master planning for the site and changes to landowner intentions.		(-) Lack of flexibility for future delivery of employment development. Potential for an unclear and inconsistent Green Belt boundary as required by NPPF (para 85) due to lack of physical features defining extent of urban area Potential policy restrictions on delivery of Country Park due to presence of Green Belt designation. No specific policy guidance for Country Park proposals.		

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
KGBS 19 & 20	East of Halewood	Reserved 'broad location' for residential development - subject to phasing within Policy CS 5: Green Belt	<p>Allocation</p> <p>Allocation for housing development with no site-specific allocations for ancillary uses.</p> <p>Policy</p> <p>Detail subject to master planning.</p> <p>No phasing restrictions</p>	(+)	<p>Allocation</p> <p>Allocation for housing development with no site-specific allocations for ancillary uses.</p> <p>Policy</p> <p>Subject to phasing restrictions.</p>	(+)	<p>Allocation</p> <p>Allocation for housing development with site-specific allocations for retail and POS provision.</p> <p>Policy</p> <p>No phasing restrictions.</p>	(+)	<p>Allocation</p> <p>Allocation for housing development with no site-specific allocations.</p> <p>Areas subject to flood risk at KGBS 19 East Halewood (north) retained within the Green Belt.</p> <p>Policy</p> <p>No phasing restrictions.</p>	(+)
				(-)		(-)		(-)		(-)
				None.		Potential to minimise adverse impact on the delivery of urban sites and regeneration priorities.		Potential for an unclear and inconsistent Green Belt boundary inline with NPPF (para 85) due to lack of physical features defining extent of urban area at KGBS 19.		None.
				Capacity for residential delivery within the Halewood area in the short – medium term.		Potential inability of the Council to demonstrate a 5yr housing land supply in short term. Potential risk of less sustainable proposals for residential development in GB areas coming forward via appeals process		Clear and consistent Green Belt boundary as required by NPPF (para 85).		Clear and consistent Green Belt boundary inline with NPPF (para 85).
				Clear and consistent Green Belt boundary inline with NPPF (para 85).				Allows for a flexible approach with site-specific requirements for POS, retail and education to be considered comprehensively via the master planning process.		Allows for a flexible approach with site-specific requirements for POS, retail and education to be considered comprehensively via the master planning process.

SA Option / Site Ref	Site Name	Summary of Approach – Policy CS 5: Green Belt (Submission Version)	Option 1 Preferred Approach Core Strategy Modifications 2014	Implications	Option 2 Discounted Approach A	Implications	Option 3 Discounted Approach B	Implications	Option 4 Discounted Approach C	Implications
Alternative D (b)	Lydiate Lane, Halewood	Not included in CS. Discounted by GB Study due to location within an 'Essential Gap' A larger site area (ref: Alternative D) was appraised by the SA of GB Locations. There is now a significantly reduced site boundary following the withdrawal of one land owner. This site boundary	No Change	-	-	-	-	-	-	-
Alternative E	Land at Burtons Way	Not included in CS. Discounted by GB Study due to location within an 'Essential Gap'	No change	-	-	-	-	-	-	-

Appendix 3: Response from Highways Agency (via AECOM)

Justin Wilson
Knowsley Council
1st Floor Annex
Municipal Buildings
Archway Road
Huyton
Merseyside
L36 9YU

David Dickinson
Asset Manager



Direct Line: 

20 March 2014

EMERGING LOCAL PLAN - TEN GREEN BELT LOCATIONS

Dear Justin,

Thank you for sending the information regarding the ten green belt location sites that have been designated for housing and employment developments as part of Knowsley Council's Local Plan. I can confirm that the Highways Agency agrees to these sites in principle.

During July 2013, the Agency arranged for a study to be completed to assess the impacts of the proposed developments at land south of Whiston (approx. 1500 dwellings) and land south east of M62 Junction 6 (approx. 25 hectares for mixed employment use). The study identified that the existing junction design, in general, has sufficient capacity to accommodate these developments based on 2013 traffic conditions.

However, under a 2028 traffic flow scenario it was identified that significant congestion occurs on a number of arms of the gyratory, in particular the eastbound M62 off-slip during the PM peak, where queues extend onto the main line. The A5300 northbound off-slip also experiences significant queues during a 2028 scenario. The sections of road where the development proposals have the most significant impact do not actually form part of the Agency's strategic road network. I suggest that Knowsley Council may wish to complete a further study at this location, if this has not already been done so, to better understand possible impacts on the local network.

The Agency would welcome ongoing liaison given the close proximity of this location to the strategic road network. For your information, I have attached a copy of the report mentioned above that was prepared for the Agency.

Yours sincerely



David Dickinson
NDD North West Asset Development Team
Email: 

Technical Note

Project:	NW HA SP Framework	Job No:	60297411 - 1489
Subject:	Junction 6 M62 Development Options Study		
Prepared by:	Melissa Freeman	Date:	28/06/2013
Checked by:	Oliver Baldwin/Shawn Grima	Date:	03/07/2013
Approved by:	Frank Mohan	Date:	04/07/2013

1 Introduction

AECOM has been commissioned by the Highways Agency (The Agency) to carry out an appraisal of the existing capacity of Junction 6, M62 Motorway, whilst also assessing the potential implications upon the Agency’s network associated with two emerging development sites. Both sites are situated immediately adjacent to the Agency’s Junction 6 M62 Motorway, Knowsley.

Figure 1 illustrates the site location, whilst the emerging land use proposals associated with both sites are outlined below:

1. South Whiston – Residential land use accommodating approximately 1500 dwellings; and
2. Land south east of Junction 6, M62 – Employment land use, accommodating approximately 26 hectares of mixed employment use (office, distribution and manufacturing)

Knowsley Council are currently preparing an Infrastructure Capacity and Development Options study for the two respective sites. The findings from AECOMs assessment will assist the Agency in providing a response to Knowsley Council, outlining the potential impacts associated with the emerging sites.

The assessment considers the operation of Junction 6, M62 during the peak hour periods for a base year scenario (2013) and a future year scenario (2028), with 2028 being the end year of Knowsley Councils emerging Core Strategy period. The remainder of this note is set out as follows:

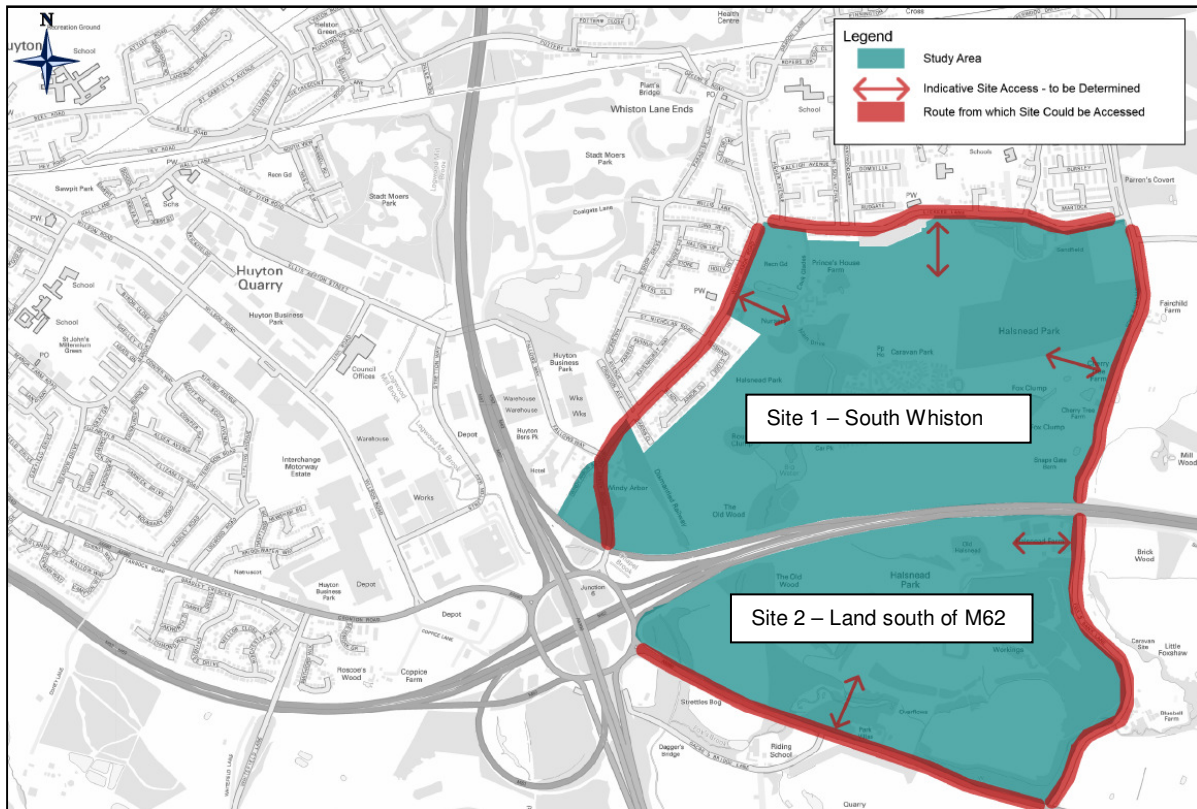
- Section 2 – Methodology to update the PARAMICS model;
- Section 3 – Details relating to the inclusion of the demand associated with the development sites; and
- Section 4 – Modelled impacts of AECOM’s assessment of the development sites.

This assessment is intended to provide the Agency with a high level appreciation of the potential development impacts upon the operation of Junction 6, M62 Motorway. It should be stressed that if an application is submitted for either site in the future, AECOMs assessment does not negate the requirement for an applicant to undertake a more refined and detailed modelling appraisal of the development impacts upon the Agency’s network. A suitable modelling assessment will still need to be incorporated within a Transport Assessment to support any proposals on either site.

The assessment methodology and subsequent findings are presented within this Technical Note.



Figure 1. Two Potential Development Sites

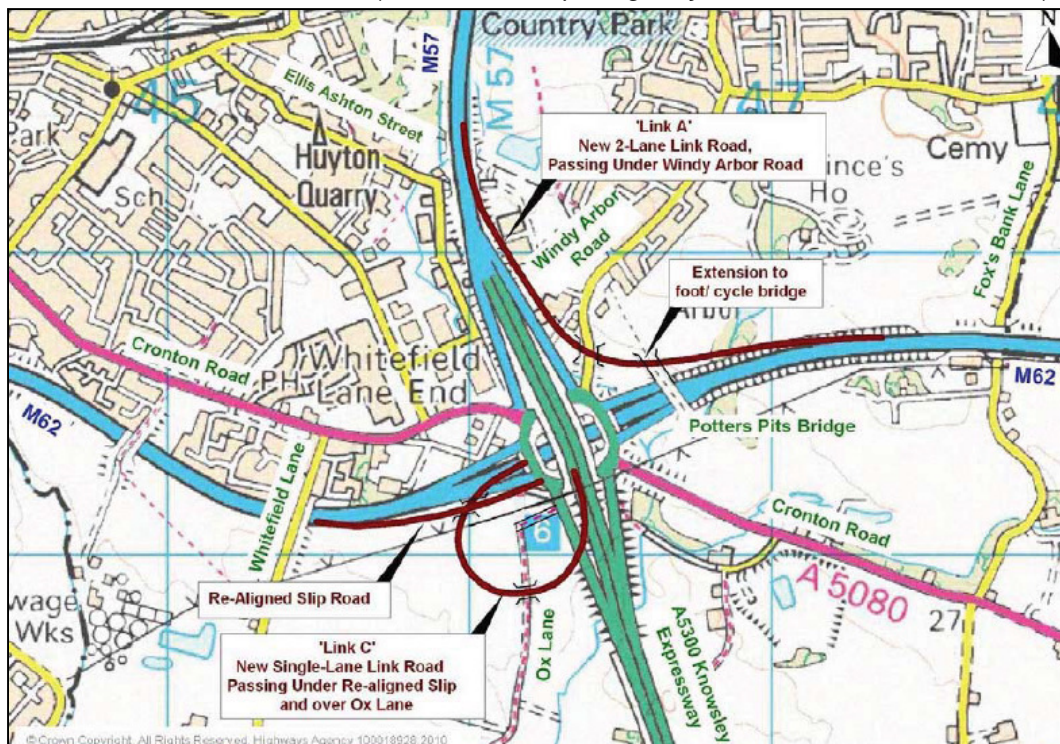


Strategic Road Network

The M62 Motorway is a strategic west-east route, connecting Liverpool, Manchester, Leeds and Hull. Junction 6 is situated to the western end of the M62 Motorway, which connects to the M57 Motorway. Traffic at this junction is typically characterised by heavy vehicles travelling towards Liverpool Docks and traffic associated with John Lennon Airport.

In December 2008, junction capacity enhancements were finalised at Junction 6 M62. Two new dedicated slip roads were opened, enabling certain turning movements between the M62 and the M57 Motorway, allowing certain traffic to avoid the existing roundabout, thus alleviating pressures at the existing roundabout. **Figure 2** illustrates the new link roads at Junction 6, M62 Motorway.

Figure 2. Jct 6, M62 New Link Roads (Source: Post Opening Project Evaluation, October 2010)



2 Methodology – PARAMICS Model Update

Prior to assessing the impacts of the proposed development sites, the existing PARAMICS model was updated to a 2013 Base Year. A forecast year model of 2028 was also developed to provide a baseline to assess the scheme against. This approach is discussed in more detail below.

2013 Base Model

Network Adjustments

As there have been no further modifications to the junction since 2008, only a few alterations were required. These are circled in Figure and included:

- Crofton Road, north of the junction, the exit slip and northbound carriageway were reduced to a single lane to better reflect real conditions.
- Roundabout lane choices were modified where required to allow for optimum movement of traffic, based on latest spiral markings which were updated to reflect observed behaviour.

The existing model was developed in version 2005.10 of PARAMICS. The first task involved updating to the current software version (2011.1). This involved a few minor network coding alterations where M57 southbound joins the M62 eastbound.

Figure 3 – Overview of Modifications to the Model Network



Demand Adjustments

The demand has been increased from the existing base year of 2004 to a base year of 2013. TRADS data was used for available sites at the junction to calculate a growth factor between 2004 and 2013 of 5.77%. This growth factor was used to growth the 2004 Base Year demand.

As there has been a considerable increase in demand and a change in movements, the junction signal times have been updated to reflect current 2013 timings provided by the local authority in both the AM and PM model periods.

Base Model Checks

To ensure that the model accurately represents observed conditions, a site visit was undertaken on 6th June 2013 during the AM peak to provide a general overview of the level of congestion currently experienced at the junction and to check the model against observed conditions. This allowed a comparison of the updated 2013 AM Peak model against observed queue length data obtained during snapshot surveys during the site visit. In general model queues reflect those that were observed during the site visit. No formal re-validation of the model has been undertaken as this was outside of the agreed scope and was not deemed necessary.

2028 Future Year Do Minimum

Demand Adjustments

The 2028 future year demand has been calculated using National Transport Model growth forecasts to adjust the demand from the 2013 Base Year to 2028. The assumed growth rates are shown in Table 1.

Table 1 – Summary of Model Demand Totals 2013 – 2028

Model	2013 Base Year Matrices Totals	2028 Future Year Do Minimum Matrices Totals	Growth Rate
AM Peak	13,619	17,152	1.259
PM Peak	13,684	17,266	1.262

Network Adjustments

Slight signal changes were made to the 2028 model to allow more vehicles onto the gyratory and reduce queuing. In the AM period, two seconds of all red time have been added to the M62 WB approach to allow more vehicles to enter from the A5080 NB, and an extra two seconds of green time have been given to vehicles approaching from A5080 SB. In the PM two seconds of green time have been given to the approaches from the M62 EB and A5300 NB.

Impacts

The increased flows in the 2028 model caused congestion on the link road from M57 to M62 WB, with congestion forming at the merge with the M62 as shown in Figure 3. As this is not within the study area of this project and to ensure there is no impact on the junction, this movement has been kept at 2013 flows in both the AM and PM period.

3 Assessment of Development Sites

The following subsections outline the methodology applied by AECOM to undertake a high level assessment of the potential impact of the two sites upon Junction 6.

Location of Development Sites

The location of the development sites is shown below in Figure 4.

Trip Rates

AECOM have applied average trip rates to determine the trip generations associated with the potential development quantum on both sites. Average trip rates have been chosen for this high level assessment to inform the Agency of a suitable scenario of development impacts upon Junction 6, M62 Motorway.

For reference, if a planning application is submitted in the future for a proposal on either site, it will be necessary to revisit the trip rates within a Transport Assessment; it may also be appropriate to apply 85th Percentile Trip Rates.

Trip rates for the employment allocations have been derived based on gross floor area (sqm) as opposed to hectares. This is due to the limitations within the TRICS database to derive a trip rate based on hectares for each employment use. It is therefore necessary to convert the allocated hectares per B1 / B2 / B8 into GFA. Given that this information is currently unknown, an indicative conversion factor has been applied of '1ha = 4170sqm'. This factor was initially applied in the South Worcestershire Joint Employment Land Review.

Figure 4 - Location of Development sites



Using the above assumptions, trip rates have been applied to the proposed land uses to derive an applicable trip generation for the site, as shown in Table 2.

Table 2 – Proposed Development Trips

Land Use	Size (sqm)	Arrival	Departure	Total
AM Peak Hour (08:00 - 09:00)				
Residential	1500 dwellings	245	623	867
B1 Office	36,140 GFA (sqm)	499	74	573
B2 Industry	36,140 GFA (sqm)	173	85	258
B8 Warehousing	36,140 GFA (sqm)	32	18	50
Total		948	800	1748
PM Peak Hour (17:00 - 18:00)				
Residential	1500 dwellings	588	351	939
B1 Office	36,140 GFA (sqm)	58	428	486
B2 Industry	36,140 GFA (sqm)	44	143	188
B8 Warehousing	36,140 GFA (sqm)	12	30	42
Total		702	953	1655

HGV Proportions

The developments are likely to generate a number of HGV journeys due to the B2 Industry & B8 warehousing developments. Based on the land use types above, the TRICS model was interrogated to

identify the likely HGV percentages generated by similar types of developments. Based on this analysis, the following HGV proportions were assumed for the development sites and are shown in Table 3.

Table 3 Percentage HGV Flows against all vehicle Movements

Land Use	Size (sqm)	Arrival	Departure	Total
AM Peak Hour (08:00 - 09:00)				
B2 Industry (GFA sqm)	36,140	3%	11%	6%
B8 Warehousing (GFA sqm)	36,140	15%	27%	18%
Total		6%	14%	8%
PM Peak Hour (17:00 - 18:00)				
B2 Industry (GFA sqm)	36,140	7%	2%	3%
B8 Warehousing (GFA sqm)	36,140	15%	7%	10%
Total		10%	3%	5%

Trip Distribution

The Agency’s gravity modelling tool, PENELOPE, has been used to derive a trip distribution for both the residential and employment sites. The tool has provided a ‘broad-brush’ indication of the potential assignment of traffic upon both the local and strategic highway network. The distribution assignment for the various land uses are illustrated in Network Flow Diagrams, which are shown in Appendix C of this Technical Note.

Matrix Totals

Based on the development flows identified above, the traffic flows included within the modelling were as summarised in Table 4.

Table 4 – Matrix Totals

Scenario	AM Peak (08:00 – 09:00)	PM Peak (17:00 – 18:00)
Base Year 2013	13,619	13,684
Future Year Do Minimum 2028	17,152	17,266
Future Year With Development 2028	18,222	18,832

4 Model Outputs

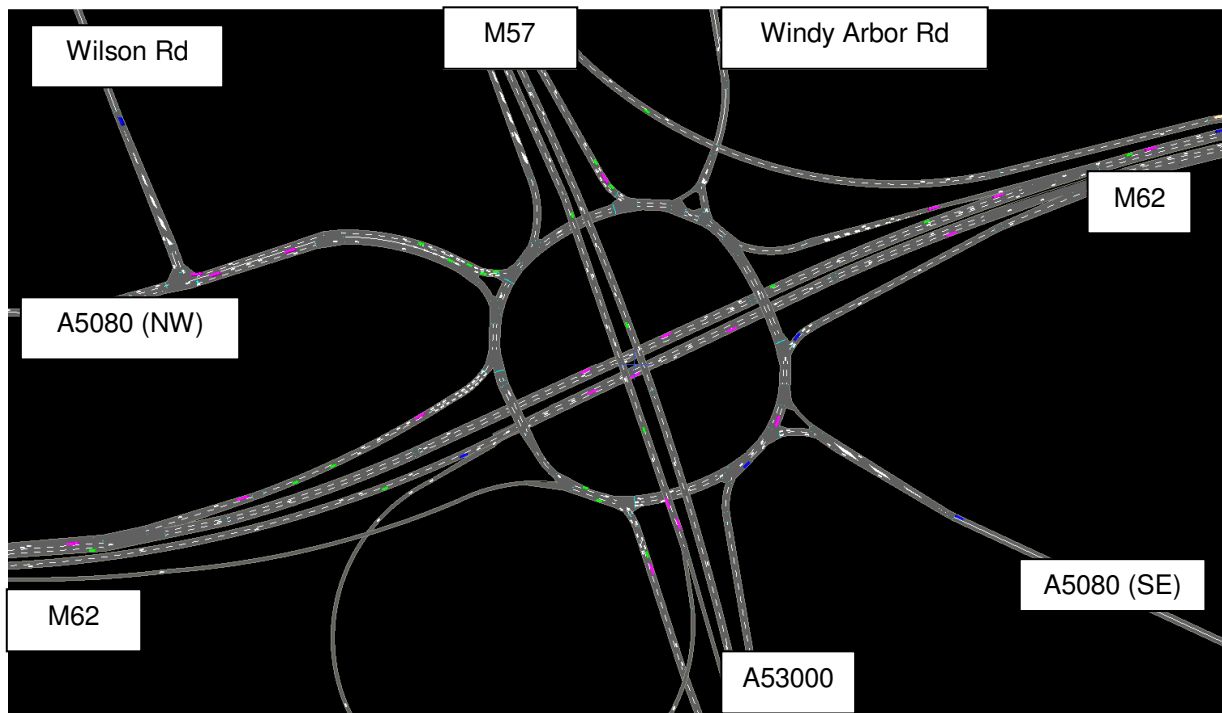
A series of model runs were undertaken of the PARAMICS model for Base 2013, 2028 Do Minimum and 2028 with development flows scenarios to assess the impacts of the development flows.

Key Impacts

The base year model assignment was generally able to accurately represent observed conditions. Due to the recent junction improvements at Junction 6, there is minimal congestion at the junction.

In the AM Peak, queues are generally short and are accommodated within the slip-road approaches to the junction. Queues do begin to form towards the end of the AM peak after 08:30 when queues on A5080 (Eastbound) extend along A5080 beyond the junction of Wilson Road. This is slightly more significant during the PM Peak when queues on the A5080, in particular the northwest approach arm (from Huyton) and could be a result of higher flows on the eastbound off-slip from the M62.

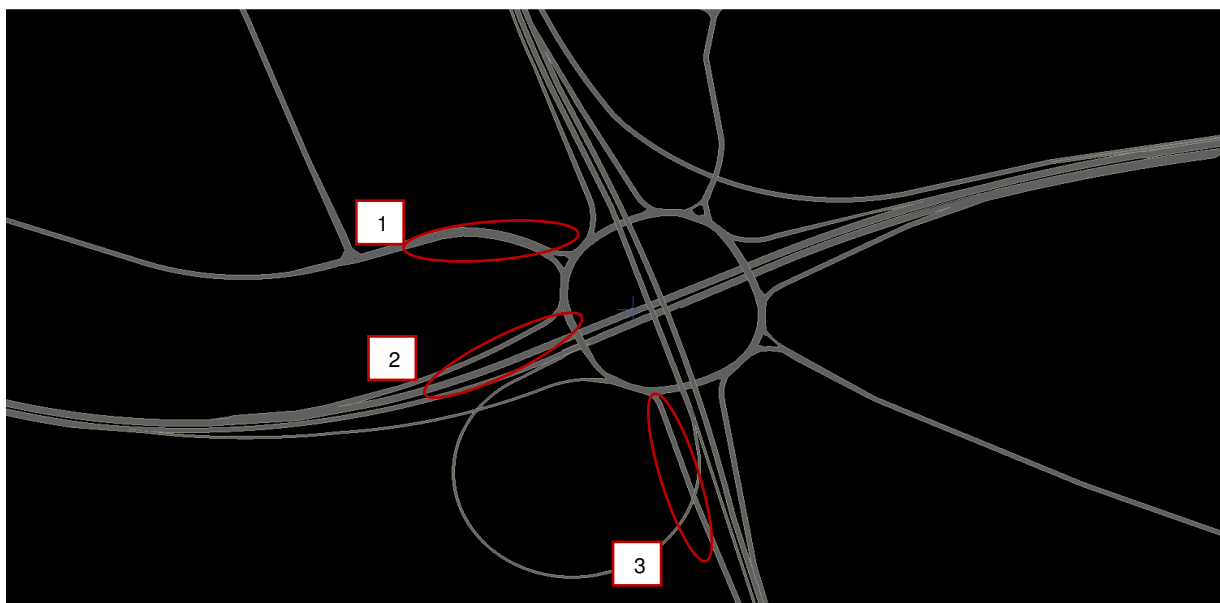
Figure 5 – Model Screenshot illustrating the Base Year conditions (AM Peak)



When traffic flows are forecasted to 2028, there are significant increases in traffic flows that are predicted to use the junction. As a result, substantial queues begin to form on a number of approach arms (as shown in Figure 6), in particular on the M62 Eastbound Off-slip and on the A5300 Northbound off-slip during the PM Peak. Minor adjustments to traffic signals were undertaken to minimise this congestion, however queues were often observed back onto the M62 mainline and also a considerable distance along the A5300 Knowsley Expressway.

The un-signalised A5080 arm from Cronton, experiences significant congestion during the AM peak. This is likely to be due to the additional traffic using the gyratory, which in term restricts the available gaps for A5080 traffic to join the gyratory.

Figure 6 - Network Overview and Key Locations for Analysis



Queue Length Analysis

An analysis of modelled queue lengths was undertaken to establish how queues vary based on changes to the demand between the 2028 and as a result of the development. The results of this are shown in Table 5 and Table 6 below.

Table 5 - Summary of Queue Length Analysis – AM Peak (08:00 – 09:00 Average Queue in ms)

Link	Base 2013	2028 Do Minimum	2028 With Development
M62 WB off-Slip	62	69	71
A5080 Cronton Rd (WB)	92	460	504
A5300 Off-slip	88	328	482
M62 EB off-slip	91	353	366
A5080 Cronton Rd (EB)	84	133	156
M57 SB off-slip	69	73	150
Windy Arbor Road	30	340	337

NB – Queues shown in red are likely to impact on mainline traffic flows on M62/A5300

Table 6 - Summary of Queue Length Analysis – PM Peak (17:00 – 18:00 Average Queue in ms)

Link	Base 2013	2028 Do Minimum	2028 With Development
M62 WB off-Slip	60	71	80
A5080 Cronton Rd (WB)	82	80	70
A5300 Off-slip	94	198	567
M62 EB off-slip	100	349	471
A5080 Cronton Rd (EB)	80	84	374
M57 SB off-slip	69	73	86
Windy Arbor Road	29	30	286

NB – Queues shown in red are likely to impact on mainline traffic flows on M62/A5300

Based on the analysis of the average queue length data extracted from the model, the following key observations have been made:

1. Long queues develop between 2013 to 2028 due to significant increases in traffic flows through the junction, in particular:
 - Queues on M62 Eastbound off-slip and A5300 Northbound off-slip extend onto the mainline during the height of the peak; and
 - Long queues form on the un-signalised arms of the junction A5080 WB and Windy Arbor Rd due to increased circulating traffic on the gyratory.
2. The impact of the development trips further increases modelled queues, in particular A5300 northbound off slip. Slight increases in queues were observed on approaches from the development sites, in particular from A5080 Westbound during the AM Peak. However queues increase significantly on these arms during the PM peak due to the significant increase in traffic flows using these approaches. The signalisation of Windy Arbor Rd and A5080 from Cronton may help to mitigate these excessive queues, however this may have a negative impact on the overall performance of the gyratory.

5 Conclusion & Recommendations

Based on the review of modelled impacts due to the proposed developments to the east of M62 Junction, it has been identified that the existing junction design, in general, has sufficient capacity to accommodate these developments based on 2013 traffic conditions.

Under 2028 traffic flows however, it was identified that significant congestion occurs on a number of arms of the gyratory, in particular the eastbound M62 off-slip during the PM peak, where queues extend onto the main line. Also the A5300 northbound off-slip also experiences significant queues during a 2028 scenario.

Appendix A: Review of Existing PARAMICS Model

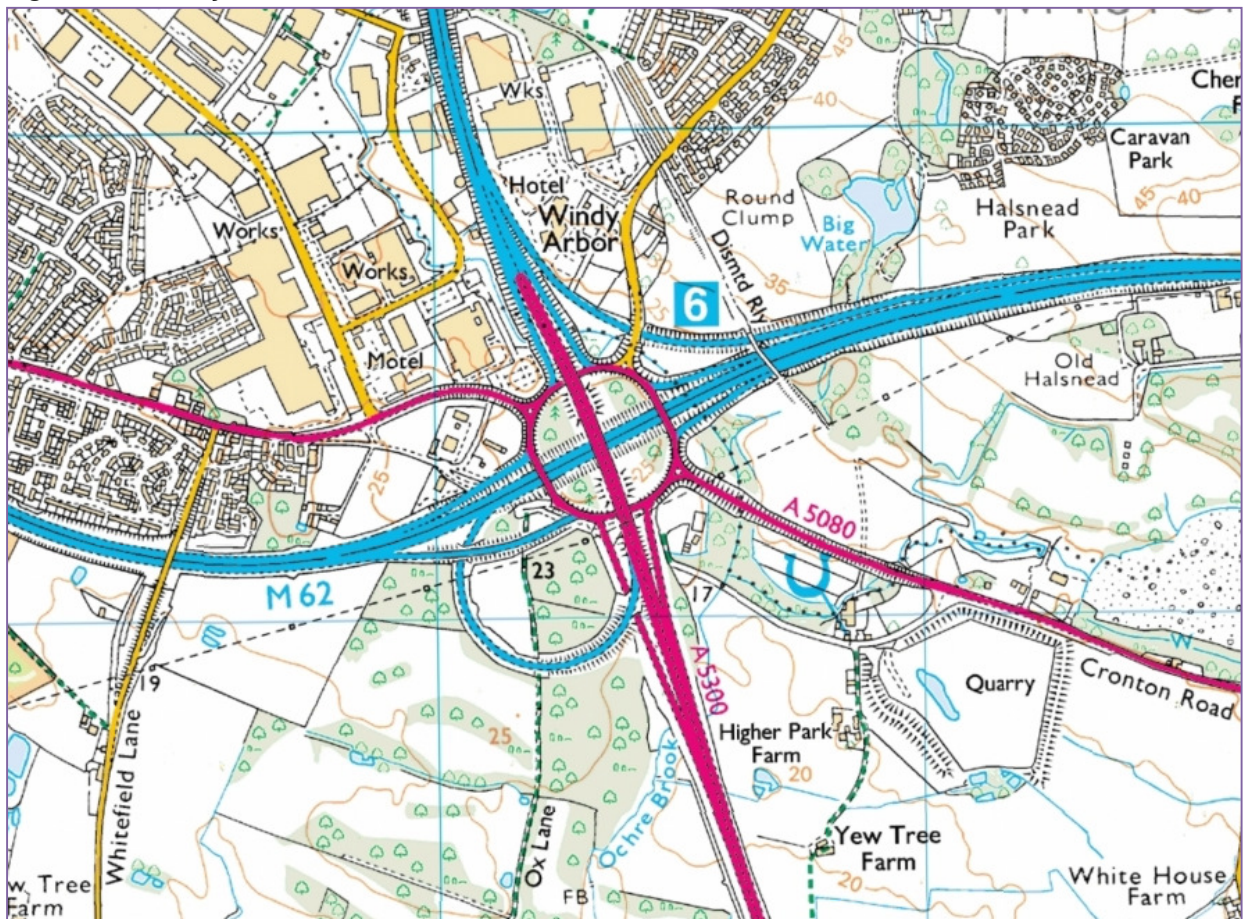
Introduction

This Appendix provides a high level review of the existing PARAMICS models of M62 J6 provided to AECOM by Pell Frishmann for use in modelling the impacts of demand on the junction. The models received are:

- M62 Base 2004;
- M62 Do Min 2009 Most Likely;
- M62 2024 Do Min Most Likely growth;
- 2009 Most Likely M62 Wb 3-2-3 inc A5300 2-1-2; and
- 2024 Most Likely M62 Wb 3-2-3 inc A5300 2-1-2.

The junction capacity appraisal has been undertaken using a PARAMICS model. The assessment considers the operation of Junction 6, M62 during the peak hour periods for a base year scenario (2013) and a future year scenario (2028), with 2028 being the end year of Knowsley Council's emerging Core Strategy period.

Figure A1 - Study Area



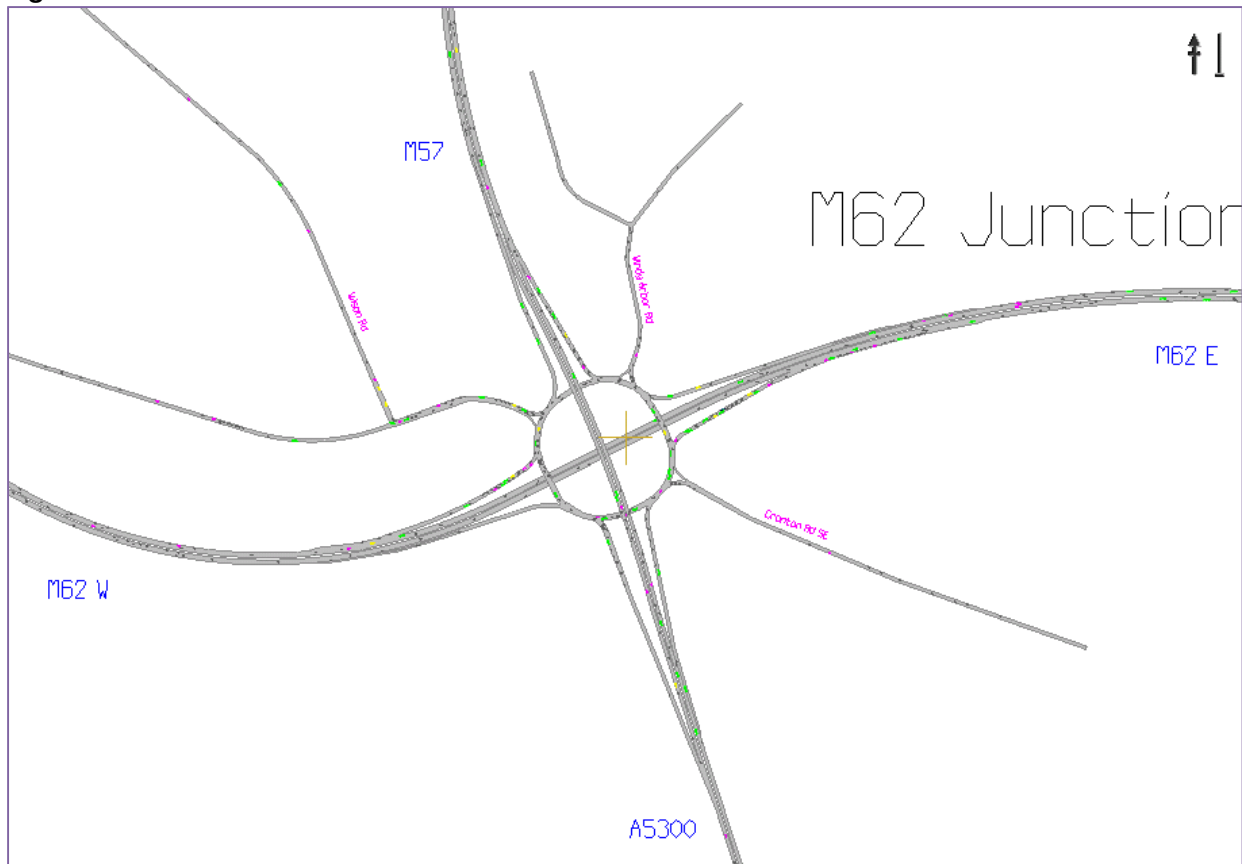
Source: Bing Maps

Overview of Existing M62 Base and Do Min Models

This network was saved with Version 2005.10 of Paramics. This version is not currently installed at AECOM Manchester as it is not the most up to date.

All three Base 2004, Do Min 2009 and Do Min 2024 models use the same network layouts. Traffic management parameters are expected to change between the models but this has not been checked or documented.

Figure A2 - Extent of 'M62 Base 2004' Model



The network and model are comprised of:

- 9 zones;
- 13 time periods;
- 6 demand matrices covering 16 vehicle types; and
- 1 demand profile for each O-D.

The model has a base year of 2004, with 13 modelled time periods;

- Periods 1 to 11 are hourly time periods from 07:00 until 17:59;
- Period 12 is three hours from 18:00 until 20:59; and
- Period 13 is ten hours from 21:00 through to 06:59.

The demand matrices are defined as:

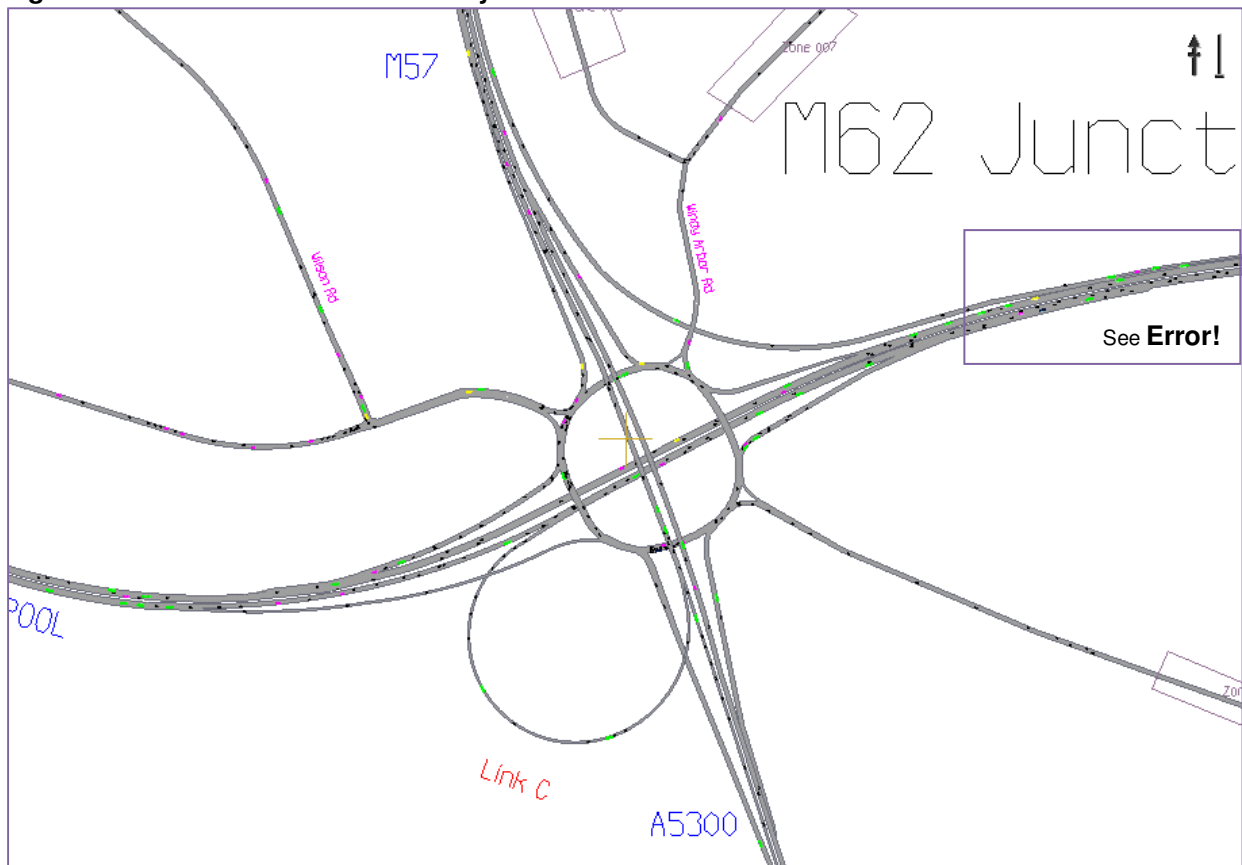
1. Car (home to work + 9 other trip purposes);
2. LGV;
3. MGV;
4. HGV;
5. Double decker; and

6. Coach.

Overview of Existing 2009 and 2024 Most Likely M62 (Wb 3-2-3 inc A5300 2-1-2) Models

The 2009 and 2024 model structures and networks are the same. Figure A3 shows the road network which reflects that of the present day layout with both the M62 Westbound on-slip and the westbound connection to the A5300 north.

Figure A3 - Extent of '2009 Most Likely M62 Wb 3-2-3 inc A5300 2-1-2' Model



The only change in model structure is the time period structure. The model has 14 time periods:

- Periods 1 to **12** are hourly time periods from 07:00 until **18:59**;
- Period 13 is **two and a half hours** from **19:00** until **21:29**; and
- Period 14 is **nine and a half hours** from **21:30** through to **06:59**.

Overview of Demand

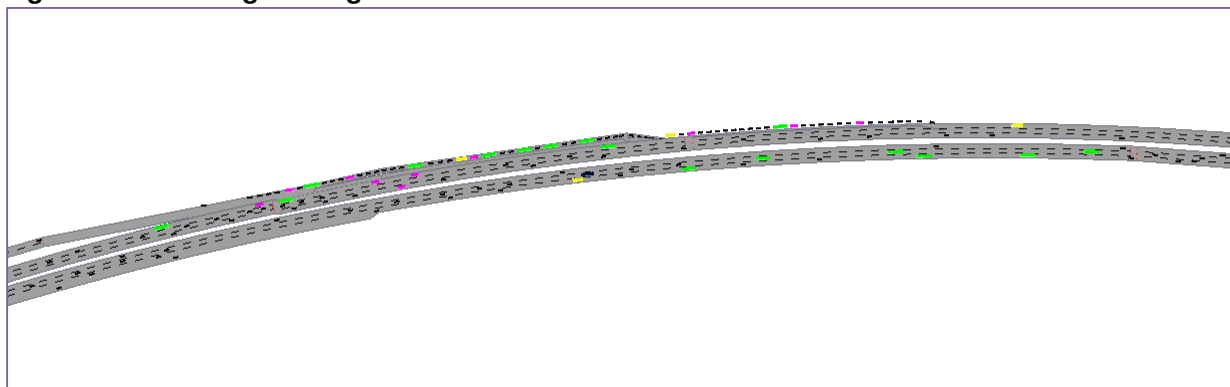
Table A1 - Summary of modelled Demand

Period	Car	LGV	MGV	HGV	Bus (double)	Coach	Period Total
07-08	11,265	1,008	253	1,084	0	56	13,666
08-09	11,681	1,006	278	1,133	0	54	14,152
09-10	7,940	1,171	295	1,190	0	50	10,646
10-11	6,220	1,071	276	1,267	0	45	8,879
11-12	6,555	1,088	273	1,173	0	45	9,134
12-13	7,093	1,019	262	1,122	0	45	9,541
13-14	7,470	1,023	241	1,169	0	39	9,942
14-15	7,998	1,132	244	1,041	0	45	10,460
15-16	9,207	1,094	223	980	0	42	11,546
16-17	11,875	945	211	773	0	51	13,855
17-18	12,882	694	109	470	0	37	14,192
18-19	9,871	505	43	264	0	24	10,707
19-21:30	11	0	0	0	0	0	11
21:30-07	11	0	0	0	0	0	11
24hr total	110,079	11,756	2,708	11,666	0	533	136,742

Model Performance

The model performs well everywhere except where the M57 southbound slip road joins the M62 in the Eastbound direction. Southbound traffic has the option of using two lanes to access the M62, the outer lane joins the M62 early in the merge process, the near-side lane joins a few hundred metres to the east. It is the latter where traffic builds up due to not being able to merge properly.

Figure A4 - Queuing at merge from M57 to M62 South to Eastbound



As shown above, the extent of the queuing is limited to the joining traffic on the slip roads inside lane. This queue extends beyond the graphical boundaries of the model.

APPENDIX B – Screenshots of Modelled Impacts

Base Year (2013)

Figure B1 - Base year (2013), Site 1 & 2, queues – AM peak

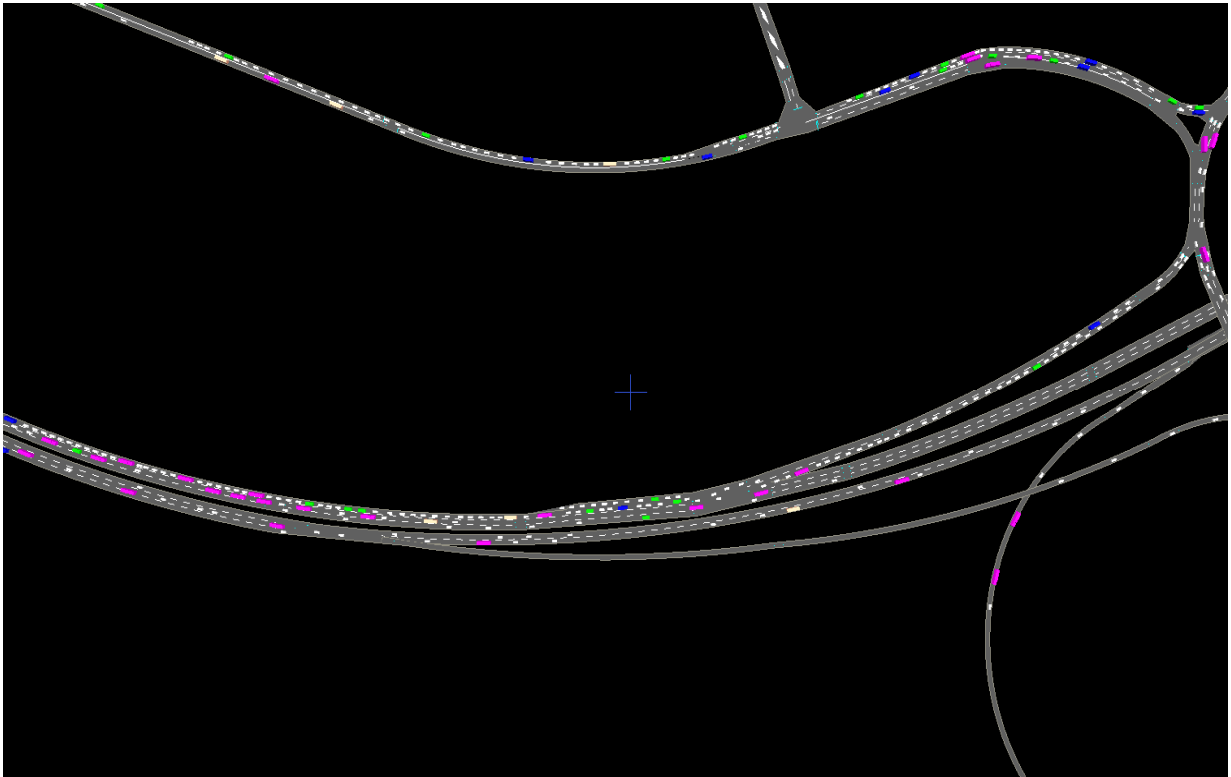


Figure B2 - Base year (2013), Site 3, queues – AM peak

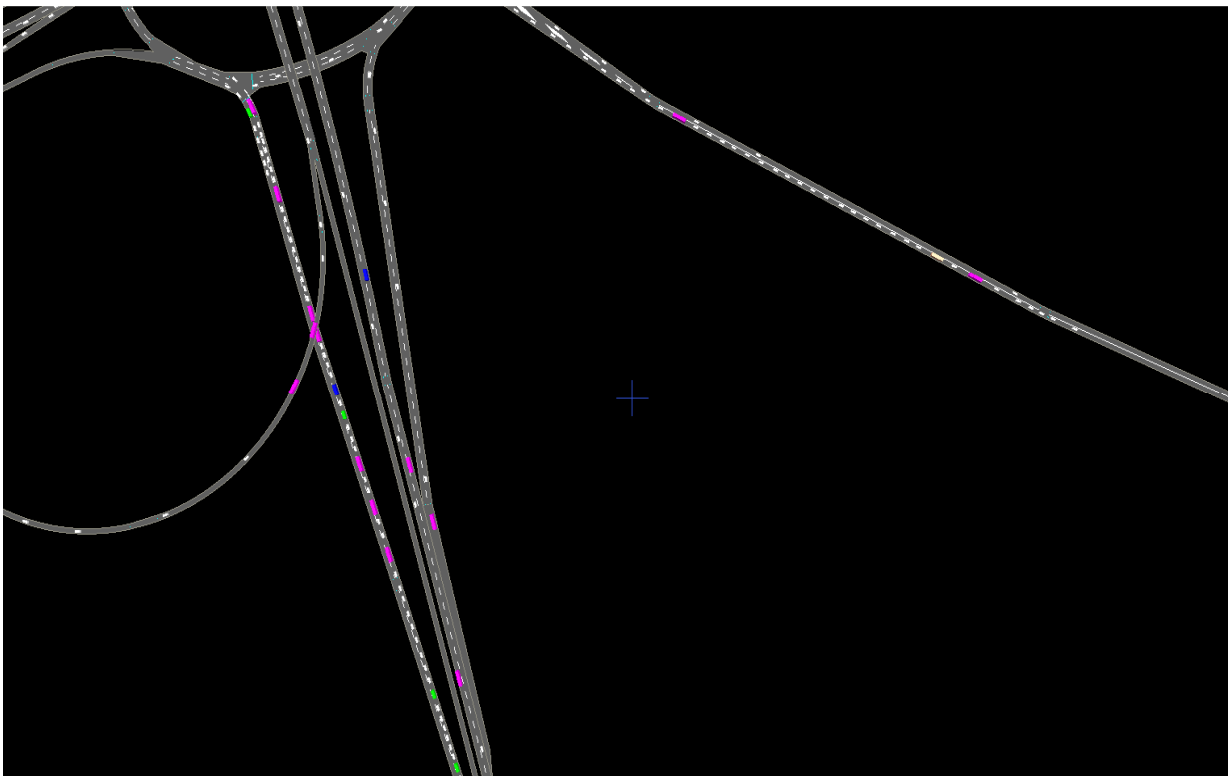


Figure B3 - Base Year (2013), Site 1 & 2, queues – PM peak

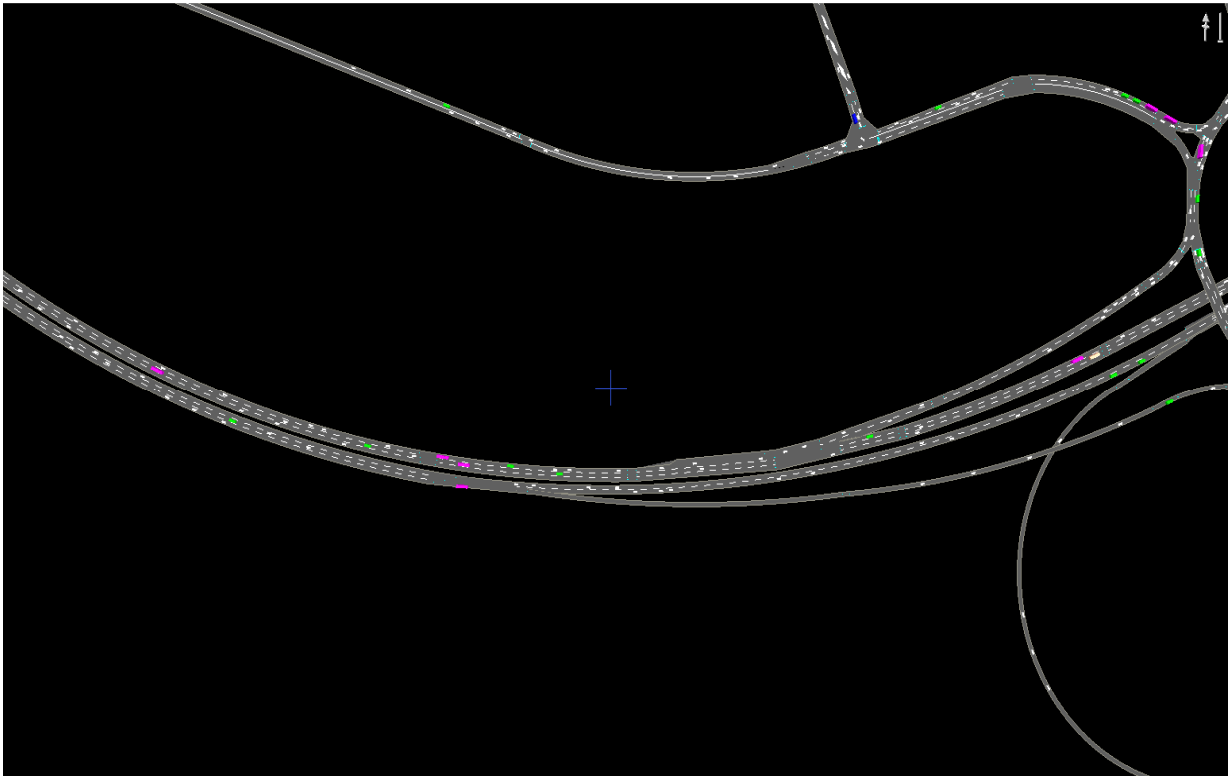
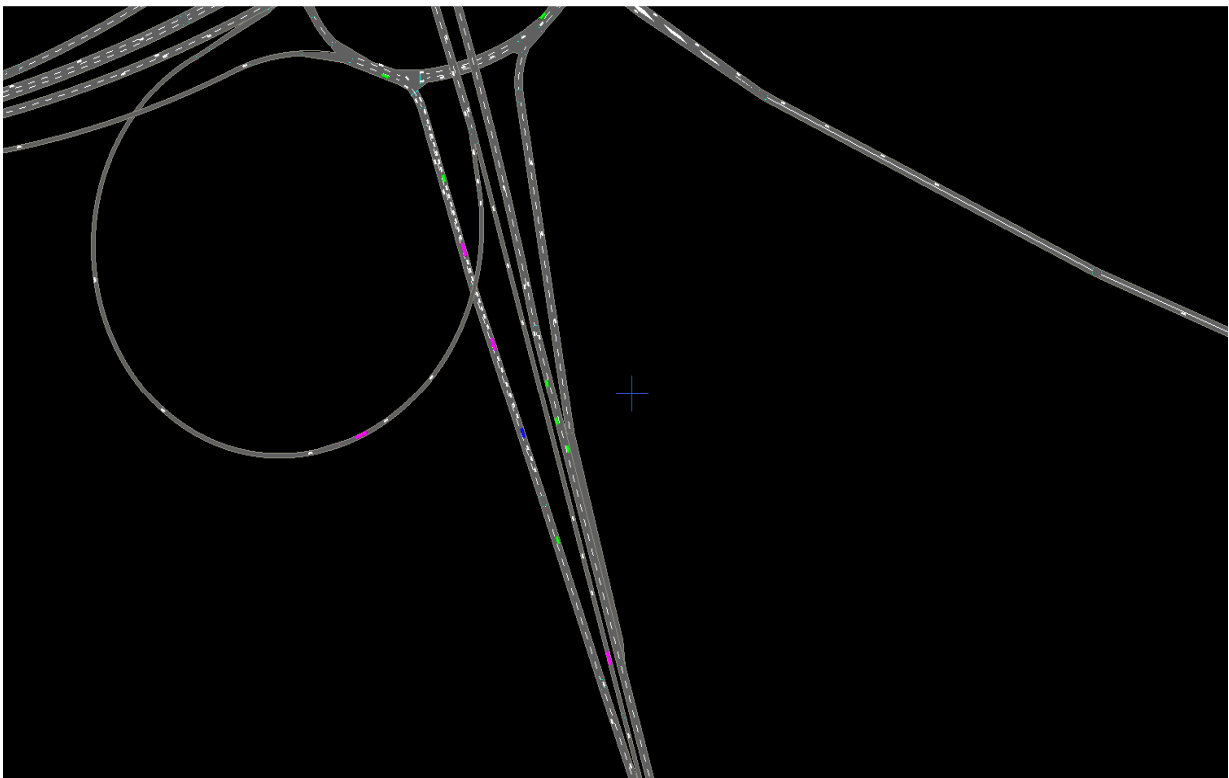


Figure B4 - Base Year (2013), Site 3, queues – PM peak



Future Year (2028) – Do Minimum

Figure B5 - Future year (2028), Site 1 & 2, DM queues – AM peak

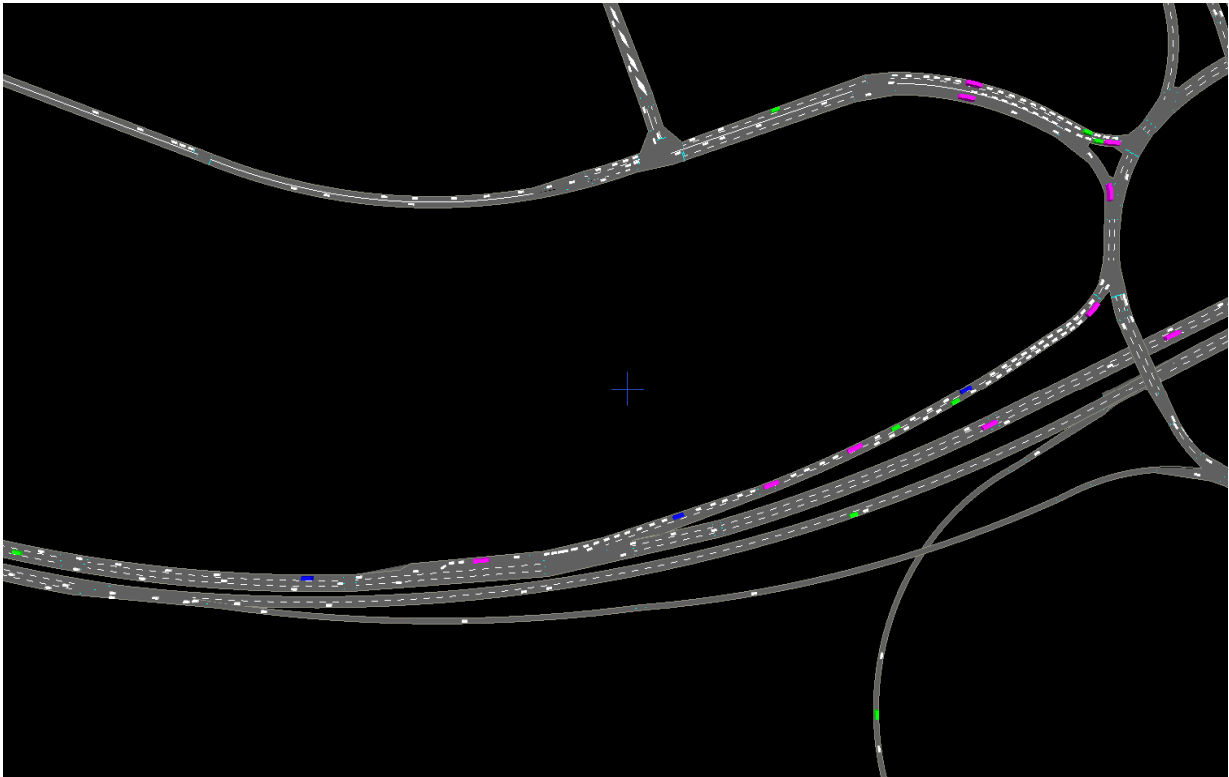


Figure B6 - Future Year (2028), Site 3, DM queues – AM peak

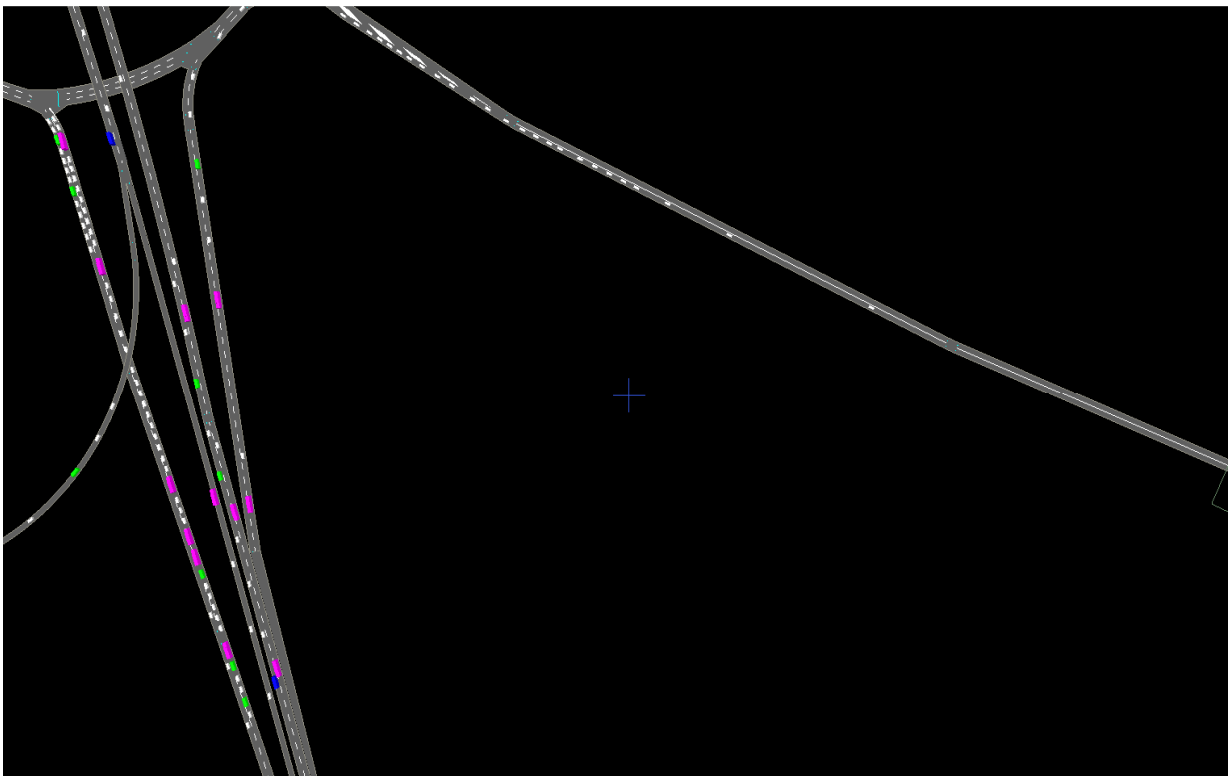


Figure B7 - Future Year (2028), Site 1 & 2, DM queues – PM peak

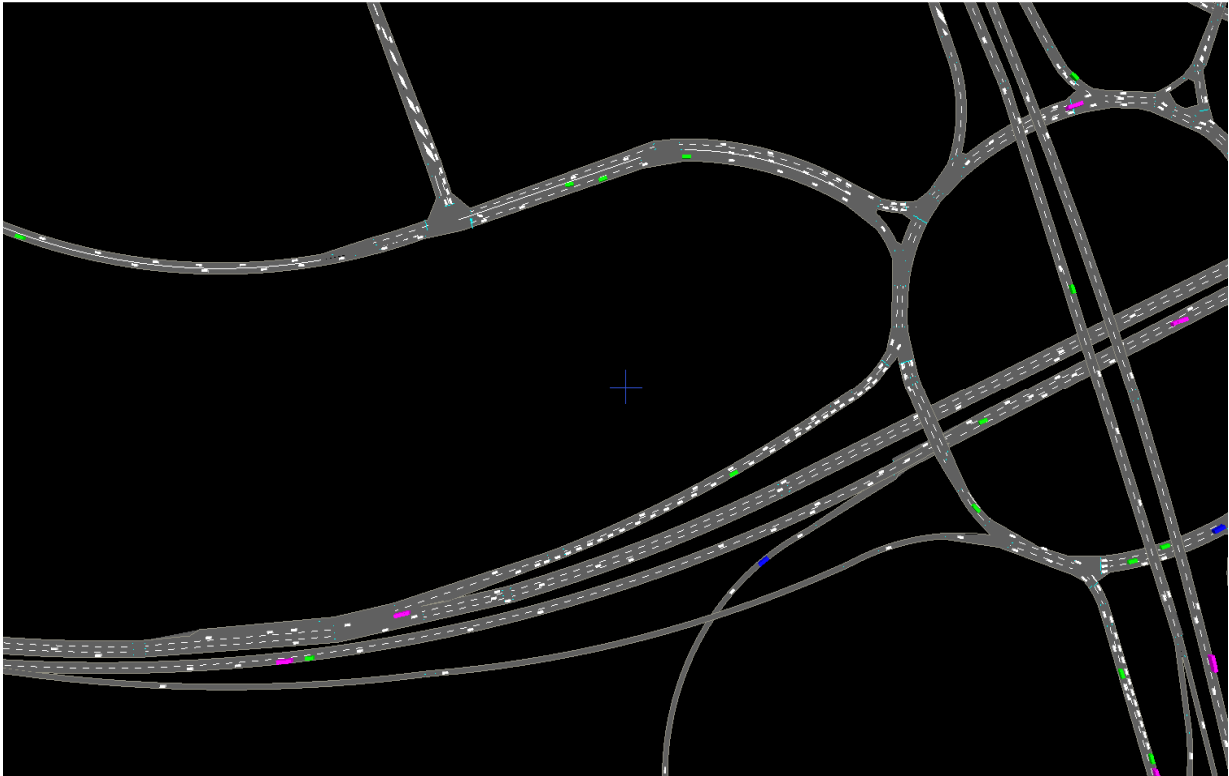
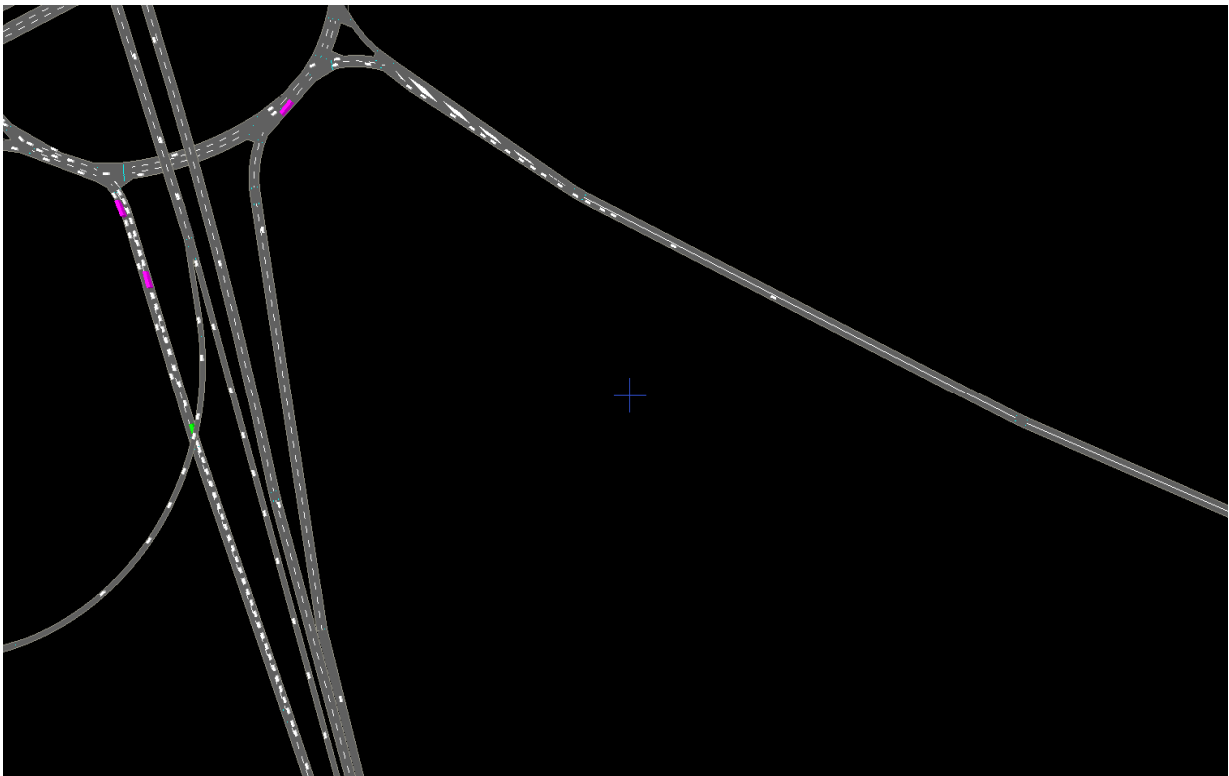


Figure B8 - Future Year (2028), Site 3, DM queues – PM peak



Future Year (2028) – Do Something

Figure B9 - Future year (2028), Site 1 & 2, DS queues – AM peak

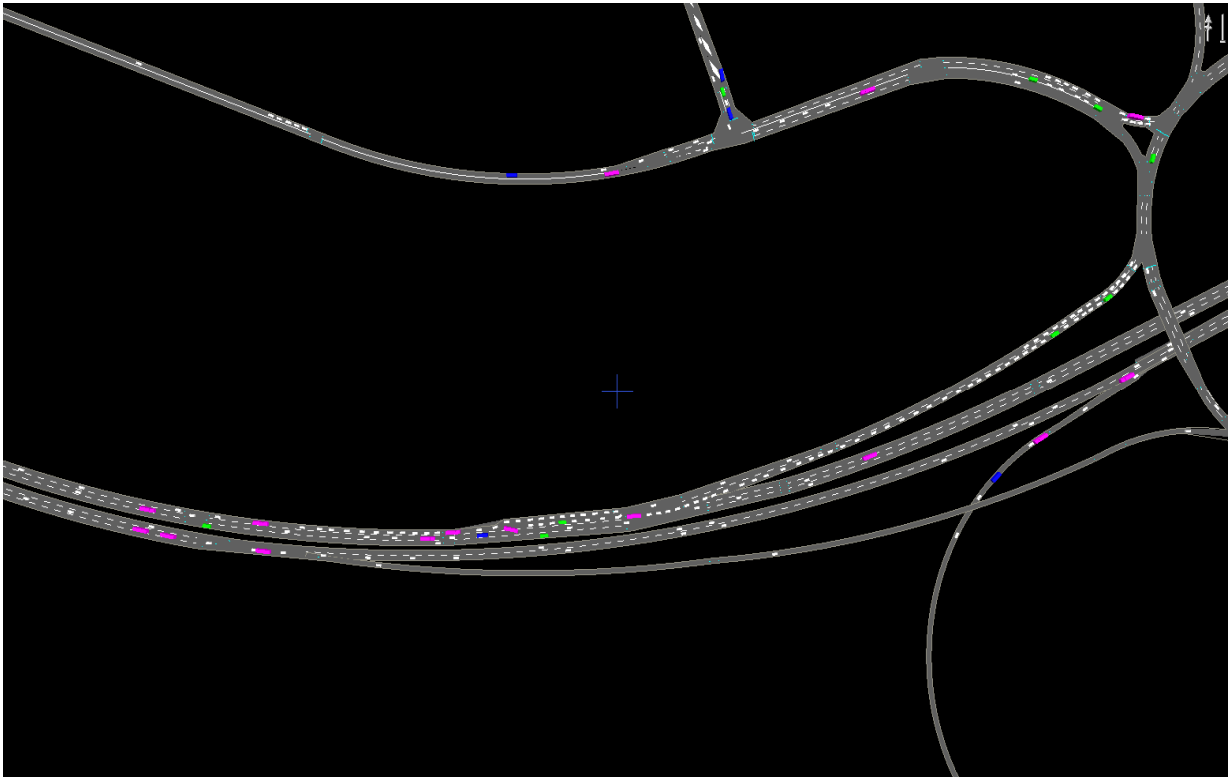


Figure B10 - Future year (2028), Site 3, DS queues – AM peak

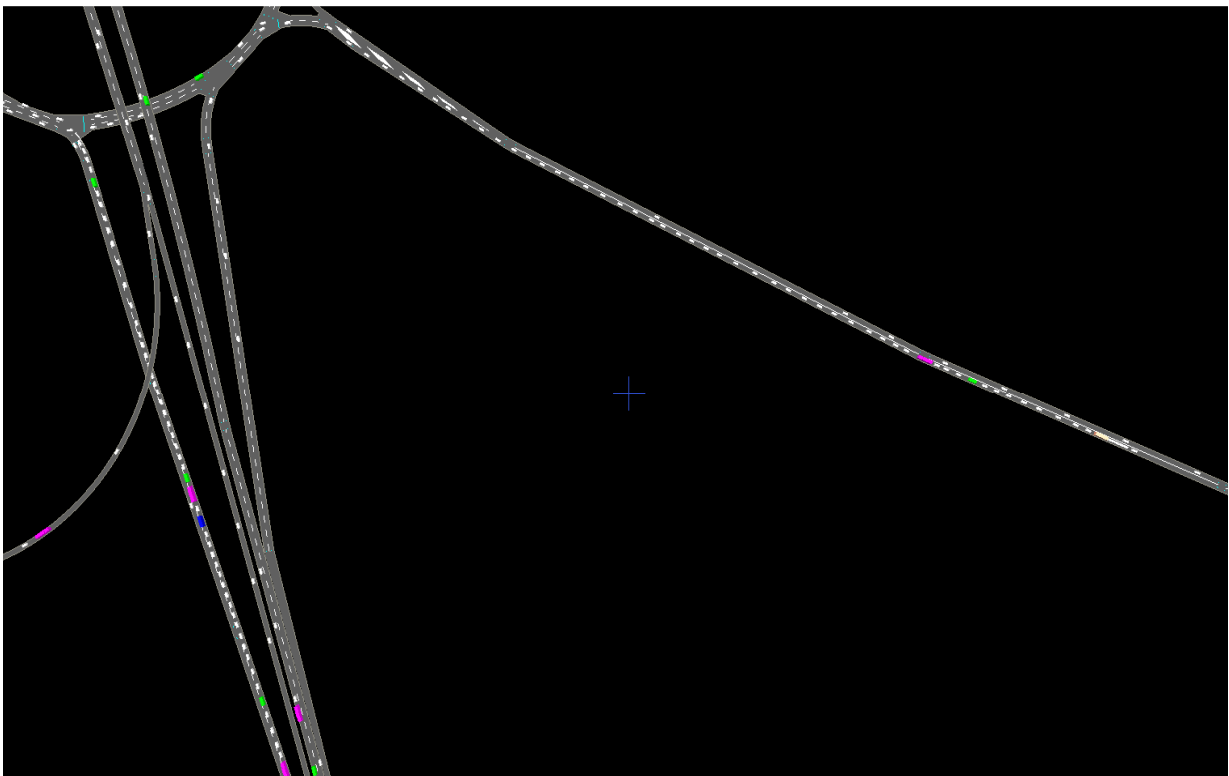


Figure B11 - Future year (2028), Site 1 & 2, DS queues – PM peak

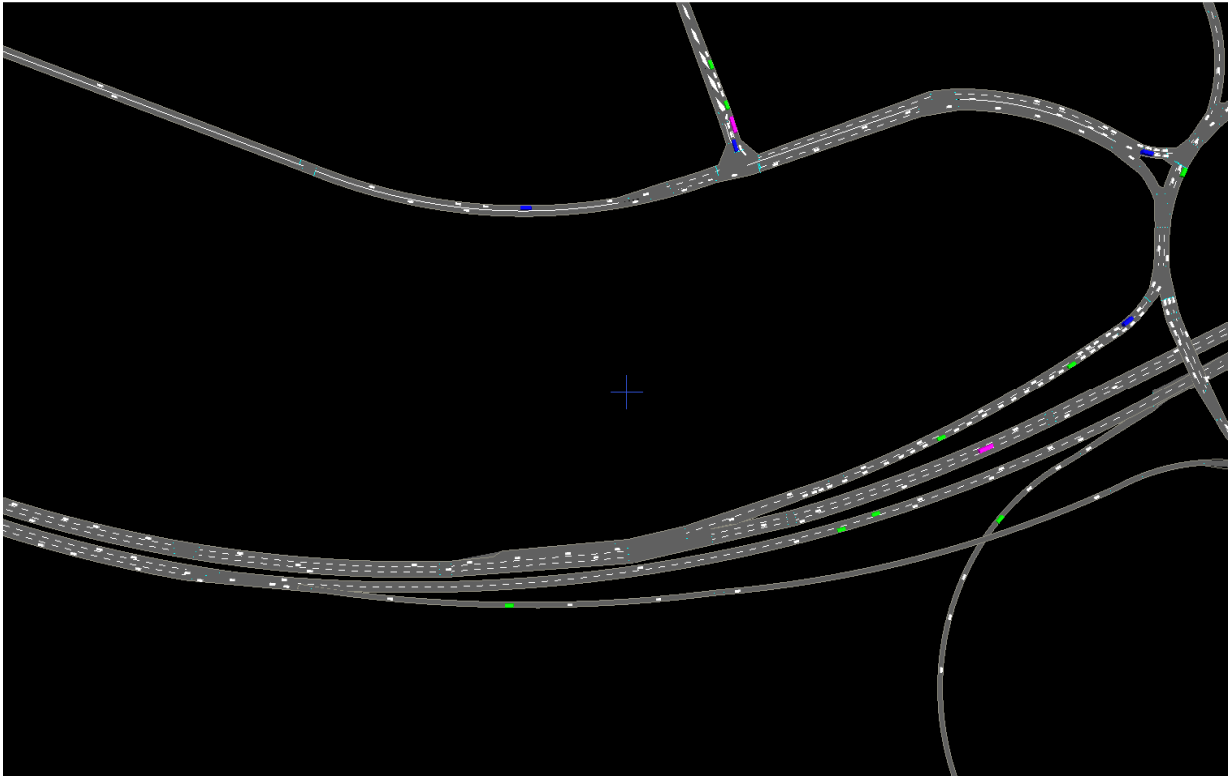
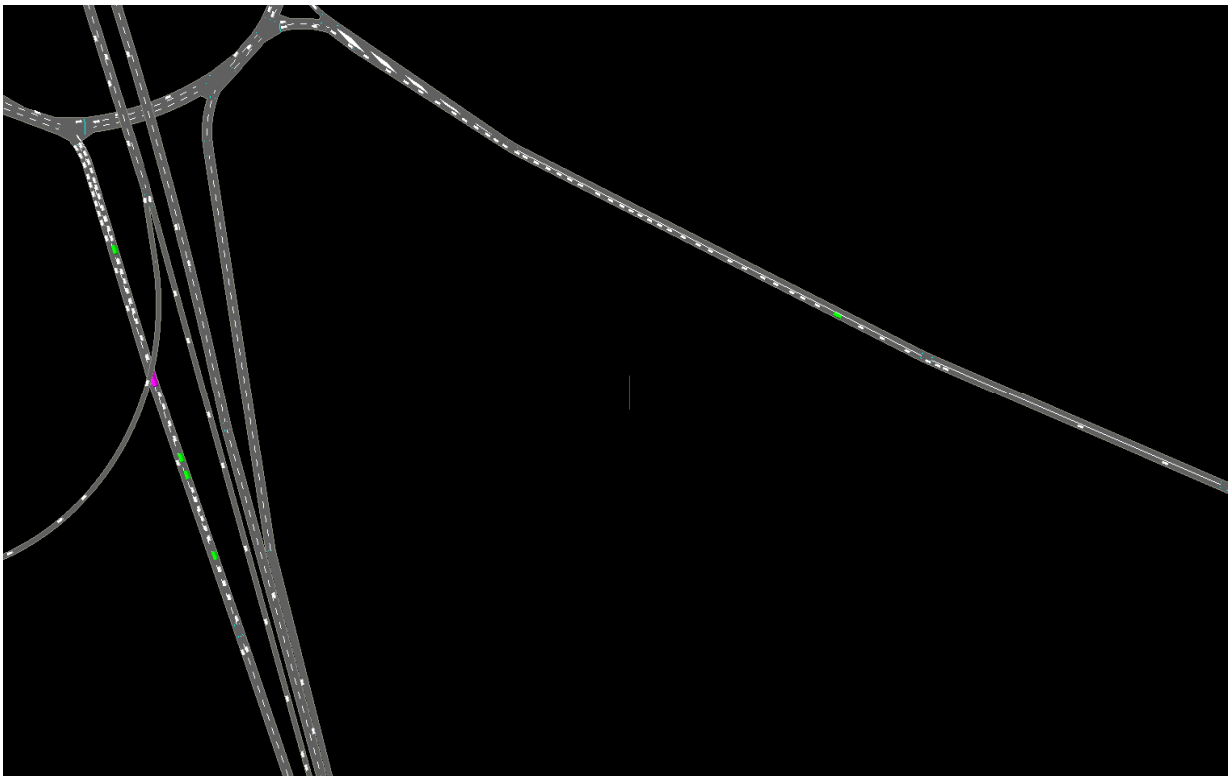
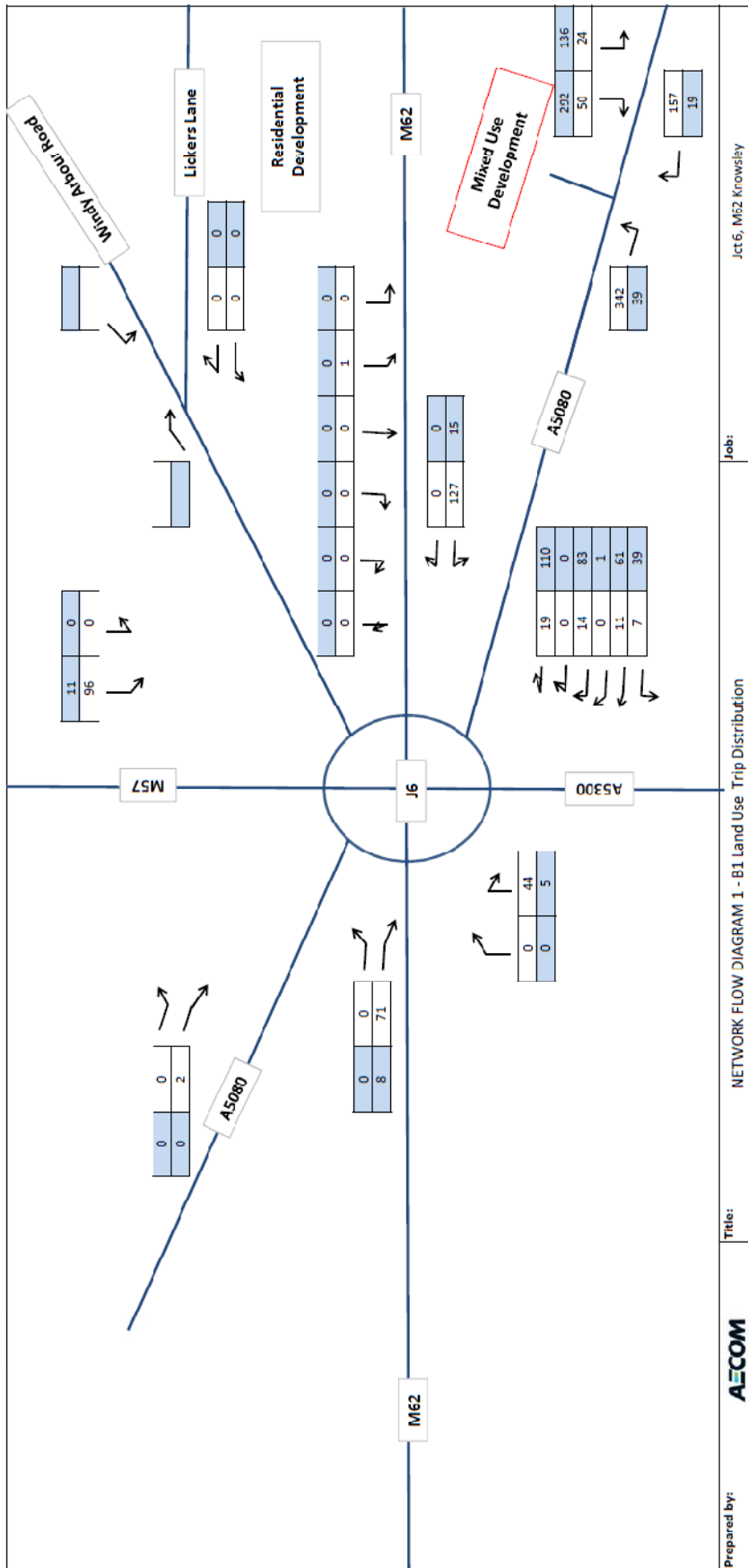
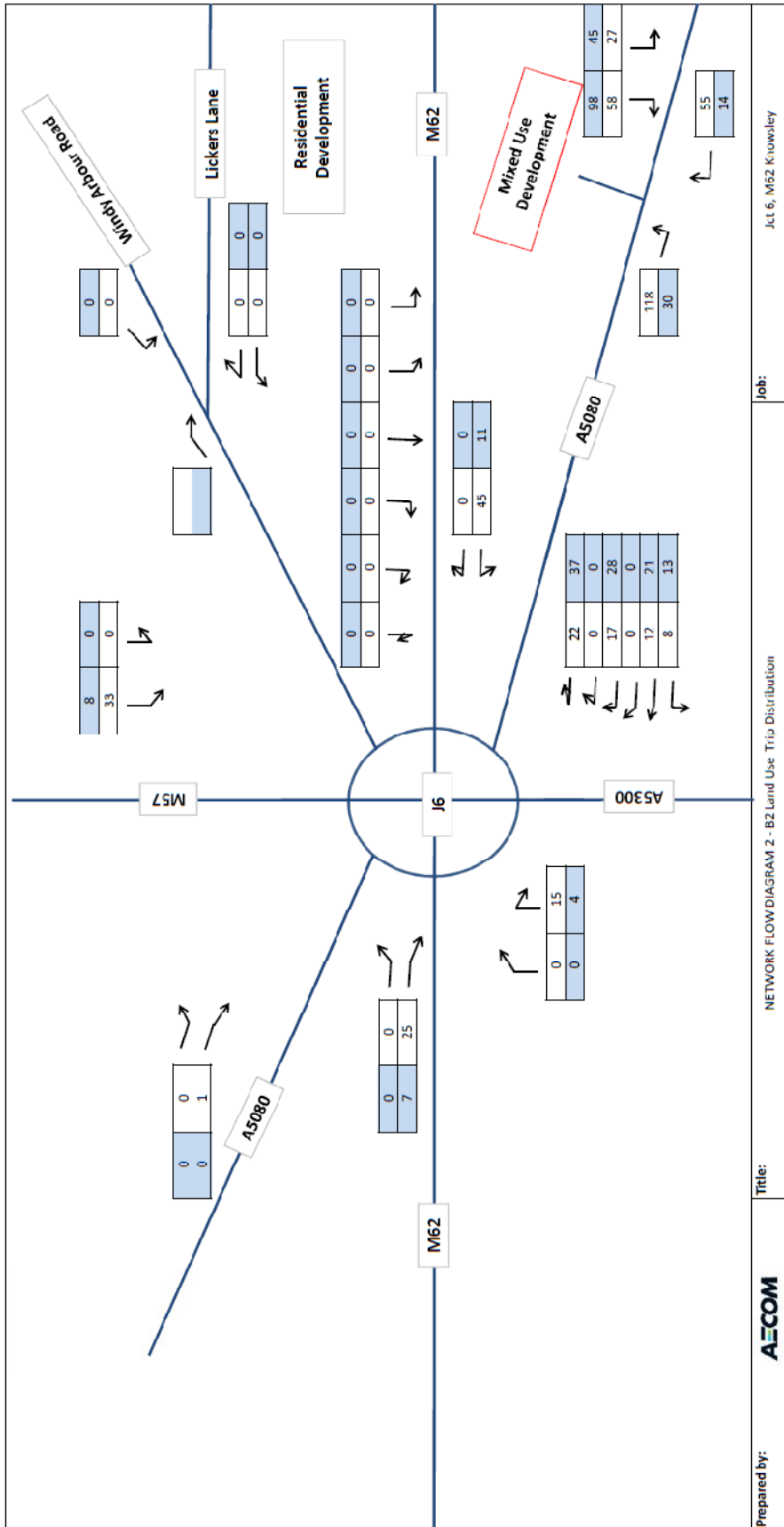


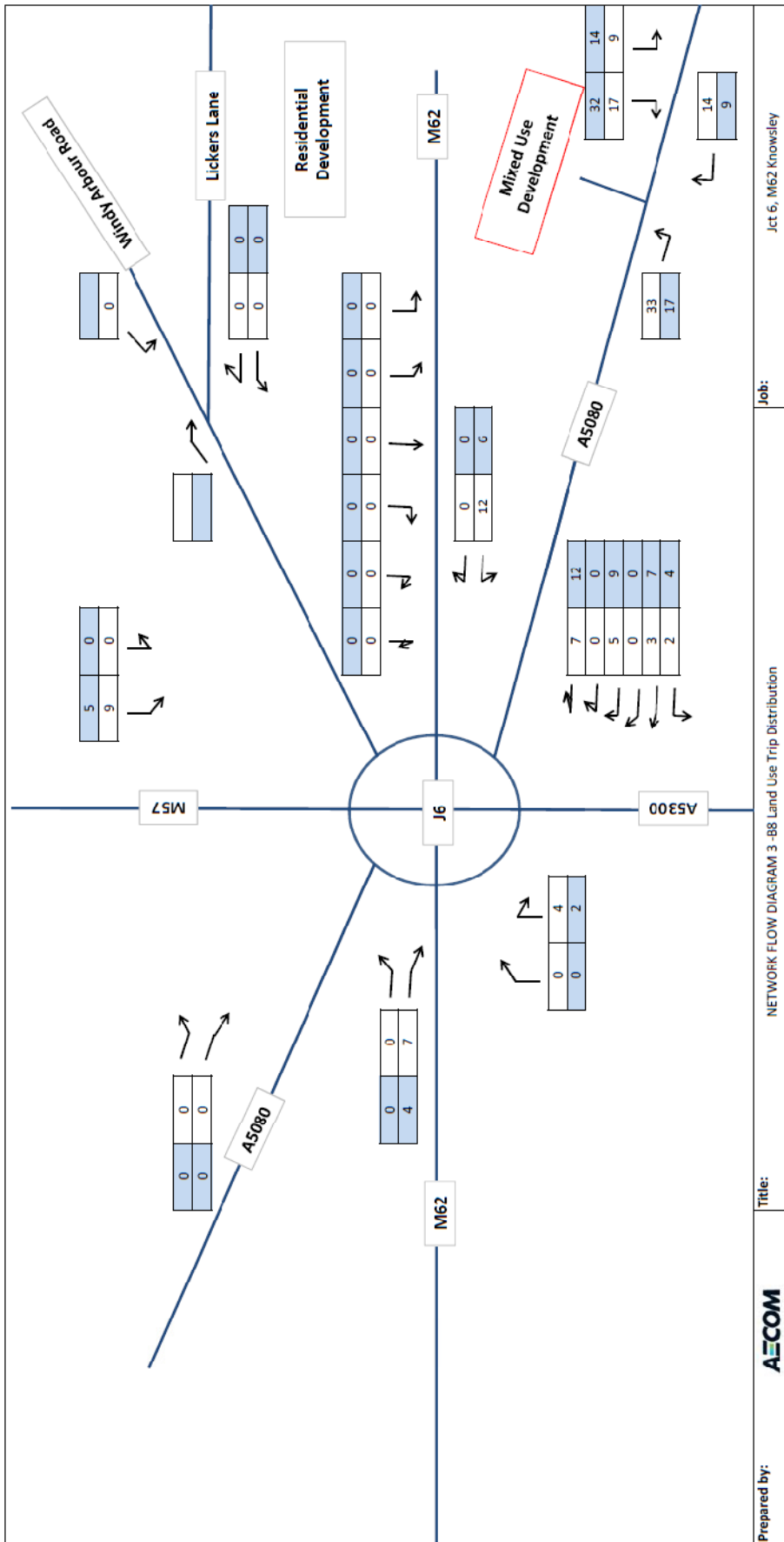
Figure B12 - Future year (2028), Site 3, DS queues – PM peak

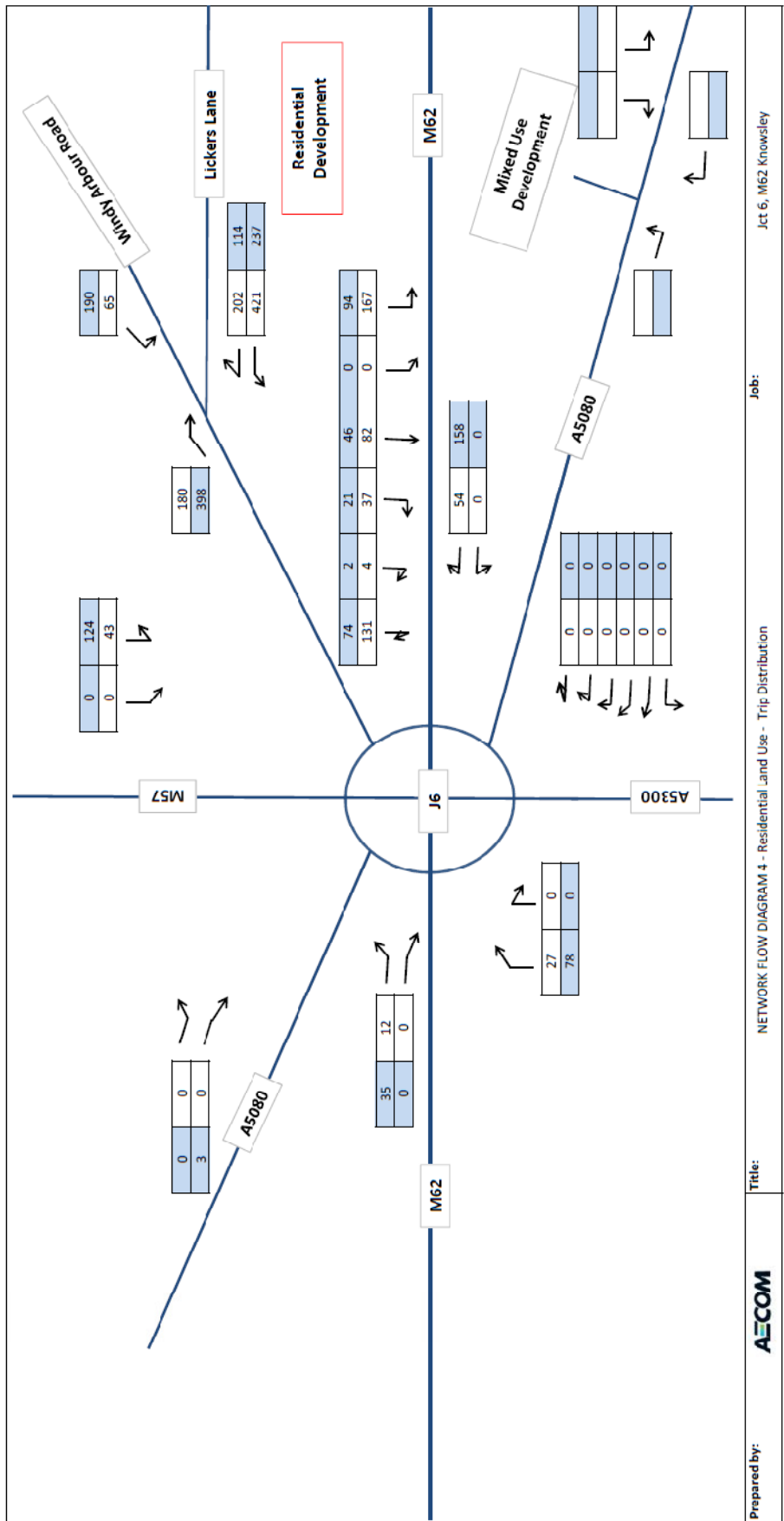


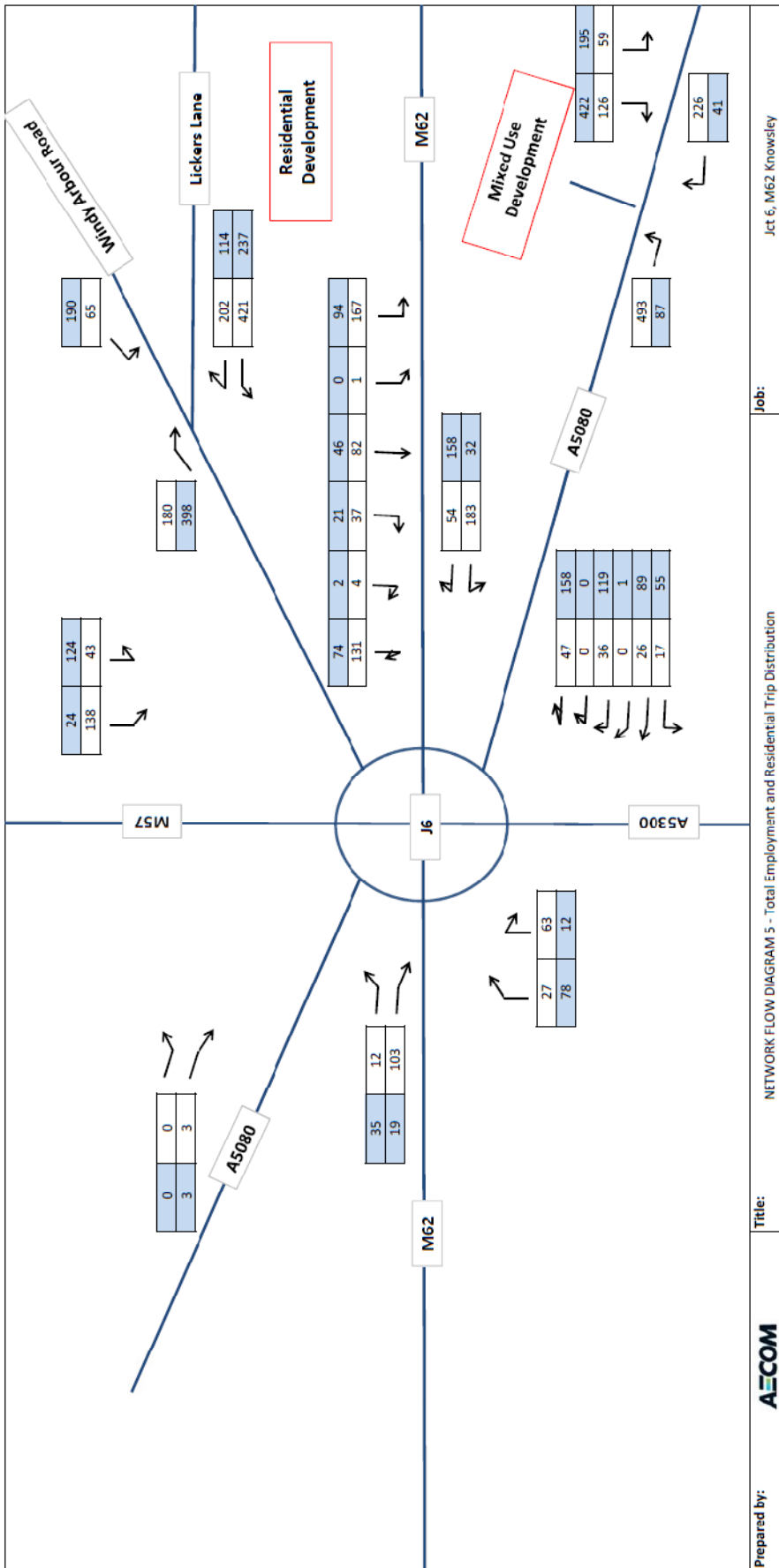
APPENDIX C – Network Flow Diagrams











**Appendix 4: Sustainable Urban Extensions Supplementary Planning Documents
Request for Quotation Document (Redacted)**



Knowsley Council

Knowsley Metropolitan Borough Council

REQUEST FOR QUOTATION (RFQ):

Preparation of master plans/Supplementary Planning Documents for 3 Sustainable Urban Extensions at: Knowsley Lane, Huyton; South Whiston (including land south of the M62); and at East Halewood

Section 1: Project Brief

1. Knowsley: the borough

- 1.1. Knowsley is one of five metropolitan districts in Merseyside, and is located between Liverpool and Manchester. It is connected to these cities by the M57 and M62 motorways and the A580 East Lancashire Road trunk road. Knowsley covers an area of 33 square miles.
- 1.2. Knowsley is both an important location for employment in the Liverpool City Region and a major source of workers for the area. The borough has a large industrial base concentrated mainly at Knowsley Industrial Park and a number of business parks in Kirkby, Huyton, and Prescott, as well as Jaguar Land Rover in Halewood.

2. Knowsley: the story of place

- 2.1. The current population of Knowsley stands at around 146,000 in 61,000 households. Over the last 20 years the population has fallen, but the rate of decline has been slowing. The latest available estimates suggest that the number of residents has actually risen in the last two years.
- 2.2. The age structure of Knowsley's population is broadly similar to that of Merseyside, the North West and the UK average. The proportion of the population which is of working age (age 15-64) is a little smaller than the national average, while there is a slightly higher proportion of residents in the 0-14 age groups than regionally or nationally. As is the case in many parts of the UK, the number of older people (over 65 years old) in the borough has steadily increased over the last 20 years. It rose by 25% between 1985 and 2006.
- 2.3. Other notable characteristics of the borough's resident population include:
 - A comparatively small black and minority ethnic population, representing under 2% of the population;
 - Higher than average proportions of lone parent households, which are particularly concentrated in North Huyton, North and South Kirkby; and
 - A lower than average proportion of single person households.

2.4 Knowsley's population lives in the following areas:

- 41,600 in Kirkby;
- 58,600 in Huyton;
- 20,600 in Halewood; and
- 28,600 in other towns and villages including Prescott, Whiston, Cronton, Stockbridge Village and Knowsley Village.

3 Contextual background

3.1 Knowsley is a Metropolitan Borough Council located within the Liverpool City Region. It comprises several distinct urban settlements, a number of rural villages, several town and district centres, a variety of large employment areas and a significant area of Green Belt (including the historic Knowsley Hall Estate). To the west of the Borough is the City of Liverpool, to the north are the Boroughs of Sefton and West Lancashire, to the east is St Helens and to the south east is the Borough of Halton.

3.2 Knowsley's urban form is mixed, with settlements like Prescott, Cronton and Knowsley Village retaining considerable elements of their historic character, while the larger towns of Huyton and Kirkby comprise substantial areas of post war housing, including large 1960s and 1970s estates of overspill housing from the city of Liverpool. Various industrial estates, residential areas and town centres have been identified as being in need of regeneration. However, since the early 1990s, the population has stabilised. This has been as a result of the successful implementation of the Councils stabilisation strategy, which has included significant levels of house building (particularly in the 1990s), implementation of area based regeneration programmes and several high-profile inward economic investments into the Borough.

3.3 Knowsley's population of around 146,000 lives in approximately 65,000 households, and around 56,000 people work in the Borough. The Borough is ranked as the 5th most deprived in the country (as indicated in the Index of Multiple Deprivation, 2010), with significant parts of the Borough being categorised as within the most deprived 1% of the national population. Despite considerable efforts to promote the regeneration of the Borough, it still has (compared to most other districts) high levels of worklessness, poor levels of educational attainment, and significant issues associated with health.

3.4 Knowsley benefits from its location at the heart of the Liverpool City Region. The Borough has excellent transport connections, including the key arterial routes of the M62 (to Liverpool,

Manchester and across the North of England), the M57/A5300 and A580, and several railway lines which traverse the Borough from west to east. In addition, Knowsley is located close to Liverpool John Lennon Airport (directly to the south) and the Port of Liverpool.

4 Liverpool City Region Growth Plan

- 4.1 The Liverpool City Region (LCR) is in the process of developing a Growth Plan which will set out the economic vision for the LCR for the next 20 years and will guide the investments from the £2bn allocated to the Growth agenda. The LCR Growth Plan contains an overall set of objectives that will result in an increase in Gross Value Added for the LCR, an increase in productivity and a rebalanced economy, with a reduced emphasis on the public sector.
- 4.2 Knowsley's elements of the LCR Growth Plan identifies three Strategic Investment Corridors; North, Central and South, that will provide a number of sites earmarked for housing and economic development, along with a number of transport schemes. These sites are strategically linked within the LCR and will enable the Borough to capitalise on business growth opportunities and the development of a more competitive business base that will sustain Knowsley into the future.
- 4.3 The Northern Investment Corridor is strategically linked with the SuperPort and has excellent transport links to the surrounding areas. The Central Investment Corridor is strategically connected to Liverpool Waters and has excellent rail and car transport links to Liverpool Lime Street and the North. The Southern Investment Corridor is strategically linked to Liverpool Airport, Liverpool Business Park, the Multi Model Gateway and the Manchester to Liverpool rail line.
- 4.4 Given that the LCR is developing a more integrated approach around economic development, transport, housing and employment and skills, linked to the implementation of the Combined Authority, the Council has already started to integrate this work to maximise opportunities and outcomes for the Borough's businesses and residents. The Council has identified a number of projects within each Strategic Investment Corridor which will work towards strengthening Knowsley and the LCR offer.
- 4.5 A Knowsley Growth Plan Steering Group has been established to ensure the Council is working towards the Growth Plan's aims and objectives. The steering group will be responsible for prioritizing future development sites and ensuring delivery of outcomes to enhance the borough as part of the LCR. Therefore, the steering group will oversee the work completed in as part of this commission and the subsequent delivery of development.

5 Study Brief

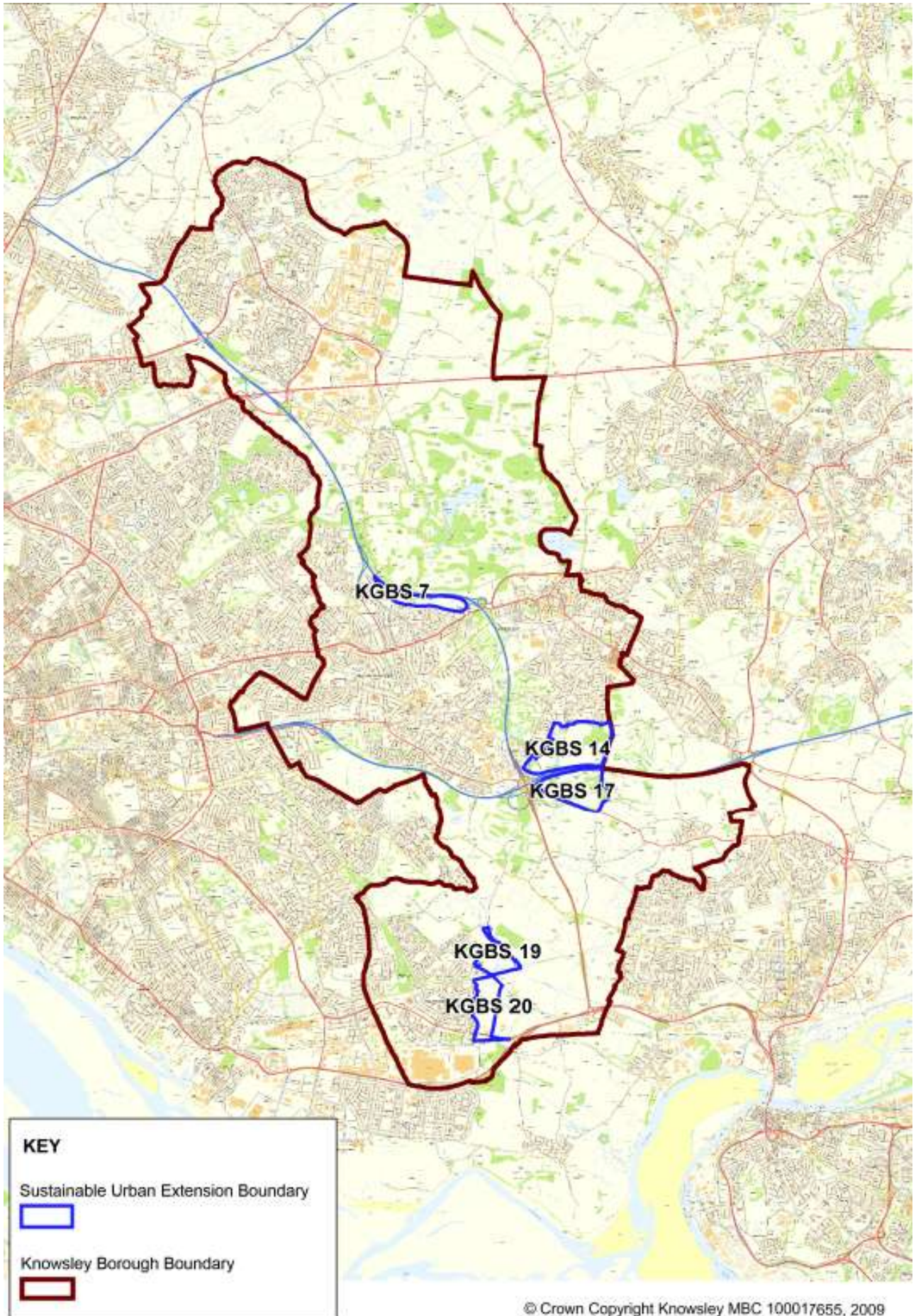
- 5.1 Knowsley Metropolitan Borough Council (MBC) wishes to commission consultants to develop master plans for 3 sites referred to as Sustainable Urban Extensions (or 'SUEs'). The SUEs are identified for development in Knowsley's emerging Local Plan: Core Strategy. The completed master plans for each of the 3 SUEs will each be developed into a separate Supplementary Planning Document for public consultation and adoption by the Council.
- 5.2 The 3 sites covered by the commission are currently designated as Green Belt land but have been identified as being suitable for development. The Council proposes through its emerging Core Strategy to remove each site from the Green Belt on adoption of the Plan (expected in early 2015) and also to set out policy guidance concerning the development of each.
- 5.3 The proposal to allocate these sites for development and the strategic policy guidance for each covering matters such as the range of uses which will be suitable is still subject to the satisfactory completion of the Core Strategy, key milestones for which are set out below.

Table 1: Draft Timetable - Local Plan Core Strategy

Stage	Timescale (subject to change)
Cabinet approval of Core Strategy modifications	18 June 2014
Reconvened examination hearings	22 -25 July 2014
Public consultation on modifications	18 August - 10 October 2014
Inspector's Report	December 2014/January 2015
Adoption	Early 2015

- 5.4 This document constitutes the tender brief and outlines the Council's requirements relating to the completion of this commission.
- 5.5 The 3 Sustainable Urban Extensions which comprise the commission are illustrated in their spatial context at Figure 1. Each site is listed below (Local Plan site references in brackets):
- Knowsley Lane, Huyton (KGBS 7)
 - South of Whiston and Land south of M62 (KGBS 14&17)
 - East of Halewood (KGBS 19&20)

Figure 1: Spatial Context



- 5.6 The commission will focus on the Sustainable Urban Extensions and will build on a range of strategic Borough wide evidence base studies which the Council has commissioned to support its emerging Local Plan: Core Strategy.
- 5.7 It is intended that the commission will result in 3 master plans which are developed as separate SPDs.
- 5.8 Each master plan will outline as a minimum for each site; a vision and aims for the development; area and spatial context; and general planning, design and highway principles (see paragraph 9.2 for further information on these requirements). Each master plan should consider the dependencies of the surrounding area (within Knowsley and the adjacent LCR area) and the impacts the potential development will have. They should also consider planned changes within the borough, the LCR and the wider area which will have impacts on the sites and their surrounding areas e.g. Superport, Mersey Gateway etc.
- 5.9 Once the master plans / SPDs are finalised they will be adopted by the Council to provide planning policy guidance for any subsequent planning application.

6 The Study Areas

- 6.1 Key attributes of the sites comprising the study area are listed in Table 2 below.

Table 2: Key Attributes of SUEs

SPD	1	2		3
Location Attribute	Knowsley Lane, Huyton	South of Whiston & Land south of M62		East of Halewood
		<i>South of Whiston</i>	<i>Land South of M62</i>	
Local Plan Site Ref	KGBS 7	KGBS 14	KGBS 17	KGBS 19 & 20
Gross SUE Size (hectares)	40.04	110.3	77.28	81.86
Estimate SUE Net developable area (hectares)	21.36	68.07	22.51	54.91
Preferred Use	Mixed	Residential	Employment and	Residential

	(Residential & Employment)		Country Park	
Notional Capacity (residential dwellings)	101	1503	-	1124
Notional Capacity (employment hectares)	17.5	-	22.51	-

- 6.2 Further information regarding the above locations can be found in Knowsley’s Green Belt Study, Technical Report: Green Belt and other Local Plan evidence base studies. The key studies, which appraise the locations or are particularly relevant to this commission are highlighted in **BOLD** within Table D.1 at Appendix B of the Study Brief.
- 6.3 A site plan showing the extent of each SUE and its respective indicative net developable area can be found at Appendix B.
- 6.4 To show the dependences of each site in relation to the borough of Knowsley, please see Appendix D for the LCR Growth Plan’s Strategic Investment Corridor Maps. The Northern Investment Corridor is strategically linked with the SuperPort and has excellent transport links to the surrounding areas. The Central Investment Corridor is strategically connected to Liverpool Waters and has excellent rail and car transport links to Liverpool Lime Street and the North. The Southern Investment Corridor is strategically linked to Liverpool Airport, Liverpool Business Park, the Multi Model Gateway, the new Mersey crossing and the Manchester to Liverpool (Warrington) rail line.
- 6.5 *Knowsley Lane, Huyton*
- 6.5.1 The proposed Knowsley Lane, Huyton Sustainable Urban Extension is located in the central area of the borough, to the north of Huyton, between the current urban area and the M57 motorway to the north. The SUE as a whole is approximately 40 hectares in gross area. The western side of the site (west of George Hale Avenue) will be retained as public open space comprising municipal playing fields and woodland. The area of open space does not form part of the proposed development area but is included within the study area for the master plan (to be specified as remaining as open space).
- 6.5.2 The North Huyton and Stockbridge Village Principal Regeneration Area is directly adjacent to this SUE. Successful consultants will be expected to liaise with the north Huyton development partnership and consider opportunities to enhance and improve the connectivity with the public open space at Knowsley Lane.

6.5.3 This site provides an opportunity to deliver approximately 100 dwellings and 17.5 hectares of employment development.

6.5.4 This site forms part of the Central Investment Corridor which has strategic rail and car links with Liverpool Lime Street and the North including Manchester. There are a number of developments occurring within the surrounding area of the site including South Prescott (Taylor Wimpey & Pysmian Cables / Pirelli site), Prescott Town Centre, improvements to Huyton and Roby Rail Stations and the North Huyton Housing Regeneration project. The Central Investment Corridor has strategic links to the Liverpool Waters area which will in time see major regeneration works. These should be referenced to ensure opportunities and risks outside of the site area are considered in the master planning process.

6.6 *Land South of Whiston and Land South of M62*

6.6.1 These locations are situated within the Central Investment Corridor, to the north and south of the M62 and to the south of Whiston. Together they cover approximately 187 hectares, with South Whiston (110 hectares) and Cronton Colliery (77 hectares). Together these sites form the largest Sustainable Urban Extension identified within the Core Strategy with a cumulative capacity for approximately 1,500 dwellings (south of Whiston but north of the M62) and 24.5 hectares of employment development (in the area of Cronton Colliery to the south of the M62). There are also proposals to develop a country park within the former Cronton colliery footprint. The country park lies outside the area proposed for economic development.

6.6.2 The Council has a landownership interest at South Whiston of approximately 12 hectares. The land is currently leased to a private farmer for agricultural use. In the longer term it is envisaged that the land in the Council's ownership will be used for a mixture of cemetery expansion and residential development.

6.6.3 Two landowners represented by Barton Wilmore and Frost Planning with interests within these sites have submitted a site-wide concept plan and master plan for part of South Whiston respectively. The consultants will be expected to consider these pieces of evidence.

6.6.4 The Council has completed an Infrastructure Capacity and Development Options Study for these sites. The Study carries out a high level assessment of the strategic infrastructure and financial considerations of developing the two sites. The Study identifies the infrastructure potentially required to develop the sites in terms of:

- Electricity and gas supply;
- Highways and public transport;
- Walking and cycling; water supply;
- Low carbon energy; sewerage / foul water disposal; and
- Surface water drainage / Sustainable Drainage Systems (SuDS).

6.6.5 As with the Knowsley Lane site, the South of Whiston and Cronton Colliery sites fall within the Central Investment Corridor. The points detailed in point 6.5.4 also need to be considered in the wider opportunities and risks for these sites.

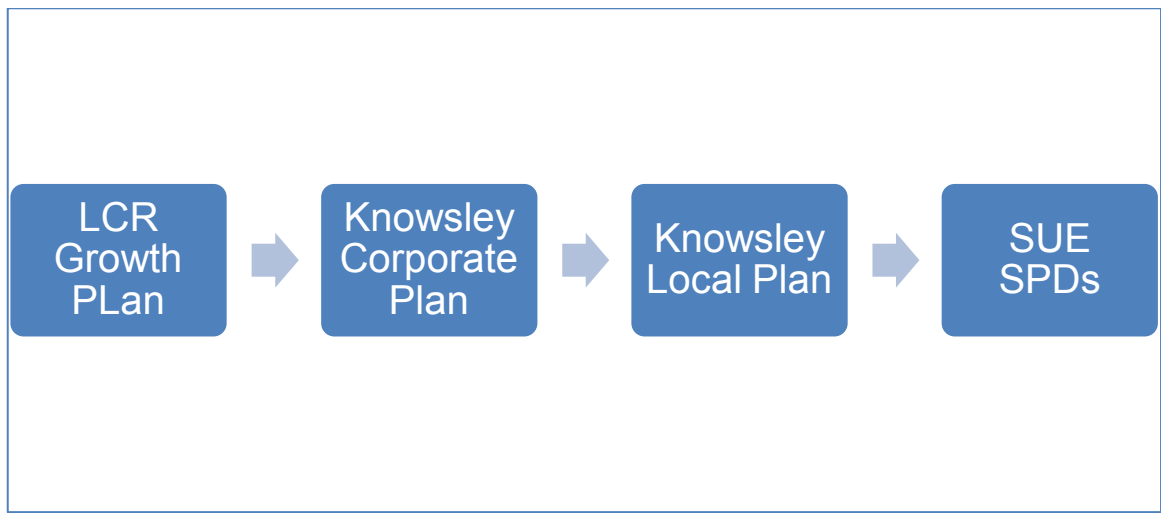
6.7 *East of Halewood*

6.7.1 The East of Halewood Sustainable Urban Extension is located in the Southern Investment Corridor, to the east of Baileys and Greensbridge Lanes which currently define the eastern edge of Halewood's built up area. This SUE comprises two 'parcels' of land either side of the Manchester – Liverpool (via Warrington) railway line and jointly cover approximately 82 hectares in gross area. This SUE provides an opportunity to deliver approximately 1,100 dwellings.

6.7.2 The vast majority of this site (excluding land adjacent to, and south of, Higher Road) is under the control of two national house builders. To promote the site via the Local Plan process these parties have prepared a master plan of the land under their control. The consultants will be expected to consider this piece of work.

6.7.3 This site forms part of the Southern Strategic Investment Corridor which has strategic rail, car, water and air links. The site will be close to the potential new Halewood Station and with the car links to the east of Knowsley including Runcorn. There is currently much development work in the pipeline within Halton including the new Mersey Gateway crossing. This site forms strategic links with the Jaguar Landrover site. These should be referenced to ensure opportunities and risks outside of the site area are considered in the master planning.

7. Policy Context



7.1 As outlined in section 4, an integrated approach to economic development, transport, housing and employment and skills, linked to the implementation of the Combined Authority is currently in place at a City Region Level. It is therefore important when master-planning the sites to consider the wider policy context, set out above, and be mindful to the opportunities and the risk that this may present both within Knowsley and the surrounding area.

The Knowsley Local Plan: Core Strategy

7.2 Knowsley’s Replacement Unitary Development Plan (UDP) was adopted by Knowsley Council in 2006. Subsequent to the adoption of the UDP, the Council has produced and adopted several area- and theme-based Supplementary Planning Documents (SPDs). Knowsley is also a participant authority in the Joint Merseyside and Halton Waste Local Plan, which was adopted in 2013.

7.3 Since 2008 the Council has been working towards the production of a Local Plan: Core Strategy. This document, once completed, will form the central strategy of the Local Plan and provide strategic planning policy guidance for the development of Knowsley from its adoption to 2028 and beyond.

7.4 The Local Plan: Core Strategy was submitted for examination in 2013 with hearing sessions taking place in November 2013 before being adjourned until further modifications are presented for consultation in summer 2014.

7.5 Subject to the examination process, it is anticipated that the Core Strategy will be adopted by the Council in early 2015.

- 7.6 More information about the Knowsley Local Plan, including the Core Strategy and its evidence base, is available on the Council's website at: www.knowsley.gov.uk/LocalPlan.

Emerging Local Plan policy in relation to Sustainable Urban Extensions

- 7.7 The Council's approach to Green Belt release will be outlined by modifications to the Local Plan: Core Strategy which will (subject to Council Cabinet approval in June) be published for public consultation.
- 7.8 The modifications comprise Policy CS5: Green Belt and various Sustainable Urban Extension policies referenced as (Policy SUE 1, 2 and 2a - 2c). These policies identify 10 SUEs where the Green Belt boundary has been reviewed and extensions to the current urban area are to be brought forward.
- 7.9 The draft policies make it clear that the 3 SUEs (subject to this brief) that are most complex and/or significant in scale will be master planned with planning guidance outlined within future SPDs.
- 7.10 As the modifications (including the SUE policies outlined above) develop, working drafts of the policies will be shared with the successful consultants as they become available on a confidential basis.

8. Aims and Objectives

- 8.1 The overall aim of this commission is to develop 3 master plans and associated Supplementary Planning Documents for the SUEs outlined earlier in this document. The master plans will play a key role in shaping the form of development within 3 of the most significant development sites in Knowsley over the next 15 years.
- 8.2 It is expected that each SUE master plan / SPD will include:
- An assessment of the strategic, sub-regional and emerging Local Plan policy context as it relates to each SUE;
 - Identify a higher level vision and detailed aims and objectives to guide future development proposals
 - An assessment of risks and opportunities in relation to the development opportunities currently occurring and planned within the surrounding Knowsley area and the LCR

- An assessment of constraints and opportunities – including, area context, character, movement, land ownership, local facilities, historic environment, drainage / SuDS;
- Identification of the general planning, design and transport principles – including guidance on range of uses, mix of housing (market / affordable), character, movement, development parcels, landscape, street hierarchy, open space, access, design and public realm, sustainability and health promoting environments;
- An urban design code providing guidance on design principles, materials and urban form
- Liaison with key infrastructure providers as appropriate for the SUE¹
- Definition of the SUE physical and urban design context and current spatial structure
- Identify a higher level vision and detailed aims and objectives to guide future development proposals
- Determine the likely key services and infrastructure requirements associated with bringing forward each SUE for development.
- Establish development phasing with regard to:
 - Existing physical and planning constraints
 - Likely delivery and development costs;
 - Existing landowner and developer interests; and
 - Infrastructure requirements.
- Implementation mechanisms (e.g. S106 strategy) and monitoring.

8.3 Due to the varying complexities and merits of each site combined with potential uncertainties regarding future forms of development in some locations, consultants (in consultation with the Council) will need to consider the appropriate level of detail for each SPD.

8.4 At adoption each SPD will be accompanied by a Sustainability Appraisal/ Strategic Environmental Assessment (SA/SEA) and Habitats Regulation Assessment (HRA) screening report and/or assessments as required. This will be undertaken by the Council and/or consultant separately from this commission.

9 Stakeholder and Public Consultation

9.1 The Council considers that consultation with partners and members of the public on master planning exercises to be of critical importance. In particular, consultation provides a level of scrutiny and insight which may otherwise be lacking.

¹ A schedule of contacts will be provided at project inception

- 9.2 As part of this there will be extensive public consultation with a wide range of groups. As the Local Planning Authority the Council will lead the consultation exercises involving the general public and will design a communications plan around this. During public consultation the consultants' role will be to provide technical / professional support via attendance at consultation events and assistance in responding to queries raised.
- 9.3 The Council will manage consultation on draft documents within the Council. This will include the distribution of materials to the internal stakeholder group and the collation of comments to be returned to the consultants.
- 9.4 Following each stage of public consultation the consultants will be expected to draft responses to the issues raised along with proposed amendments to the documents.
- 9.5 Other forms of consultation with infrastructure providers and the external stakeholder groups will be led and managed by the consultants.
- 9.6 Consultants will need to build in the required time within the project schedule to allow for engagement and consultation, and to allow for the formal approvals to be sought within the Council before the publication of material for public consultation. Such approvals can take up to 6 weeks.
- 9.7 Table 3 outlines each of the consultation groups for this commission along with suggested engagement methods. A schedule of relevant contacts for each group will be provided at project inception.

Table 3: Consultation Groups and Engagement Methods

Consultation Group	Suggested Engagement Method
LCR Growth Plan Steering Group	<ul style="list-style-type: none"> • Ongoing liaison from project commencement • Consultant-led consultation on draft SPD prior to public consultation (minimum 1 week)
Internal Stakeholder Group	<ul style="list-style-type: none"> • Consultant-led ongoing liaison

External Stakeholder Groups ² (Site Specific)	<ul style="list-style-type: none"> • Joint Council and Consultant-led Initial liaison at project commencement via group meeting / workshop • Consultant-led ongoing engagement and other forms of correspondence (where appropriate) • Consultant-led consultation on draft SPD prior to public consultation (minimum 1 week)
Infrastructure Providers and Public Sector Partners	<ul style="list-style-type: none"> • Consultant-led ongoing liaison • Consultant-led consultation on draft SPD prior to public consultation (minimum 1 week)
Wider Public and Stakeholders	<ul style="list-style-type: none"> • Pre-draft SPD Council-led targeted consultation (Scope TBC) • Council-led public consultation on draft SPD (minimum 6 weeks)

10 Project management

10.1 Following project commencement the project lead at Knowsley Council will be Sue Callister (Group Manager for Strategic Regeneration). Justin Wilson (Principal Planner - Planning Policy), will be the lead technical officer supported by other members of the LCR Growth Plan Steering Group and Internal Stakeholder Group as appropriate. The LCR Growth Plan Steering Group will attend the project inception and 3 progress meetings.

10.2 In addition to the project steering group, there will be an Internal Stakeholder Group consisting of Council officers and three External Consultation Groups. The latter will be specific to each SUE and comprise key landowners and/or developers within each area.

10.3 The Steering Group and Internal Stakeholder Group will comment on draft documents prior to public consultation that are produced as part of the commission. Engagement with each External Stakeholder Group will take place prior to public consultation but following engagement with the Council.

10.4 Contact information for the members of each group will be provided at project inception.

11 Provision of Information

² There will be three External Stakeholder Groups specific to each SUE and will comprise key landowners and/or their representatives within the respective SUE.

- 11.1 The key documents and data of relevance to this commission are listed in Appendix B.
- 11.2 Documents not available on line will be made available via CD-ROM / DVD and are denoted by a (*) within Appendix B. These will be made available at the start of the contract. Any additional information that is required to undertake the study and is not listed in Appendix B should be outlined at tender submission stage. This includes information held by public sector partners and/or infrastructure providers.
- 11.3 Information provided by the Council for the purpose of this study will be provided in confidence and will remain the property of the Council. It should not be used for any other purpose without the express consent of the Council.
- 11.4 Any additional information requested will be supplied, electronically where possible, at the Council's convenience.

12 Format of Master Plans, SPDs and Reports

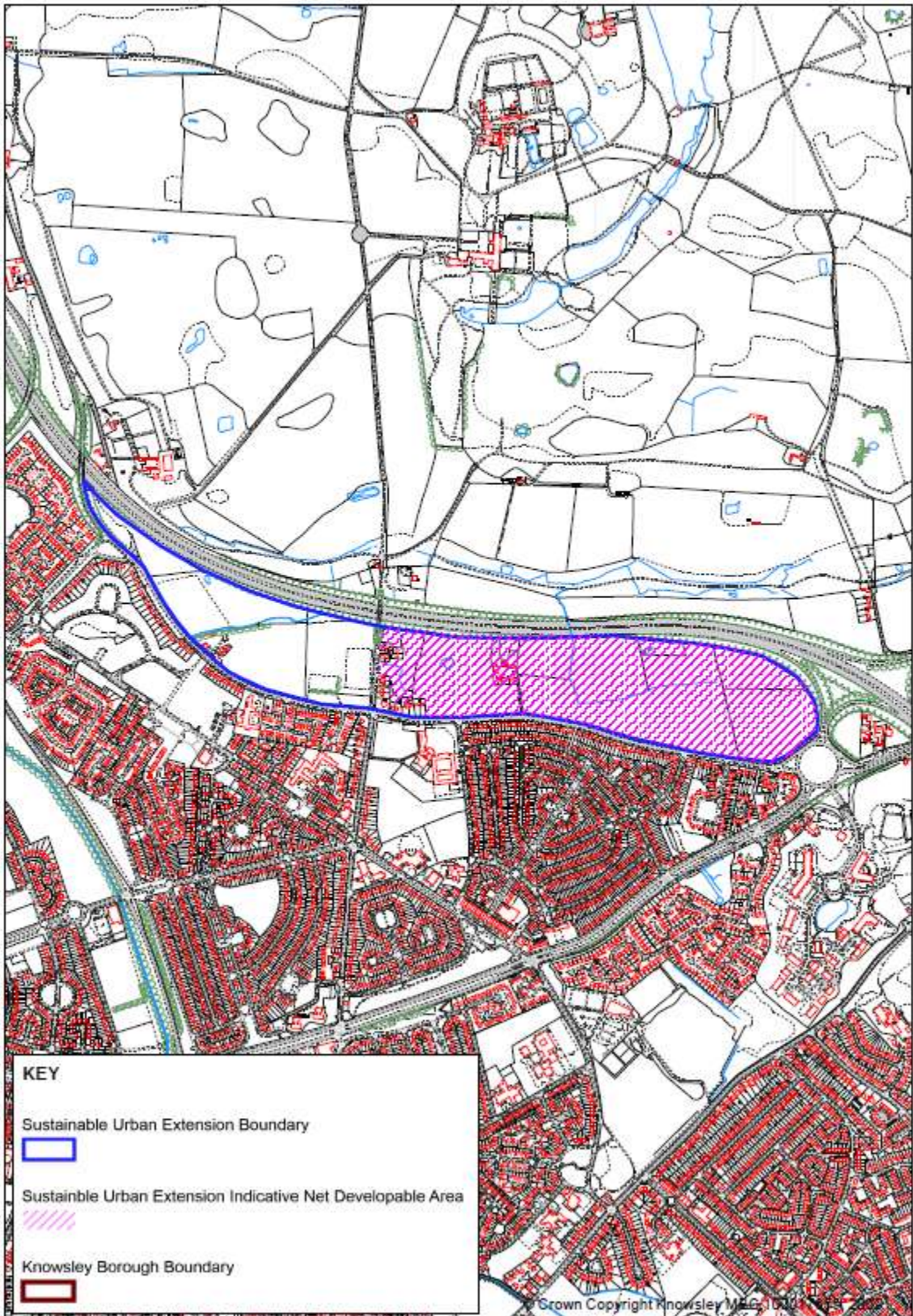
- 12.1 The Council will accept drafts of the report (or sections thereof) in electronic and editable format such as Microsoft Word and Excel. This will enable Council officers to provide comments and questions directly in relation to parts of the document using the inbuilt review and comment functions.
- 12.2 All public consultation material should be primarily branded as Knowsley Council and adopt a similar structure and layout to Knowsley's adopted SPDs. An MS Word design template will be provided as part of this commission.
- 12.3 Bidders should consider how documents with large file size documents (in excess of 15 MBs) can be transferred to and from the Council. Files significantly larger than 15 MBs are unlikely to be accepted by the Council's servers via e-mail. It is recommended that an appropriate web-based file transfer portal / system is set up for this commission.
- 12.4 All sections of documentation should be concise and written in a style that is in Plain English, and therefore accessible and easy to understand. Written documentation should be produced in an A4 format for ease of production, distribution and use as a reference document.

- 12.5 The inclusion as necessary of A2 or A3 maps, illustrations, contextual diagrams and tables folded to A4 size is acceptable. Such sections of the documentation should be of a high quality and resolution to allow for reproduction and presentation at various scales. They should also be clearly labelled with titles and data sources.
- 12.6 In order to comply with the Council's accessibility standards, 12-point fonts should be used as a minimum throughout the report.
- 12.7 15 bound and printed copies of all documentation at master plan options consultation, consultation draft SPD and final SPD will need to be provided as part of this commission.
- 12.8 All information should also be provided as an e-version in formats to be agreed (e.g. on CD-ROM or DVD). All supporting information (including supporting data, tables, images and GIS MapInfo mapping) should also be provided as separate fully editable files and in high quality and/or digital resolution format.
- 12.9 Copyright of the report will belong to the Council. No part of the report or supporting data will be published without the express consent of the Council.
- 13 Payment
- 13.1 The total price for this commission is expected to be between [REDACTED] including expenses but excluding VAT.
- 13.2 Staged payments will need to be supported by a delivery plan that sets out the deliverables and the cost for each stage.
- 13.3 In the event that the consultants believe that the total price for this commission as set out above should be varied, the variation should be set out in the written quotation and clearly justified.
- 13.4 All printed and published material will be subject to appropriate Knowsley Council approval prior to payment.
- 13.5 Intellectual Property rights will be retained by the Council. Please note that the Council will not be responsible for the costs associated with the preparation of any tenders.

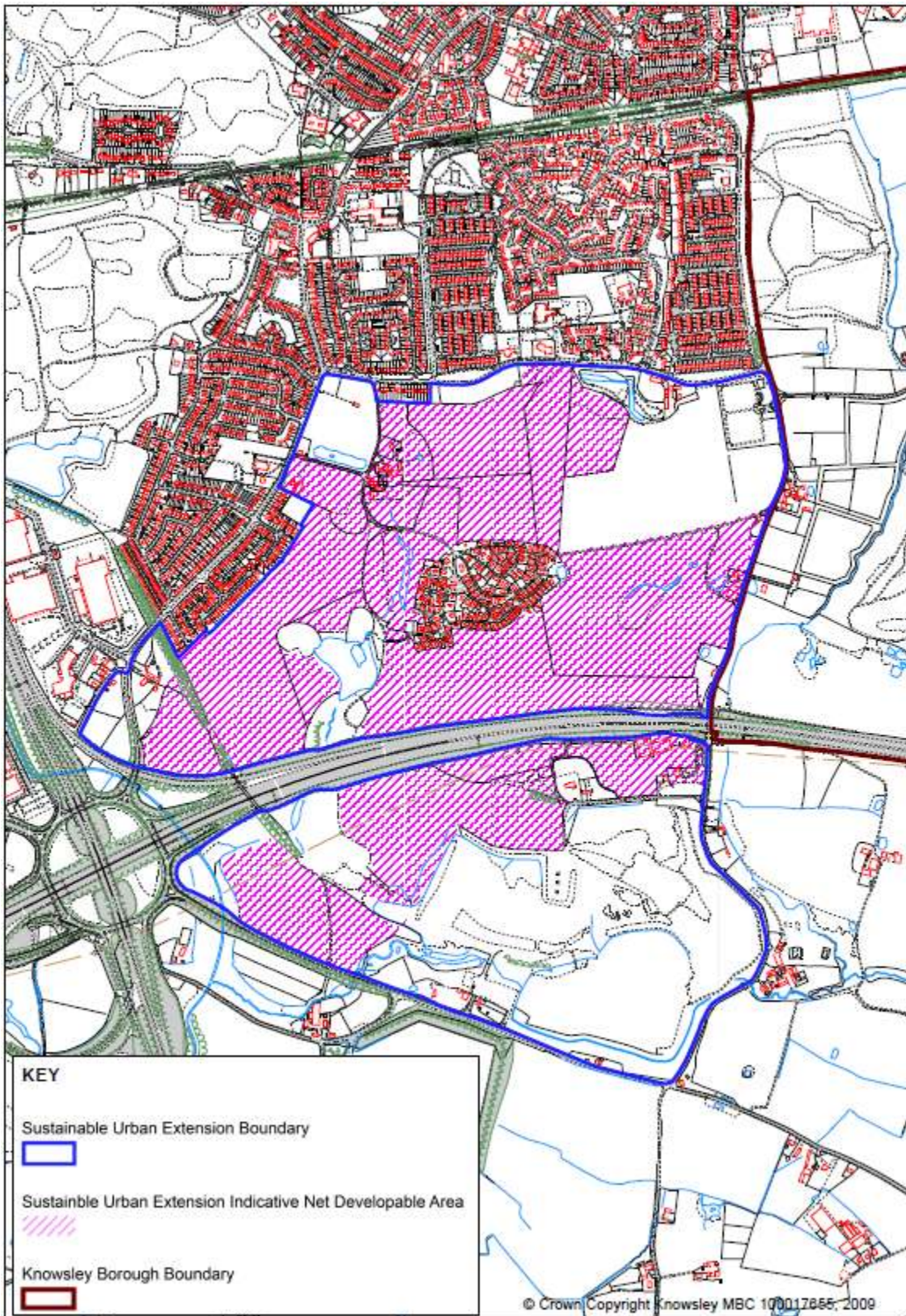
Section 1 Project Brief

Appendix A: SUE Site Plans and Indicative Development Area

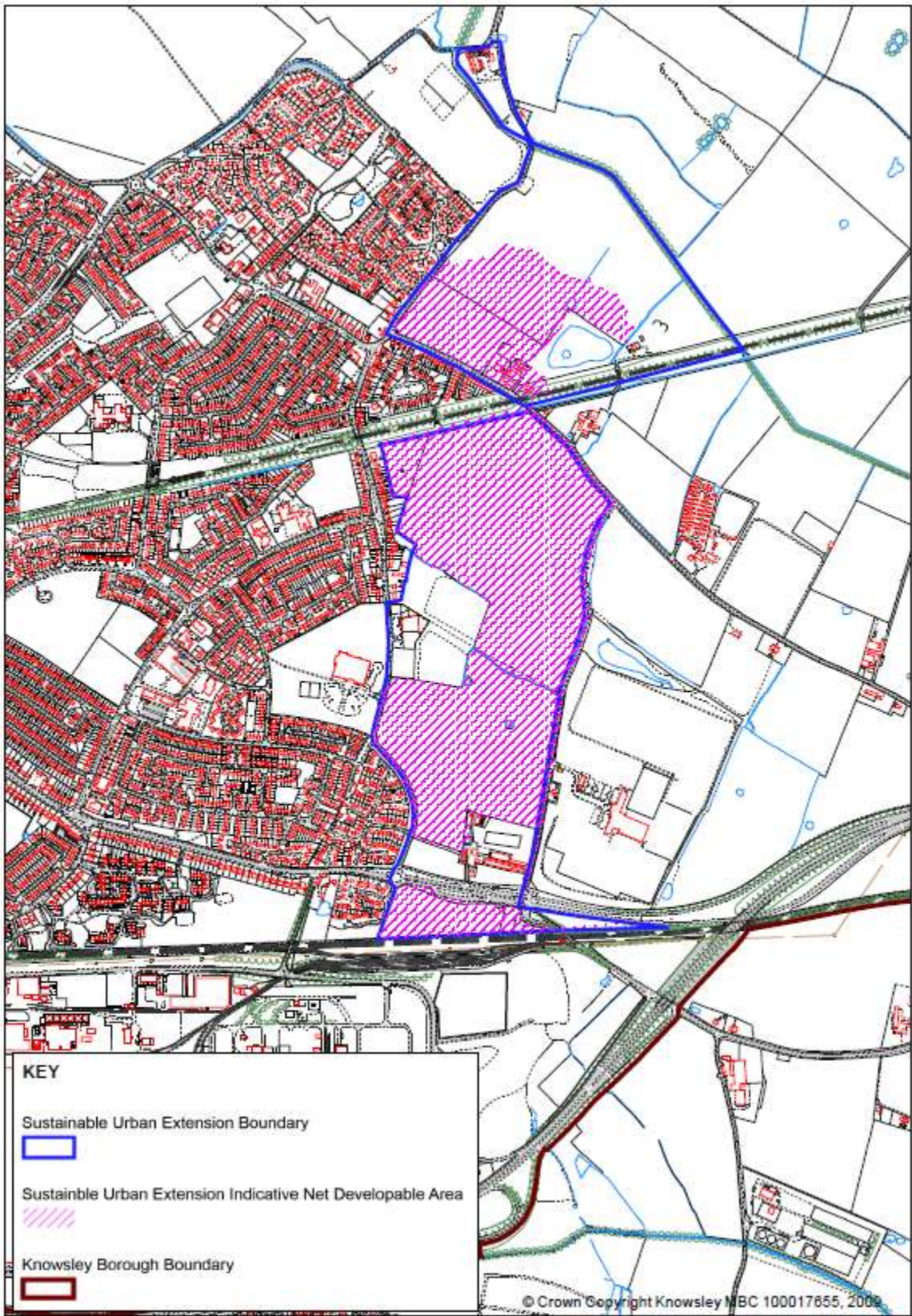
Knowsley Lane, Huyton (KGBS 7)



Land South of Whiston (KGBS 14) and Land south of M62 (KGBS 17)



East of Halewood (KGBS 19&20)



Section 1 Project Brief

Appendix B: Draft Schedule of Key Documents and Data

Table B.1: Schedule of Key Documents and Data

Information / Document Category	Information / Document Specification
Contact Information and Consultation	Schedule of key contacts and consultation groups
Green Belt Review	Knowsley and Sefton Green Belt Study – Final Knowsley Report (Knowsley MBC 2012) Technical Report: Green Belt (Knowsley MBC, 2012) Knowsley Core Strategy: Green Belt Locations for Development Sustainability Appraisal Report (Urban Vision, 2012)
Transport	Knowsley Local Plan Transport Feasibility Study (AECOM, 2012) Transport Modelling Report (Mott MacDonald, 2012) Local Transport Plan (LTP) 3 (Merseytravel)
Development Viability	Knowsley Economic Viability Assessment (Keppie Massie, 2012)
Minerals	Evidence Base for Minerals Planning in Merseyside (Urban Vision, 2008) Greater Manchester Merseyside Warrington Local Aggregate Assessment (MEAS, 2013)
Greenspaces / Playing Pitch Assessment	Knowsley Greenspaces Audit (Knowsley MBC, 2012) Knowsley Playing Pitch Assessment (Knowsley MBC, 2012)
Ecology	South Whiston and Land South of M62 Phase 1 Habitat Survey (MEAS, 2013) South Whiston and Land South of M62 Phase 2 Habitat Survey (MEAS - Liverpool City Region Ecological Framework (MEAS, 2014) Local Wildlife / Geological Site (LWS or LGS) citations - LWSs 13, 14, 16, 18, 19, 40, 49, 52 and 75 NB LGS: 85 (Cronton Mineral Rail Line) does not have a citation
Flood Risk	Preliminary Flood Risk Assessment (Knowsley MBC, 2012) Environment Agency Flood Map (Latest available update) Strategic Flood Risk Assessment – Level 1 (Atkins, 2009) Environment Agency – Formal Response to Consultation on Study Strategic Flood Risk Assessment – Level 2 (Capita Symonds, 2012) GIS Information: <ul style="list-style-type: none"> • Generated Data (culverted watercourses, developability, man-made raised defences, private sewers, SuDS suitability) Collected Data • United Utilities Data (CSO, detention tanks, DG5 external, DG5 internal, manholes, model links, model nodes, pipe labels, pumping stations, rising mains, sewers, WIRS, WWTW) EA Data: <ul style="list-style-type: none"> • Areas susceptible to groundwater flooding • Areas susceptible to surface water flooding • Digital river network

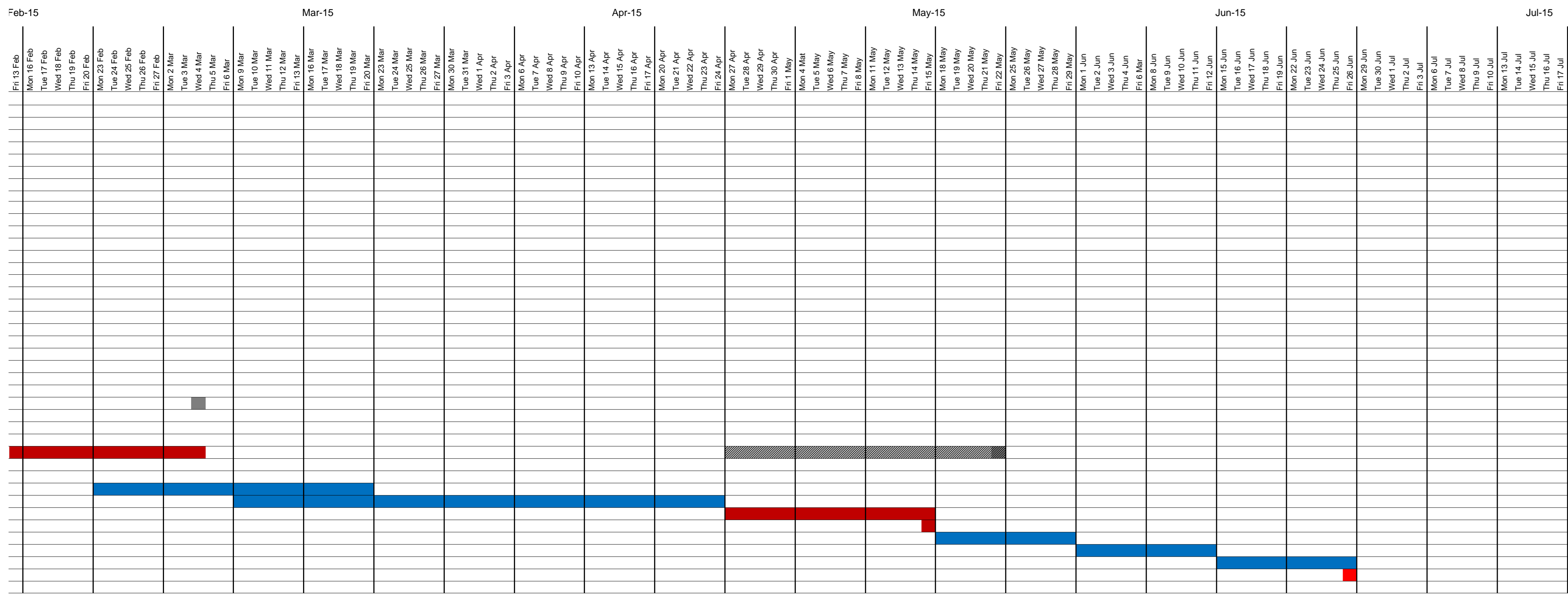
	<ul style="list-style-type: none"> • Flood Watch Areas • Flood Zone Map • FMfSW DTM • Geology • Historic Flood Data • LiDAR • NFCDD • Receptors • Reservoir Inundation Mapping
Housing	<p>Housing Position Statement (including SHLAA 2013 Update) (Knowsley MBC, 2013)</p> <p>Technical Report – Planning for Housing Growth in Knowsley (Knowsley MBC, 2013)</p> <p>Technical Report – Planning for Employment Growth in Knowsley (Knowsley MBC, 2013)</p> <p>Strategic Housing Market Assessment (DCA, 2010)</p>
Employment	<p>Economic Regeneration Strategy (Knowsley MBC, 2012)*</p> <p>Technical Report - Planning for Employment Growth (Knowsley MBC, 2012)</p> <p>Joint Employment Land and Premises Study (BE Group, 2009)</p> <p>Liverpool City Region (LCR) Housing and Economic Development Evidence Base Overview Study (GVA, 207)</p>
Renewable Energy	<p>LCR Renewable Energy Capacity Study (Stage 1) (Arup, 2009)</p> <p>LCR Renewable Energy Capacity Study (Stage 2) (Arup, 2010)</p> <p>Knowsley Renewable and Low Carbon Energy Options (Arup, 2009)</p>
Local Planning Documents and Strategies	<p>Knowsley Local Plan: Core Strategy Submission Document (Knowsley MBC, 2013)</p> <p>Knowsley Replacement Unitary Development Plan (Knowsley MBC, June 2006)</p> <p>Knowsley Local Plan Monitoring Report 2013 (Knowsley MBC, 2013)*</p> <p>Knowsley Sustainable Community Strategy 2008-2023 (Knowsley MBC, 2008)</p>
Core Strategy Representations (Proposed Submission)*	<p>Knowsley Estate</p> <p>Taylor Wimpey and Redrow</p> <p>RSPCA</p> <p>Junction Property Ltd</p> <p>Hesketh Estate</p> <p>Maro Developments</p> <p>Fantin Family (Frost Planning)</p>
Core Strategy Examination Statements (Examination Hearings)	TBC - Various
Planning Applications – Knowsley Lane, Huyton	N/A
Planning Applications – East Halewood	09/00479/FUL - RSPCA, Higher Road – Erection of kennels & inspectors office (existing to be demolished) together with associated

	works 08/00088/FUL - Everton TC, Higher Road - Provision of running track 02/00823/FUL - Everton TC, Higher Road - Erection of academy and training building, groundsman store and security lodge, construction of 10 no. full & 2 no. half size grassed pitches, 2 no. half size/goal keeping practice areas & 1 no. outdoor artificial surface, & car parking areas
Planning Applications – South Whiston and Cronton Colliery	10/00118/OUT – Outline application for erection of 70 extra care apartments 03/01148/OUT – Outline application for development of a Business Park (hard copy only) 07/00929/COU - Change of use from former Cronton Colliery to informal Country Park 12/00144/KMBC1 – Erection of single-story remembrance building and associated landscaping 11/00710/KMBC1 - Change of use of farm land and construction of new access road to form extended cemetery
Miscellaneous Items	Fox's Bank Lane, Whiston - Cemetery Master Plan (paper copy only)
Infrastructure	Infrastructure Delivery Plan (Knowsley MBC, 2012) National Grid (note prepared by AMEC) 13.12.12 ^{3*} United Utility GIS Data: <ul style="list-style-type: none"> • CSO • Detention tanks • DG5 External • DG5 Internal • Manholes numbers • Model links • Pipe labels • Pumping stations • Rising mains • Sewers • WIRS • WwTW
KMBC GIS Information*	A and B Roads Agricultural Land Classification Contaminated Land Ecological Framework Knowsley Bus Stops Knowsley Cycle Routes Knowsley GP and Health Centres Knowsley Leisure Centres Knowsley PCT Centres and Hospitals Knowsley Railway Stations Knowsley Schools Knowsley Replacement Unitary Development Plan 2006 (KRUDP) Listed Buildings

³ Also includes links to National Grid documents relating to their capital programme and available datasets.

	<p>Motorway Junctions</p> <p>Overhead Power Lines</p> <p>Proposed Mersey Tram Lines</p>
Land Supply	<p>Strategic Housing Land Availability Assessment (2013 Update)</p> <p>Updated Employment Land Data</p> <p>Latest available housing and employment land supply position statements (Date TBC)</p>
Land Ownership Information	<p>South Whiston & Land South of M62 - Land Registry search 09.13 (MS Excel dataset, MapInfo GIS, and jpeg plan)</p> <p>South Whiston and Land South of M62 – Results of Landowner Intensions Survey (May, 2014)</p>

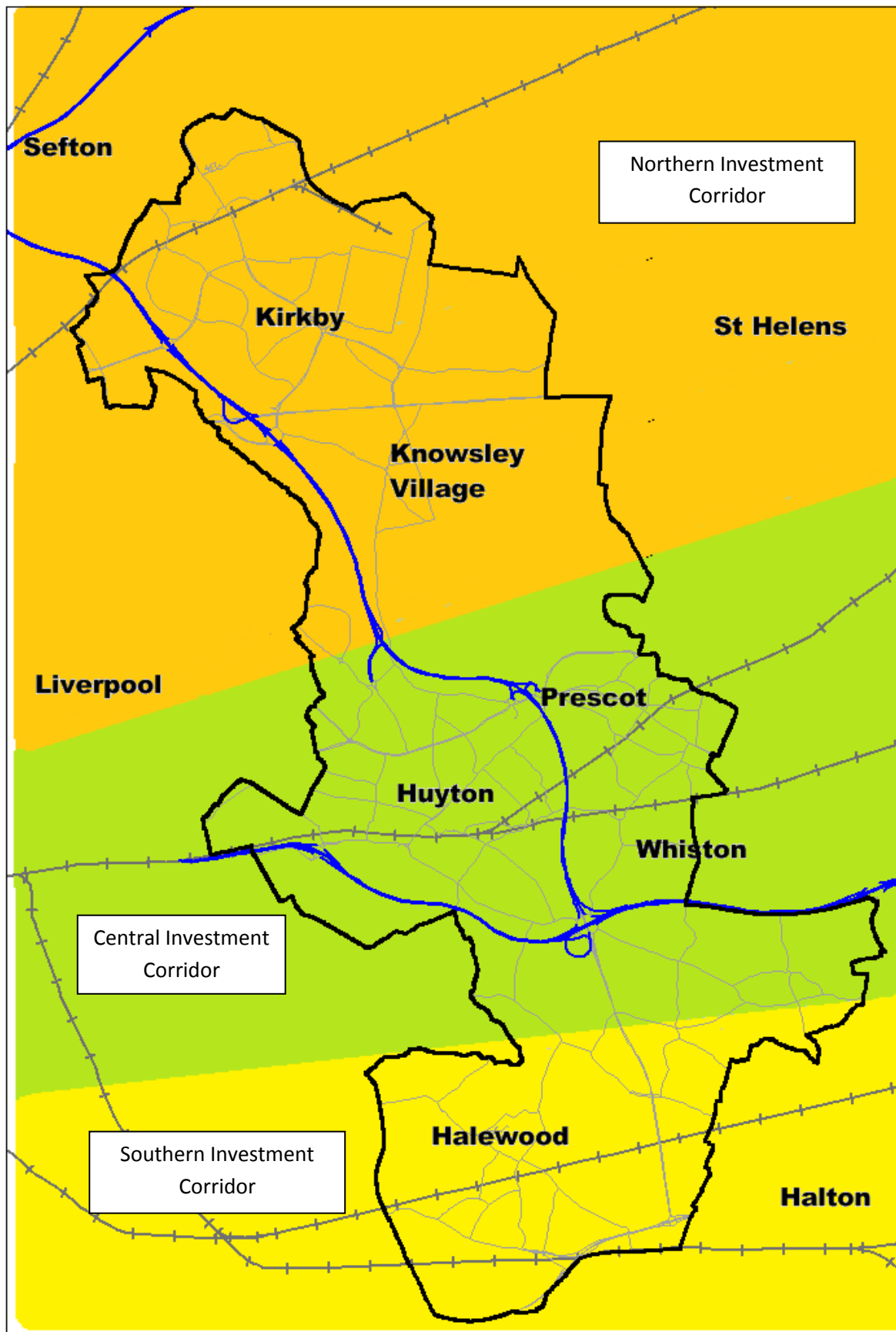
Section 1 Project Brief
Appendix C: Draft Project Plan



Section 1 Project Brief

Appendix D: Strategic Investment Corridors

Appendix D



Section 2: Instructions to bidders

1. Return of responses

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3. Guidance notes for completing the RFQ.

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4. Costs and expenses

[Redacted]

5. Amendments to the RFQ

[Redacted]

6. Confidentiality

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7. Validity

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8. Canvassing/Bribery Act

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9. Whistle Blowing

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10. Complaints Procedure

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11. Disclosures

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12. Evaluation criteria

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13. Timetable

The issuing of this RFQ is in accordance with the Council's Contract Procedure Rules.

The following timetable is indicative only and may be subject to change according to circumstances.

Wednesday 14 May	Issue RFQ
09.30am Wednesday 4 June	RFQ submission deadline
Wednesday 4 to Friday 20 June	Evaluation of bids
Friday 13 June	Notification of short list
Between 9:30-13.00 (slots TBC) Wednesday 18 June	Clarification meetings
Tuesday 1 July	Sign off period (subject to dates for Council member meetings)
Wednesday 3 July	Award of contract
Time / Date TBC WC 7 July	Inception Meeting

The indicative timetable for the commission, following award of the contract is listed below.

Project Outputs and Milestones

Stage	Output	Status / Role (where applicable)	Week No.
1	Gather information, review evidence and define objectives	-	1+
	Preparation of contextual analysis,	Draft for Council consideration and information	1+
	External Stakeholder workshop / meeting	Project launch with external stakeholders / discussion of issues / objectives	4
	Completion of first draft master plan / SPD	Working draft for internal comment	10
	Completion of draft master plan / SPD Taking into account internal feedback on working draft	Draft for public consultation	17
	<i>Completion of SA/SEA Scoping Report (to be completed by the Council / separate commission)</i>	<i>Formal document for publication with Draft SPD</i>	18 +
	External stakeholder engagement and comment	<i>Working draft for external stakeholder comment</i>	18 - 19
3	Public Consultation – draft SPD (minimum of 6 weeks)		30 - 35
2	Analysis of consultation response and draft response to issues raised during draft SPD consultation	Working document for internal review	34 - 37
	Preparation of final draft master plan / SPD Taking account of consultation responses	Final draft for Council comment	42
	Council comments on final draft master plan / SPD	-	43 - 45
	External stakeholder engagement and comment		48 - 49
	Prepare and publish final SPD	Formal document for adoption	51
	Completion of commission	-	51

A more detailed project plan is available at Appendix C.

In the event that the bidders believe that the timetable as set out above should be varied, the amended timetable should be set out in the written quotation alongside a reasoned justification and any cost implications.

14. Evaluation



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Section 3: Freedom of Information

3.1 Introduction

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3.2 General rules on disclosure

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3.3 Reserved information

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3.4 Information relating to the performance of the contract itself

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3.5 Contract records and administration

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[REDACTED]

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[REDACTED]

3.6 Handling requests for information and notice to those affected

[REDACTED]

[REDACTED]

[REDACTED]

3.7 Information about the provision of the service which is the subject matter of the contract which arises in the course of performance of the contract

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Section 5 - VAT Registration

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SECTION 6 Checklist

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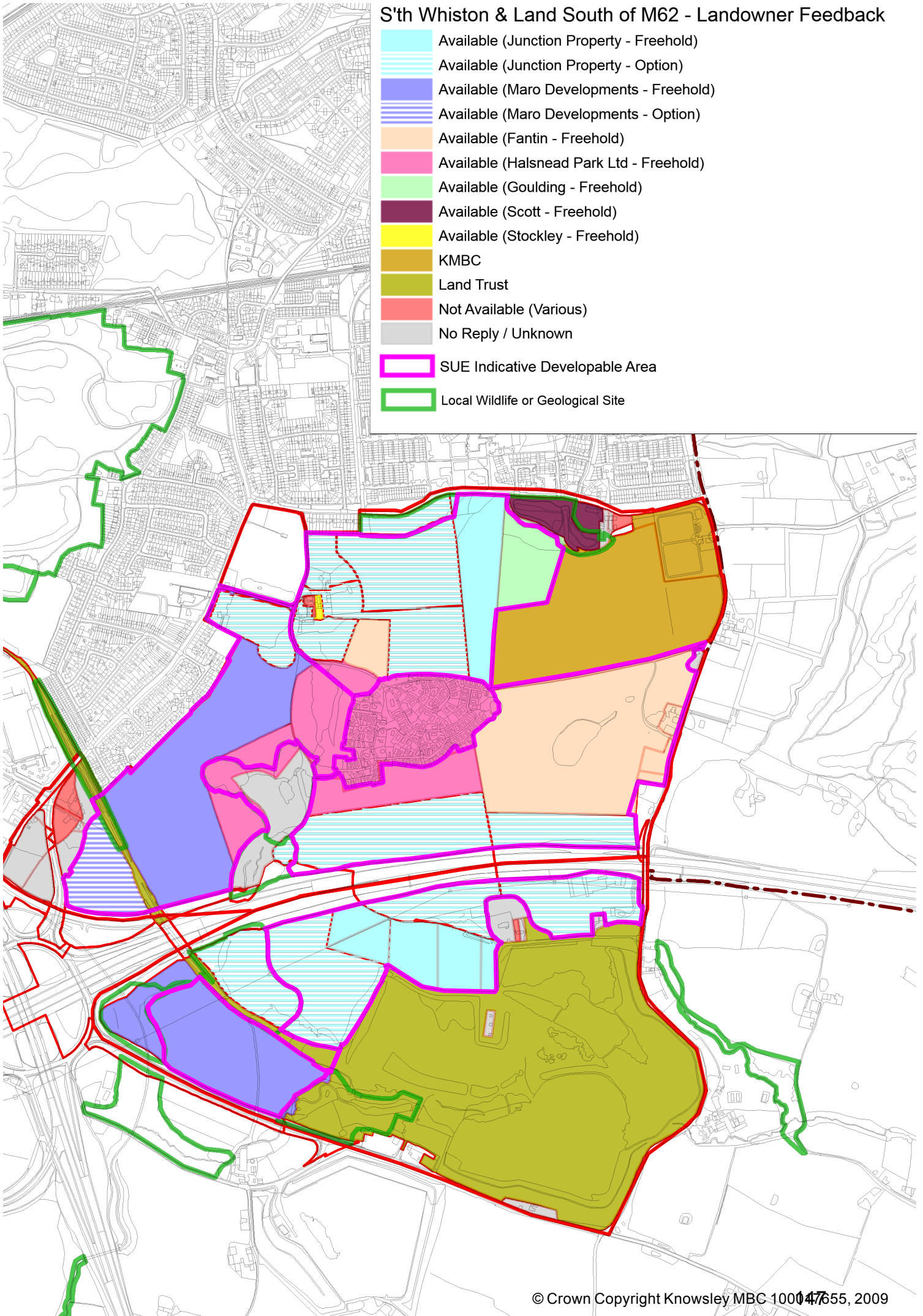
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Appendix 5: Plan Showing Results of South of Whiston and Land South of M62 Land Owner and Agent Survey

S'th Whiston & Land South of M62 - Landowner Feedback

- Available (Junction Property - Freehold)
- Available (Junction Property - Option)
- Available (Maro Developments - Freehold)
- Available (Maro Developments - Option)
- Available (Fantin - Freehold)
- Available (Halsnead Park Ltd - Freehold)
- Available (Goulding - Freehold)
- Available (Scott - Freehold)
- Available (Stockley - Freehold)
- KMBC
- Land Trust
- Not Available (Various)
- No Reply / Unknown
- SUE Indicative Developable Area
- Local Wildlife or Geological Site



Appendix 6: Land Owner Update and Survey (example) – South of Whiston and Land South of M62



Knowsley Council

Please ask for: Justin Wilson
Tel No: 0151 443 2211
Email: [REDACTED]

«Proprietor»
«Address_1»
«Address_2»
«Post_Town»
«Postcode»

Our Ref: LocalPlan/LR1

Date: 11 April 2014

**RE: KNOWSLEY LOCAL PLAN - SOUTH WHISTON & LAND SOUTH OF M62
(LAND OWNER UPDATE)**

Dear «Proprietor»,

Knowsley Council is currently developing its Local Plan: Core Strategy (the 'Plan') which is its planning strategy up to 2028 and beyond. It will set out how and where new development should take place and will guide future development in Knowsley.

The Plan is currently at an advanced stage and public hearing sessions were held as part of an Examination in Public by a Government appointed Planning Inspector (Martin Pike) in November 2013. Following the hearing sessions the Inspector published his interim findings. These highlighted concerns regarding the land supply for housing and employment development on which a start of development is deliverable in the short term (particularly before 2018 in the case of housing).

To address these concerns Knowsley Council is currently investigating options to bring forward sites for development starting in this period. The Council has yet to define let alone make any formal proposals about how the Plan will be modified. We expect to seek approval from the Council's Cabinet for modifications to the Plan by mid 2014.

If the Cabinet approves such modifications it is likely that there would be further hearing sessions in front of the Inspector and a comprehensive public consultation exercise before the Plan can be adopted.

The current draft of the Plan identifies land currently designated as Green Belt at South Whiston and Land South of the M62 for residential and employment / country park uses respectively, but over the long term up to 2028. To address the inspector's concerns mentioned above we are investigating if these locations (shown overleaf) should be formally allocated for development for these purposes starting before 2018.

Plan 1: Extent of South Whiston and Land South of M62



To help the Council to confirm the level of deliverability of these sites for development starting before 2018 we are contacting you at this stage as Land Registry records identify you as being a freehold owner of land within one or both sites as shown on the next page.

Table 1: Land Registry Information

Land Registry Title No	Tenure	Land Ownership
«Title_Number»	«Tenure»	«Land_Ownership»

A further plan showing all land ownership interests held by the Land Registry (including your own) at South Whiston and Land South of M62 is enclosed for your information (see Appendix 1).

To assist the Council we would be grateful if you could complete and return the short enclosed questionnaire using the Freepost envelope provided.

If you have any queries regarding this letter please contact Justin Wilson (see contact details above) or alternatively Gareth Wildgoose on 0151 443 2989 in the Council's Local Plan team.



**Appendix 1:
Land Registry Ownership Interests (South Whiston and Land South of M62)**

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)

Name	«Proprietor»
Address	«Address_1» «Address_2» «Post_Town» «Postcode»
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)

Land Registry Title Number	«Title_Number»
Land Ownership	«Land_Ownership»
Tenure	«Tenure»

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Appendix 7: Responses to Council Landowner Survey (South Whiston and Land South of M62)

Justin Wilson Esq
Principal Planner
Local Plan Team
Knowsley Council
1st Floor Annexe
Municiple Buildings
Archway Road
Huyton
Merseyside
L36 9YU


14th April 2014

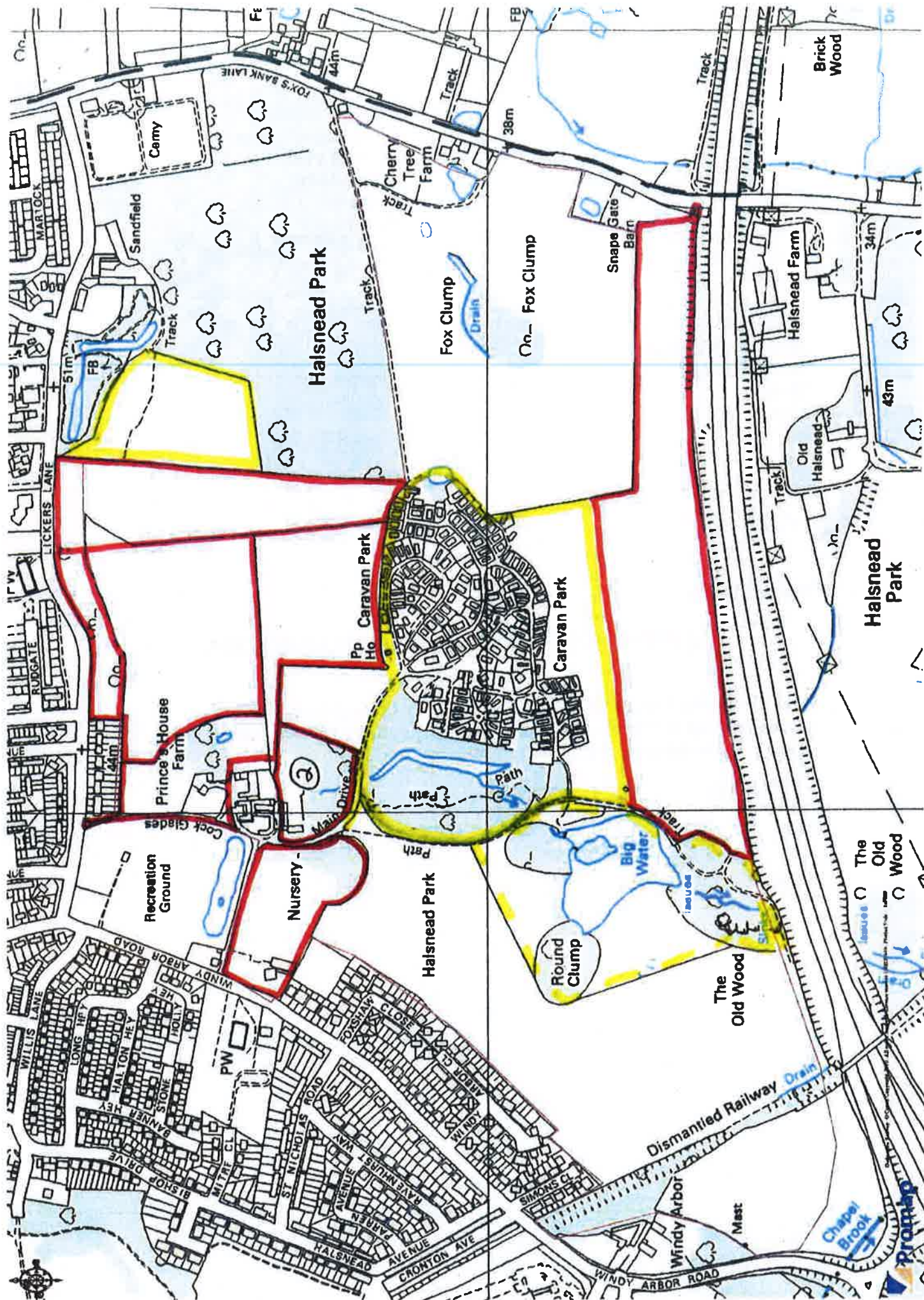
Dear Mr Wilson

(LAND AT SOUTH WHISTON STRATEGIC ALLOCATION)

I can confirm that I have entered into an option to sell the land I own within the designated south of Whiston site marked TWO on the attached plan to Junction Property Ltd on the grant of a satisfactory planning permission.

Kind Regards


Michael John Williamson



Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	MICHAEL JOHN WILLIAMSON
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email ✓
<p>Would you like your details to be included on the Local Plan consultation database?</p> <p>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS202647
Land Ownership	Halsnead Villa, Halsnead Park, Whiston
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	RESIDENTIAL DWELLING OUTBUILDINGS AND GARDEN
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	BARBARA WILLIAMSON
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post <input checked="" type="checkbox"/> email
<p>Would you like your details to be included on the Local Plan consultation database?</p> <p>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS202647
Land Ownership	Halsnead Villa, Halsnead Park, Whiston
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	RESIDENTIAL DWELLING OUTBUILDINGS AND GARDEN
If vacant, when was the site last used (and for what)?	-

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Justin Wilson Esq
Principal Planner
Local Plan Team
Knowsley Council
1st Floor Annexe
Municiple Buildings
Archway Road
Huyton
Merseyside
L36 9YU

14th April 2014

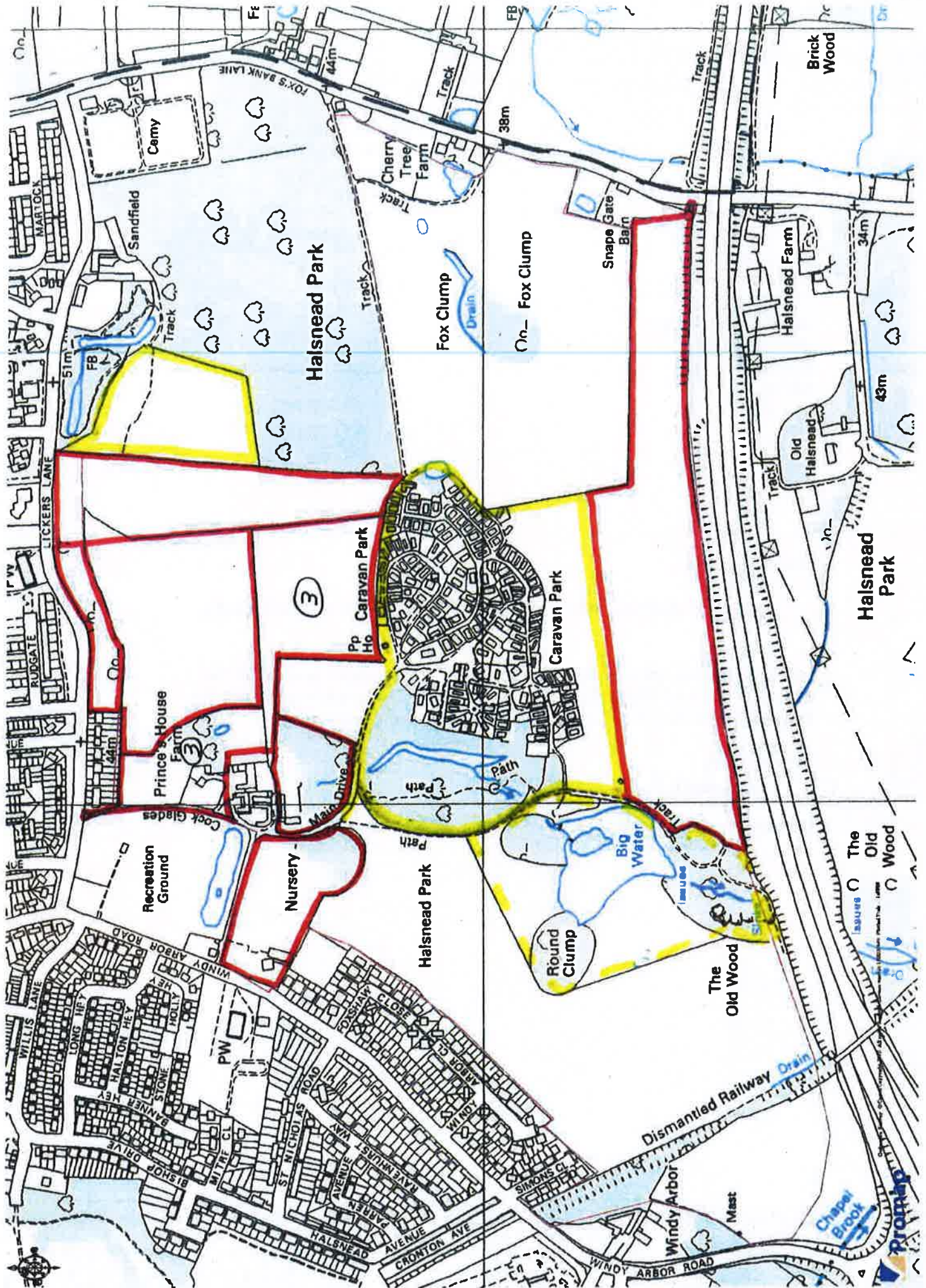
Dear Mr Wilson

(LAND AT SOUTH WHISTON STRATEGIC ALLOCATION)

I can confirm that I have entered into an option to sell the land I own within the designated south of Whiston site marked THREE on the attached plan to Junction Property Ltd on the grant of a satisfactory planning permission.

Kind Regards

David Allan Stockley



Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)

Name	David Glenn Allan Stockley
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email (any)
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)

Land Registry Title Number	MS577597
Land Ownership	land lying to the east of Cock Glades, Whiston, Prescot
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	OID BARN
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)

Name	DAVID ALAN STOCKLEY
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)

Land Registry Title Number	MS328384; MS337466
Land Ownership	land and buildings lying to the South of Lickers Lane, Whiston; Princes House, Lickers Lane, Whiston, Prescot
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	HOME
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)

Name	DAVID ALAN STOCKLEY
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)

Land Registry Title Number	MS328384; MS337466
Land Ownership	Princes House, Lickers Lane, Whiston, Prescot
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	VACANT
If vacant, when was the site last used (and for what)?	GRAZING

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	PATRICIA ANN STOCKLEY
Address	12/13 The Green, Whiston, Merseyside
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email
<p>Would you like your details to be included on the Local Plan consultation database?</p> <p>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS328384; MS337466
Land Ownership	land and buildings lying to the South of Lickers Lane, Whiston; Princes House, Lickers Lane, Whiston, Prescot
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	VACANT
If vacant, when was the site last used (and for what)?	GRAZING

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	PATRICIA ANN STOCKLEY
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email
<p>Would you like your details to be included on the Local Plan consultation database?</p> <p>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS328384; MS337466
Land Ownership	land and buildings lying to the South of Lickers Lane, Whiston; Princes House, Lickers Lane, Whiston, Prescot
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	HOME
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	Lindsey Stephens
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone <input checked="" type="checkbox"/> post <input checked="" type="checkbox"/> email <input checked="" type="checkbox"/>
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS128116
Land Ownership	1-2 Old Halsnead Villas, Foxs Bank Lane, Whiston, Prescot (L35 3SU)
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	Residential
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input checked="" type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	Alexander Scott
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS118677; MS42032
Land Ownership	Land adjoining Sandfield House, Lickers Lane, Whiston, Prescot; Sandfield House, Lickers Lane, Whiston, Prescot (L35 3SR)
Tenure	Absolute Freehold Estate in Land; Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	WALKS
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input checked="" type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	Suzanne Scott
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / <u>email</u>
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS118677; MS42032
Land Ownership	Land adjoining Sandfield House, Lickers Lane, Whiston, Prescot; Sandfield House, Lickers Lane, Whiston, Prescot (L35 3SR)
Tenure	Absolute Freehold Estate in Land; Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	WALKS
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input checked="" type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	EDNA RICHARDSON
Address	
Email address (please insert)	
Telephone number (please insert)	0151 631207
Preferred contact method	Telephone / post / email
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS348571; MS340245
Land Ownership	land and buildings lying on the North East side of Cock Glade, Whiston; land on the south and west sides of Halsnead Villa, Halsnead Park, Whiston
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	DOMESTIC DWELLING
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If no, please state why: MY HOME	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments: PLEASE NOTE MY ADDRESS IS AS FOLLOWS - PENNINGTON ROAD, WILSON, WIDNES, CHESHIRE, WILSON, WIDNES, CHESHIRE, WILSON, WIDNES, CHESHIRE	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	JOHN JOSEPH RICHARDSON
Address	[REDACTED]
Email address (please insert)	[REDACTED]
Telephone number (please insert)	[REDACTED]
Preferred contact method	Telephone <input checked="" type="checkbox"/> / post <input type="checkbox"/> / email <input type="checkbox"/>
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS340245; MS348571
Land Ownership	land and buildings lying on the North East side of Cock Glade, Whiston; land on the south and west sides of Halsnead Villa, Halsnead Park, Whiston
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	DOMESTIC DWELLING
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If no, please state why: MY HOME	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comments: CORRECT ADDRESS IS -	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Justin Wilson Esq
Principal Planner
Local Plan Team
Knowsley Council
1st Floor Annexe
Municiple Buildings
Archway Road
Huyton
Merseyside
L36 9YU

14th April 2014

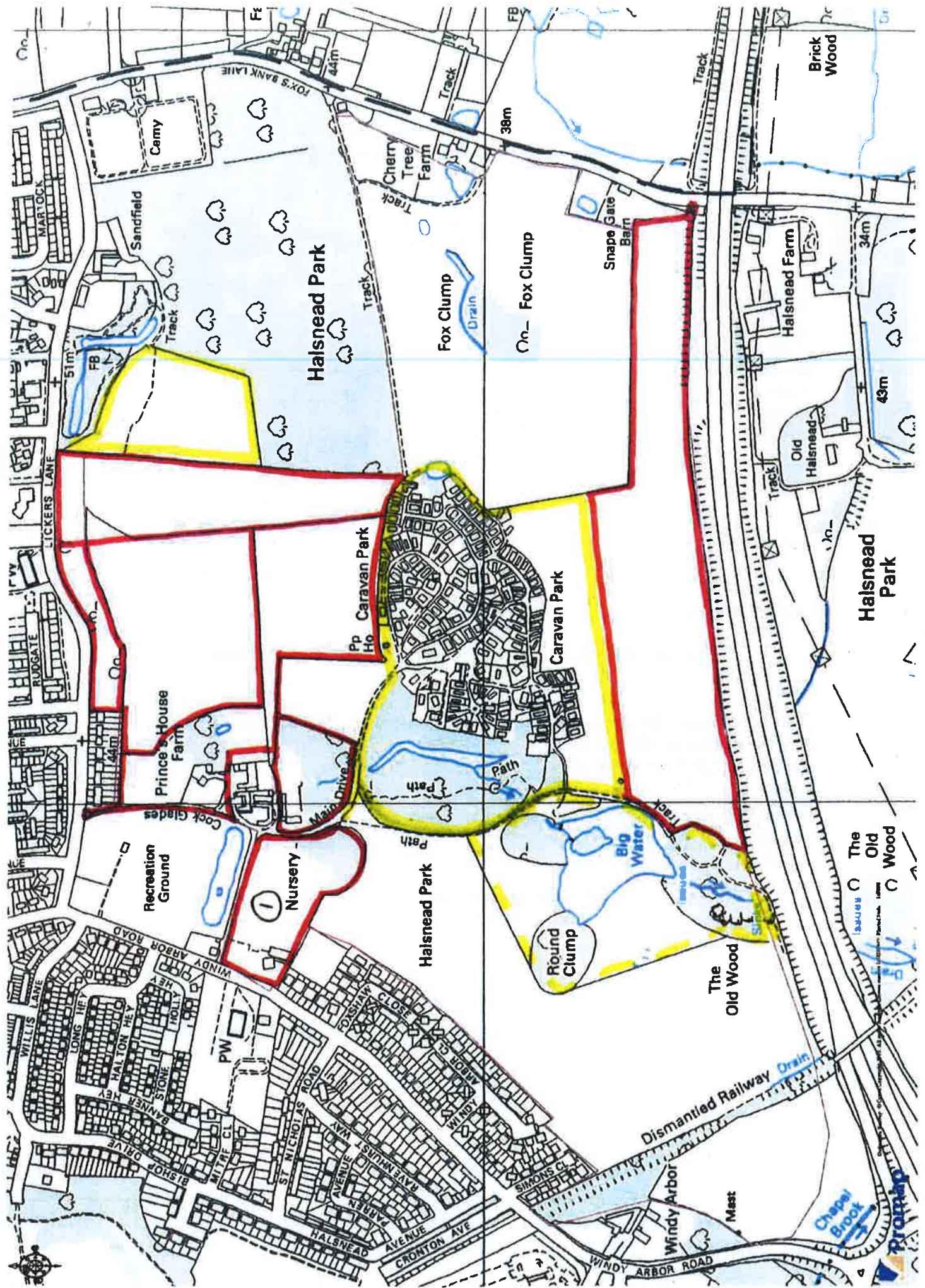
Dear Mr Wilson

(LAND AT SOUTH WHISTON STRATEGIC ALLOCATION)

I can confirm that I have entered into an option to sell the land I own within the designated south of Whiston site marked ONE on the attached plan to Junction Property Ltd on the grant of a satisfactory planning permission.

Kind Regards

On Behalf of North Park Estates Management Ltd



Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	Ruth Alice Mundell
Preferred contact method	Telephone / <u>post</u> / email
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS594012
Land Ownership	Land lying to the south of Lickers Lane, Whiston, Prescot and land lying to the north-east of Cronton Road, Tarbock Green, Prescot
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	ARABLE
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Justin Wilson Esq
Principal Planner
Local Plan Team
Knowsley Council
1st Floor Annexe
Municiple Buildings
Archway Road
Huyton
Merseyside
L36 9YU

14th April 2014

Dear Mr Wilson

(LAND AT SOUTH WHISTON STRATEGIC ALLOCATION)

I can confirm that I have entered into an option to sell the land I own within the designated south of Whiston site marked SEVEN on the attached plan to Junction Property Ltd on the grant of a satisfactory planning permission.

Kind Regards:


Kathryn Wendy Mullin

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	KATHRYN WENDY MULLIN
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone <input checked="" type="checkbox"/> post <input type="checkbox"/> email <input checked="" type="checkbox"/>
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS420430; MS61109; MS83291; MS83292
Land Ownership	Halsnead Farm, Fox's Bank Lane, Whiston; Land lying to the west of Fox's Bank Lane, Whiston; land forming part of Halsnead Park, Whiston; land on the west of Old Halsnead, Halsnead Park, Whiston
Tenure	Absolute Freehold Estate in Land; Absolute Freehold Estate in Land; Absolute Freehold Estate in Land; Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	AGRICULTURE / CROPS
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Justin Wilson Esq
Principal Planner
Local Plan Team
Knowsley Council
1st Floor Annexe
Municiple Buildings
Archway Road
Huyton
Merseyside
L36 9YU

14th April 2014

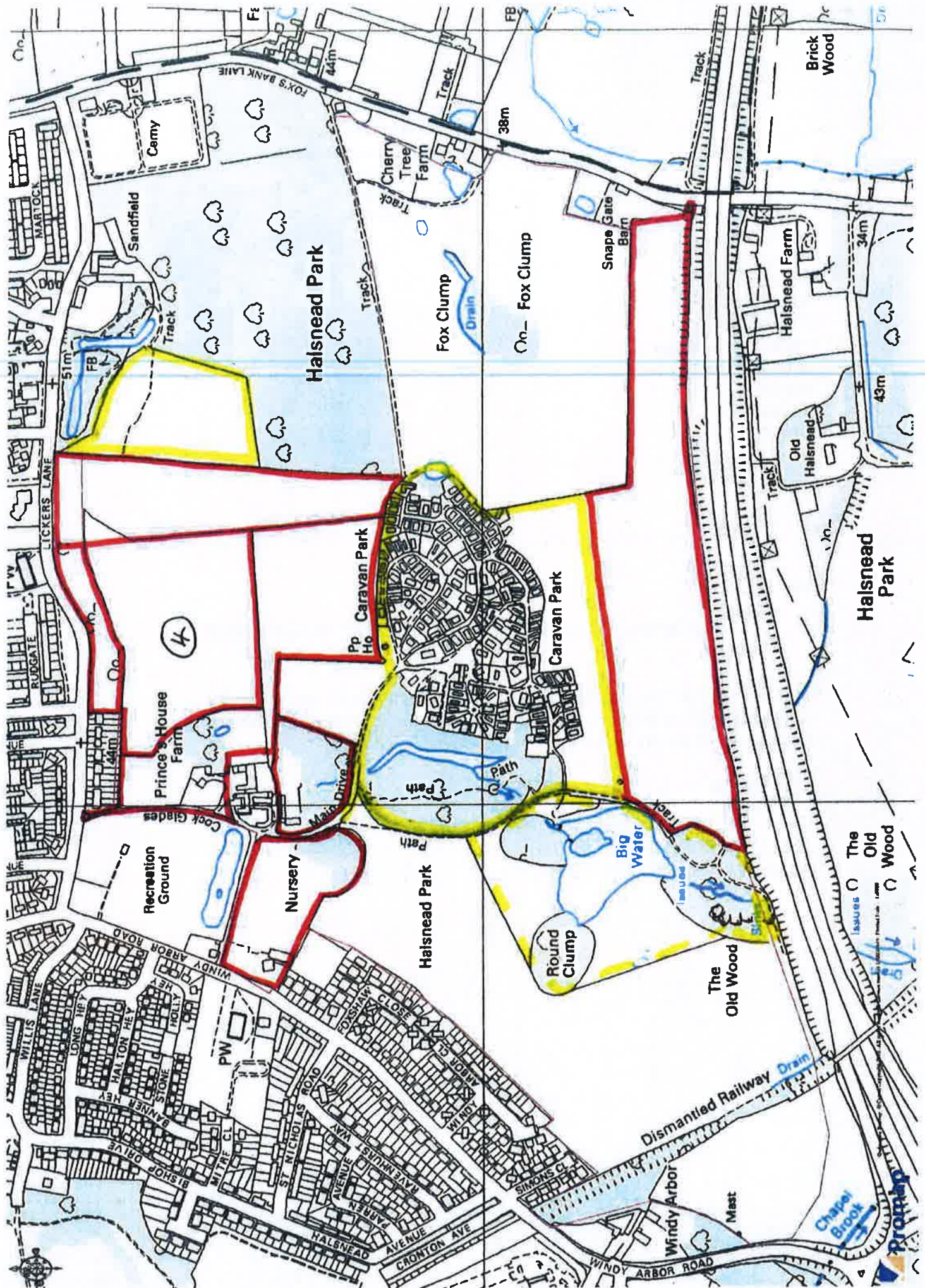
Dear Mr Wilson

(LAND AT SOUTH WHISTON STRATEGIC ALLOCATION)

I can confirm that I have entered into an option to sell the land I own within the designated south of Whiston site marked FOUR on the attached plan to Junction Property Ltd on the grant of a satisfactory planning permission.

Kind Regards

Anthony McEllin



Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	Anthony Mcellin
Address	[Redacted]
Email address (please insert)	[Redacted]
Telephone number (please insert)	[Redacted]
Preferred contact method	Telephone / post / email
<p>Would you like your details to be included on the Local Plan consultation database?</p> <p>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS594012
Land Ownership	Land lying to the south of Lickers Lane, Whiston, Prescot and land lying to the north-east of Cronton Road, Tarbock Green, Prescot
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	GROWING ARABLE CROPS
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	ROBERT JAMES MCCUTCHEON
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email <input checked="" type="checkbox"/>
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS498795
Land Ownership	Land on the south side of Lickers Lane, Whiston, Prescot
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	WOODLAND
If vacant, when was the site last used (and for what)?	FOUNDATIONS FOR HOUSES IN PLACE CIRCA 1937

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	WILLIAM JOSEPH MCCUTCHEON
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / <u>email</u>
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS498795
Land Ownership	Land on the south side of Lickers Lane, Whiston, Prescot
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	WOODLAND.
If vacant, when was the site last used (and for what)?	FOUNDATIONS FOR HOUSES IN PLACE (CIRCA) 1937.

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	PETER MICHAEL DAVID FRASER
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / <u>email</u>
<p>Would you like your details to be included on the Local Plan consultation database?</p> <p>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS498795
Land Ownership	Land on the south side of Lickers Lane, Whiston, Prescot
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	Woodland
If vacant, when was the site last used (and for what)?	Foundations for houses in place circa 1937.

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	KENNETH LANGTON
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email
<p>Would you like your details to be included on the Local Plan consultation database?</p> <p>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS84284
Land Ownership	land lying to the South East of Windy Arbor Road, Whiston, Prescot
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	GRAZING OF HORSES
If vacant, when was the site last used (and for what)?	APPROX 4 YRS AGO DUE TO PROBLEMS WITH VANDALS

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

JUNCTION PROPERTY LIMITED

Justin Wilson
Principal Planner - Local Plan Team
Knowsley Council
1st Floor Annexe, Municiple Buildings
Archway Road
Huyton, Merseyside
L36 9YU

Date: 10 April 2014

Dear Mr Wilson

Land at South Whiston Strategic Allocation

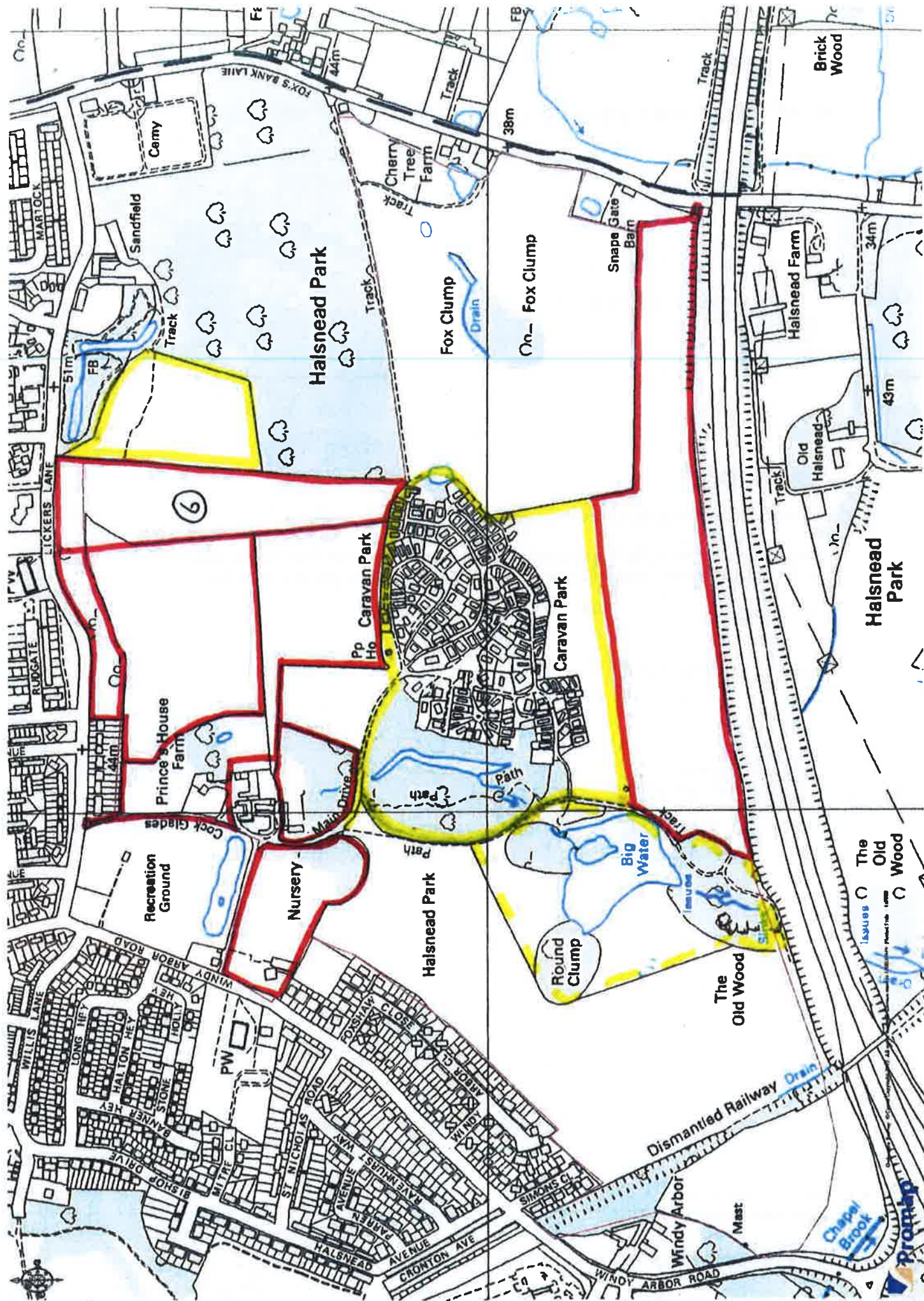
I can confirm that we are the freehold owners of land designated south of Whiston site marked six on the attached plan and support all endeavours to achieve the grant of planning permission.

Kind regards

Junction Property ~~Limited~~

~~Authorised Signatory~~
For Cosign Services Limited
Director

Authorised Signatory
For Spread Services Limited
Director



Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	HALSNEAD PARK LTD
Address	[Redacted]
Email address (please insert)	[Redacted]
Telephone number (please insert)	[Redacted]
Preferred contact method	Telephone / post / <u>email</u>
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	LA68665; MS81697
Land Ownership	Halsnead Park Caravan Site on the West side of Fox's Bank Lane, Whiston; land adjoining Caravan Park, Halsnead Park, Prescot
Tenure	Absolute Freehold Estate in Land; Absolute Freehold Estate in Land

PTO for Questions 3 - 5

HALSNEAD PARK LTD owned by Mrs Elaine Kinsey
* Mrs Amanda Percival.

3. Site Information	
What is the site's current use?	RESIDENTIAL MOBILE HOMES & FARM LAND
If vacant, when was the site last used (and for what)?	N/A

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	HALSNEAD PARK LTD
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post <input checked="" type="radio"/> email
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	LA68665; MS81697
Land Ownership	Halsnead Park Caravan Site on the West side of Fox's Bank Lane, Whiston; land adjoining Caravan Park, Halsnead Park, Prescot
Tenure	Absolute Freehold Estate in Land; Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	MOBILE HOME PARK / AGRICULTURAL LAND
If vacant, when was the site last used (and for what)?	_____

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Comments: HALSDEAD PARK LTD OWNS APPROXIMATELY 37.11 ACRES, OF WHICH 16 ACRES ARE CURRENTLY USED FOR MOBILE HOMES. THE MOBILE HOMES ARE PROTECTED BY THE WRITTEN STATEMENT UNDER THE MOBILE HOMES ACT 1983. * PLEASE NOT ALL CORRESPONDANCE TO MY EMAIL ADDRESS.	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	MARK GOULDING
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email
<p>Would you like your details to be included on the Local Plan consultation database?</p> <p>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS51389
Land Ownership	land on the South side of Lickers Lane, Whiston
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	VACANT
If vacant, when was the site last used (and for what)?	NEVER BEEN USED UNDER MY OWNERSHIP.

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	MARK GOULDING
Address	
Email address (please insert)	N.A
Telephone number (please insert)	N.A
Preferred contact method	Telephone / post / email
Would you like your details to be included on the Local Plan consultation database? <small>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS51389
Land Ownership	land on the South side of Lickers Lane, Whiston
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	VACANT LAND
If vacant, when was the site last used (and for what)?	NOT KNOWN

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	Steven Edward Gaskell
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / <u>post</u> / email
<p>Would you like your details to be included on the Local Plan consultation database?</p> <p>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS44969
Land Ownership	End Barn, Lickers Lane, Whiston, Prescot (L35 3QD)
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	Home
If vacant, when was the site last used (and for what)?	N/A

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If no, please state why: As Greenbelt	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comments: Greenbelt land should stay protected	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	SUKLA GANGULY
Address	[REDACTED]
Email address (please insert)	[REDACTED]
Telephone number (please insert)	[REDACTED]
Preferred contact method	Telephone / post / email
<p>Would you like your details to be included on the Local Plan consultation database?</p> <p>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS135583
Land Ownership	Old Halsnead Hall, Foxs Bank Lane, Whiston, Prescot (L35 3SU)
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input checked="" type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	BIJIT KUMAR GANGULY
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email
<p>Would you like your details to be included on the Local Plan consultation database?</p> <p>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS135583
Land Ownership	Old Halshead Hall, Foxs Bank Lane, Whiston, Prescot (L35 3SU)
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input checked="" type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Justin Wilson Esq
Principal Planner
Local Plan Team
Knowsley Council
1st Floor Annexe
Municiple Buildings
Archway Road
Huyton
Merseyside
L36 9YU

14th April 2014

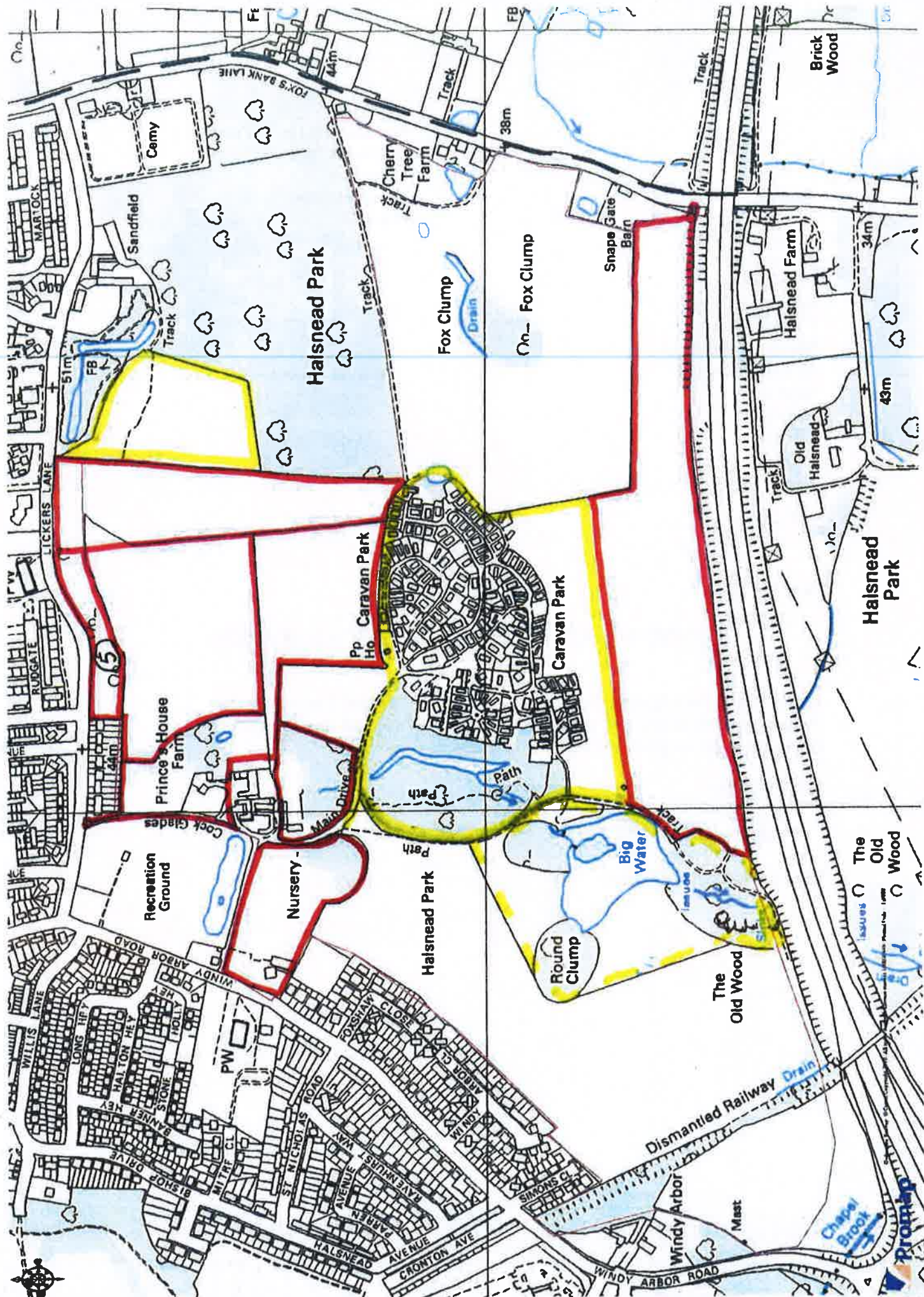
Dear Mr Wilson

(LAND AT SOUTH WHISTON STRATEGIC ALLOCATION)

I can confirm that I have entered into an option to sell the land I own within the designated south of Whiston site marked FIVE on the attached plan to Junction Property Ltd on the grant of a satisfactory planning permission.

Kind Regards


Peter Michael David Fraser



**Knowsley Local Plan
Land Owner Survey:
South Whiston and Land South of M62**

1. Your Details (complete where appropriate)	
Name	Geoffrey Alan Essex
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / post / email
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS197792
Land Ownership	The Bungalow, Foxs Bank Lane, Whiston, Prescott (L35 3SU)
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	Home
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please state why:	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Comments:	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	Kenneth Thomas Dunn
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / <u>post</u> / <u>email</u>
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS519683; MS44025
Land Ownership	Land and buildings on the north side of Carr House, Windy Arbor Road, Whiston, Prescott; Carr House, Windy Arbor Road, Whiston, Prescott (L35 1RB)
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	RESIDENTIAL
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If no, please state why: The land is in my ownership and I have no intention of allowing the land to be developed and wish it to remain open.	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comments: There would be great difficulty in developing the land, due to access and traffic congestion problems that already exist onto windy arterial road. This would only increase with any new development within such close proximity of Tansore (Swan) Roundabout.	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	KENNETH THOMAS DUNN
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / <u>post</u> / <u>email</u>
<p>Would you like your details to be included on the Local Plan consultation database?</p> <p>The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS519683; MS44025
Land Ownership	Land and buildings on the north side of Carr House, Windy Arbor Road, Whiston, Prescot; Carr House, Windy Arbor Road, Whiston, Prescot (L35 1RB)
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	RESIDENTIAL
If vacant, when was the site last used (and for what)?	

4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If no, please state why: THE LAND IS IN MY OWNERSHIP AND I HAVE NO INTENTION OF ALLOWING THE LAND TO BE DEVELOPED AND WANT IT TO REMAIN OPEN.	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comments: There would be great difficulty in developing the land, due to access and traffic congestion problems that already exist. onto windy culour road. This would only increase with any new road/development within such close proximity of Tarbock 15000 hours about	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

BRISTOL
CAMBRIDGE
CARDIFF
EBBSFLEET
EDINBURGH
LEEDS
LONDON
MANCHESTER
NEWCASTLE
READING
SOLIHULL

BIG DON
WILLOW

Mr Justin Wilson
Knowsley Council
Policy, Impact and Intelligence
Municipal Buildings
Archway Road
Huyton
Merseyside
L36 9YU

21810/A3/MC/KB

25 April 2014

Dear Justin

SOUTH OF WHISTON PROPOSED STRATEGIC ALLOCATION

Further to my email, I attach a series of letters from landowners with whom Junction Property Ltd has options. This hopefully answers the doubts you have raised about deliverability.

I can also confirm that my clients are in discussions with two other landowners within the site about possible options.

If you have any queries on this letter, please contact me.

Yours sincerely


MICHAEL COURCIER
Consultant

TOWN PLANNING
MASTERPLANNING & URBAN DESIGN
ARCHITECTURE
LANDSCAPE PLANNING & DESIGN
PROJECT MANAGEMENT
& COST CONSULTANCY

ENVIRONMENTAL
& SUSTAINABILITY ASSESSMENT
GRAPHIC DESIGN
PUBLIC ENGAGEMENT
RESEARCH

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Knowsley Local Plan Land Owner Survey: South Whiston and Land South of M62

1. Your Details (complete where appropriate)	
Name	SHEILA BERRY
Address	
Email address (please insert)	
Telephone number (please insert)	
Preferred contact method	Telephone / <u>post</u> / <u>email</u>
Would you like your details to be included on the Local Plan consultation database? The database will be used to keep you informed as the Local Plan develops and alert you to future planning policy public consultations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. Land Ownership Details (correct as appropriate)	
Land Registry Title Number	MS519683
Land Ownership	Land and buildings on the north side of Carr House, Windy Arbor Road, Whiston, Prescot
Tenure	Absolute Freehold Estate in Land

PTO for Questions 3 - 5

3. Site Information	
What is the site's current use?	RESIDENTIAL.
If vacant, when was the site last used (and for what)?	N/A.

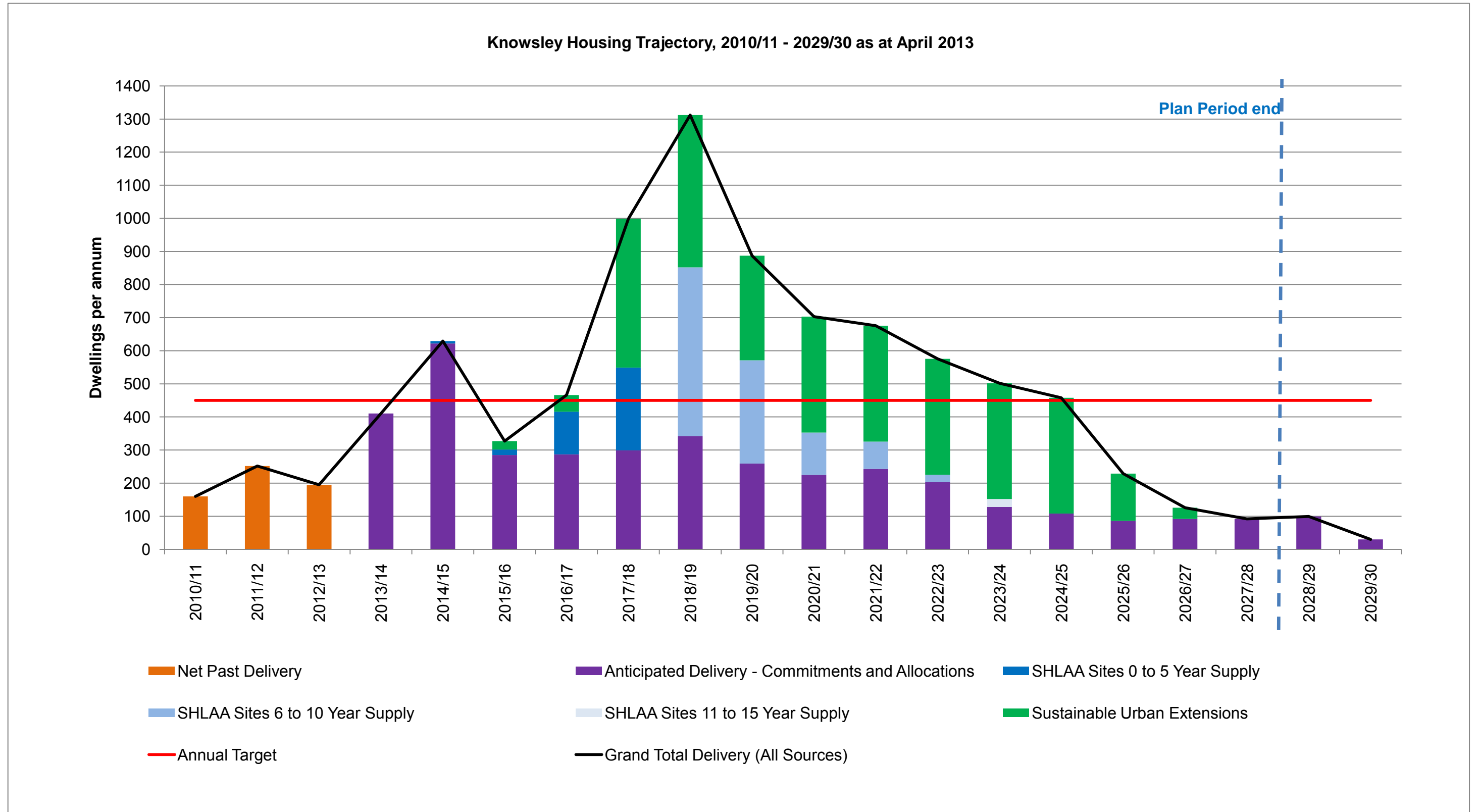
4. Your aspirations for land in your ownership	
In principle, would you support the allocation of land at South Whiston and Land South of M62 for development starting in the next 5 years (should the Council decide to do this in its Local Plan modifications)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the land within your ownership available for development now?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If no, please state why: The land is in My ownership and I have no intention of allowing the land to be developed and wish it to remain open.	

5. Market Interest	
Is the land in your ownership subject to a 'development option agreement' supporting its development in the future?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
If not, has there been any other market interest in the land?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comments: The traffic that now uses Windy Arbor Rd. to and from the M57/M62 roundabout has increased massively, makes entering/leaving our property very problematic. Due to the location of my land development would be difficult in relation to access, having an extreme effect on nearby properties. The land also comes within the curtilage of 3 listed buildings, which any new development would have a detrimental effect.	

Please return your completed form by Friday 25 April using the enclosed freepost envelope or via email to localplan@knowsley.gov.uk

Thank you for taking the time to submit this information to Knowsley Council.

Appendix 8: Updated Knowsley Housing Trajectory - 2010/11 – 202728 (as at 1 April 2013)



Appendix 9: Draft Sustainable Urban Extension Delivery Trajectory – Landowner and Agent Engagement Email and Attachment (dated: 13.03.14)

Wilson, Justin

From: Wilson, Justin
Sent: 13 March 2014 11:20
To: Wilson, Justin
Cc: Wilson, Justin
Subject: Knowsley Local Plan - Draft GB Housing Delivery Trajectory - Stakeholder Engagement
Attachments: GB Housing Delivery Trajectory_Draft for External Stakeholder Comment 12.03.14.xlsx

Dear landowner / developer,

Following receipt of the Inspector's Interim Findings early this year the Council has been investigating options for modifications to the Knowsley Local Plan: Core Strategy to address the Inspector's concerns regarding land supply for housing and employment development.

The Council has yet to define let alone make any formal proposals about how the Plan will be modified. We expect to seek approval from the Council's Cabinet for modifications to the Plan by mid 2014. In the event of the Cabinet approving such modifications it is likely that there would then be further hearings sessions in front of the Inspector and a comprehensive public consultation exercise before the Plan can be adopted.

As part of this process we are analysing all options. These include assessing what effect changing the locations already identified in the Plan to be removed from the Green Belt to meet long term housing needs to formal site allocations may have on the trajectory of future housing delivery.

To identify when dwellings may be delivered on each site the assumptions listed in Table 1 have been adopted. Any development within the larger sites is also likely to be subject to master planning requirements which would need to guide any planning applications.

Table 1: Development Phasing Assumptions

Development Stage	Indicative Timescale
Vacant site to full planning permission	1 year
Outline planning permission to full permission / reserved matters (where applicable)	6 months
Planning permission to first completion (sites under 500 units) (inclusive of infrastructure delivery)	6 months
Planning permission to first completion (sites above 500 units) (inclusive of infrastructure delivery)	12 months
Planning permission to first completion (sites above 1000 units) (inclusive of infrastructure delivery)	18 months
Allowance for land assembly where there are more than two owners / developers	12 months
Annual build rate – existing economic conditions	30-40 dwellings per annum (per developer)
Annual build rate – average economic conditions	70 dwellings per annum (per developer)

At this stage we would like to informally ask for the views of landowners / developers to gauge their respective views on the realism of the assumptions (see Table 1 above) and the resultant Green Belt housing delivery trajectory (see attached). Any views suggesting amendments should be clearly evidenced.

The purpose of seeking this information is solely to help assess the options available to the Council and arise from the need to ensure the Plan (in whatever form it is eventually taken forward) is deliverable. Any discussions at this stage are

in advance of, and subject to, future Cabinet approval of any modifications to the Plan and subsequent public consultation. The content of this e-mail is therefore subject to change.

We would be grateful for a response by **Wednesday 19 March**.

Kind regards,

Justin

Justin Wilson
Principal Planner

Local Plan Team
Policy, Impact and Intelligence

Tel: [REDACTED]
Knowsley Council | 1st Floor Annexe | Municipal Buildings | Archway Road | Huyton | Merseyside | L36 9YU

Site Ref	Planning Ref	Site Name	Township	Ownership	Site Assumptions	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
KGBS 1	13/00393/OUT	Bank Lane, Kirkby	Kirkby	Private	Outline permission granted by April 2014 (following close of 'call-in' period). Allocated by April 2015. 6 months to progress Outline permission to Full / Reserved Matters. One housebuilder assumed onsite. First completion within 6 months following planning approval.			x	x	x	x	x	x									
KGBS 7	N/A	Knowsley Lane, Huyton	Huyton	Private	Allocated by April 2015. Planning approval by April 2016. One housebuilder assumed onsite. First completion within 6 months following planning approval.			x	x	x												
KGBS 16	N/A	Edenhurst Avenue, Huyton	Huyton	Private	Allocated by April 2015. Planning approval by April 2016. One housebuilder assumed onsite. First completion within 6 months following planning approval.			x	x	x												
KGBS 8	N/A	Land bounded by A58, Prescott	PWCKV	Private	Allocated by April 2015. Planning approval by April 2016. One housebuilder assumed onsite. First completion within 6 months following planning approval.			x	x	x	x											
KGBS 10	N/A	Carr Lane, Prescott	PWCKV	Private	Allocated by April 2015. Planning approval by April 2016. One housebuilder assumed onsite. First completion within 6 months following planning approval.			x	x	x												
KGBS 19 & 20	N/A	East of Halewood	Halewood	Private	Allocated by April 2015. Planning approval by April 2016. First completion within 18 months following planning approval. Two housebuilders assumed onsite. Return to normal market conditions (and increased delivery) anticipated by 2020/21.					x	x	x	x	x	x	x	x	x	x	x	x	x
KGBS 14	N/A	South of Whiston	PWCKV	Mixed (Council and Private)	Allocated by April 2015. Planning approval by April 2016. First completion within 18 months following planning approval. Three housebuilders assumed onsite. Return to normal market conditions (and increased delivery) anticipated by 2020/21.					x	x	x	x	x	x	x	x	x	x	x	x	

Please Note: X denotes potential delivery of residential units within the given year. Number of dwellings to be determined at a later date.

Appendix 10: Draft Sustainable Urban Extension Delivery Trajectory – Landowner and Agent Responses (Redacted)

[REDACTED]

From: Robin [REDACTED]
Sent: 17 March 2014 12:17
To: [REDACTED]
Subject: RE: Knowsley Local Plan - Housing Delivery Trajectory - Land South Of Higher Road, Halewood

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir,

As you are aware, I represent the Executors R F Hesketh Esq, the owners of a parcel of land at the above address, extending to approximately 2.5 hectares.

In response to your recent circular I would advise that I consider my client's site to be capable of delivering approximately 50 residential units.

Furthermore, in terms of timescale, I would anticipate a period of 6 months from date of allocation to securing full planning consent; a further 6 months to first completion; and full delivery within the next ensuing 12/18 months, dependent upon economic conditions.

Whilst writing, I would also wish to reiterate that I consider my client's site to be suitable for immediate release and independent of any master-planning or phasing that may be applied to the very much larger strategic housing site on the northern side of Higher Road.

I trust that this information is sufficient for your purposes and would very much appreciate being kept abreast of progress with your Local Plan. If in the meantime you require any further information then please do not hesitate to contact me.

Yours faithfully

ROBIN GREENWAY



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

[REDACTED]

From: Michael Courcier [REDACTED]
Sent: 01 April 2014 16:50
To: [REDACTED]
Subject: RE: Knowsley Local Plan - Draft GB Housing Delivery Trajectory - Stakeholder Engagement

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

I apologise for not replying sooner to your email of 13 March. However I hope the below is helpful to you:

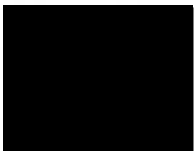
1. One year from vacant site to full permission is about right for small to medium sized sites.
2. Six months to move from outline to full permission/reserved matters is overly optimistic. It takes insufficient account of the time necessary for the design work, community consultation and preparation of the required documentation for a detailed application, especially for sites of over 150 units. Also if the outline has not been obtained by a housebuilder, time needs to be factored in for marketing and negotiation of a sale of the site. In reality this stage may take between 9 and 15 months depending on if the housebuilder has obtained the outline.
3. The table should not seek to distinguish between sites of different sizes in term of time taken from permission to first completion. Most sites, even very large ones, will be capable of early first phases which can take place within 12 months of planning permission (subject to the site being in the control of the housebuilder). The exception will be if substantial new infrastructure or remediation is required before first completion. This should be assessed on a site-by-site basis rather than by size of site (which is largely irrelevant for this purpose). The 6 months proposed for sites under 500 units is too short.
4. Twelve months for land assembly where there are more than two owners/developers is unnecessary. This should only apply to sites in multiple ownership where there is no evidence of previous cooperation or the land is in the control of willing sellers.
5. The annual build rates proposed are over-optimistic. In Knowsley, most developers would only be able to support up to 25 completions per outlet in the current market. In a 'normal' market, some 35 to 40 units could be achieved. Large attractive sites like South of Whiston could support between 3 and 4 housebuilders operating at the same time. However there are few sites in Knowsley of sufficient scale and attractiveness to achieve this. You may wish to look at the conclusions of the Wigan Core Strategy Inspector on this point for what is a better housing market than Knowsley. The Halton SHLAA is also much more realistic (for a very similar market) in its assumptions on housebuilding rates.

My clients consider that the trajectory you suggest for South of Whiston is overly cautious and that with the cooperation of the Council we could achieve first completions 6-12 months earlier than indicated on your table. However this needs to be discussed with you in more detail.

Regards

Michael Courcier
Consultant

Planning . Design . Delivery
bartonwillmore.co.uk



[REDACTED]

From: Chris Stroud [REDACTED]
Sent: 21 March 2014 11:31
To: [REDACTED]
Subject: RE: Knowsley Local Plan - Draft GB Housing Delivery Trajectory - Stakeholder Engagement

[REDACTED]

Thank you for your email and the attached timetable for delivery. Please accept my apologies for the slightly late response.

Given the timescales for the adoption of the revised Core Strategy and the need for a detailed masterplanning of the South of Whiston, I think your assumptions are generally reasonable but could be bettered without undue optimism.

As to the front end matters, including receipt of the Inspector's detailed comments, local elections, appointment of the new cabinet and the revision and adoption of the Core Strategy, we had, at the recent meetings with you, assumed that all of these matters might be concluded by the end of this year and so it is disappointing to see that the forecast adoption might not now be until April 2015.

Also at recent meetings, we discussed your very early appointment of a masterplanning team. If this was to be the case (I hope it is), and they were working to commence the process soon (within say 3/4 months), there is no reason why their work might not be concurrent with the Core Strategy adoption process. With this in mind, I therefore think that the period for planning permission for the largest sites, inclusive of infrastructure delivery, ought to be deliverable in less than the 18 months you have suggested. A period of 12 months ought to be more realistic. In regard to land assembly at South Whiston, I do not believe this to be an issue as it is in an advanced stage and, in any event, it will run concurrently with the early stages of the Core Strategy adoption.

Overall, therefore I think that the first unit delivery, particularly on a phased basis, as seems sensible, ought to be achievable 12-18 months earlier than your programme suggests, with the first completions achievable by early 2016.

In relation to your build rates, again, they appear reasonable though I would hope that we return to 'normal market' conditions by 2020/21. This, as we all know, is a subject of some debate and may well happen much sooner. If you listen to some of the commentators just this week, they would have you believe that the market is already hotting up with concerns as to overheating with the extension of the government assistance schemes. I would like to see the green shoots thrive for a little longer, with some tender loving care, before we consider pruning them!

I hope this assists and once again, apologies for the late reply.

Best wishes.

Chris

Chris Stroud DBA, FRICS, MCIQB
Director of Development
Maro Developments Limited

[REDACTED]

From: Caroline Simpson [REDACTED]
Sent: 20 March 2014 19:52
To: [REDACTED]
Subject: FW: Knowsley Local Plan - Draft GB Housing Delivery Trajectory - Stakeholder Engagement [NLP-DMS.FID230197]

Follow Up Flag: Follow up
Flag Status: Flagged

Our comments to the 'Development Phasing Assumptions' are provided in red below. A justification is added beneath to the assumptions that have been made:

Development Stage	Indicative Timescale
Vacant site to full planning permission	1 year
Outline planning permission to full permission / reserved matters (where applicable)	6 months
Planning permission to first completion (sites under 500 units) (inclusive of infrastructure delivery)	24 months
Planning permission to first completion (sites above 500 units) (inclusive of infrastructure delivery)	24 months
Planning permission to first completion (sites above 1000 units) (inclusive of infrastructure delivery)	24 months
Allowance for land assembly where there are more than two owners / developers	12 months
Annual build rate – existing economic conditions	<p>One developer: 30 dwellings per annum *</p> <p>Two developers: 50 dwellings per annum</p> <p>Three developers: 70 dwellings per annum (maximum)</p> <p>* based on HBF delivery of 2.5 dwellings/month</p>
Annual build rate – average economic conditions	Maintain HBF delivery rates. No justification or evidence for exponential growth as you have suggested.

On the basis of the proposed changes set out above, it is considered that the assumptions NLP have made acknowledge the difficulties in converting planning applications to planning permissions (e.g. delays in the completion of s106 agreements) and the delivery of strategic Green Belt Sites where there may be significant lead times and infrastructure requirements. These assumptions are based on NLP's experience at Cheshire East and Cheshire West.

As a general position, NLP consider that delivery rates of approximately 25dpa – 30dpa per developer are appropriate in the short term, increasing to between 30dpa - 35dpa per developer towards the end of the 5-year period on the

assumption that market conditions will improve (subject to a maximum output of 70dpa per site). This broadly aligns with the latest HBF figures, which indicate the completion of 0.5 dwellings per week per developer per site.

Kind regards,

Caroline

Caroline Simpson
Associate Director



nlppanning.com

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 **Think of the environment. Please avoid printing this email unnecessarily.**

[REDACTED]

From: Andy Frost [REDACTED]
Sent: 27 March 2014 09:16
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Knowsley Local Plan - Draft GB Housing Delivery Trajectory - Stakeholder Engagement

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [REDACTED]

Apologies for my late reply to this matter also.

Just to say that our views are generally aligned with those of [REDACTED]. I would simply add the following points:

1. Build rates are too optimistic in our view – they should be 25-35 per annum for existing market conditions and 35-40 per annum for average/normal market conditions (a return to 'normal' conditions by 2020-21 is a fair assumption).
2. Site Assembly/Delivery - site assembly and delivery of the Green Belt sites need not be an issue for larger sites such as Whiston South providing there is an overarching and agreed master plan in place which I note we are all working towards. The separate ownerships can thus come forward and housing be delivered quickly/simultaneously via separate planning applications without the need for a long lead-in period. This makes perfect sense for Whiston South where we have a convenient east/west/north split in the principal ownerships and logical points of access which lends to 3 simultaneous phases of development.

In effect, point 2 should offset slower delivery assumptions under point 1. In summary, we have no particular gripe with your overall supply trajectory for the Plan period, simply the peaks/troughs of how you get there. It all simply underlines the need to release the Green Belt sites as soon as possible.

Regards

Andy

[REDACTED]

From: Leysens, Andrew [REDACTED]
Sent: 16 March 2014 14:28
To: [REDACTED]
Subject: FW: Knowsley Local Plan - Draft GB Housing Delivery Trajectory - Stakeholder Engagement
Attachments: GB Housing Delivery Trajectory_Draft for External Stakeholder Comment 12.03.14.xlsx

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon [REDACTED]

Thank you for the below email and the attached. My initial reaction to this is that you really need to consider each site on its own merits having regard to the specifics of each site. For example, is a developer on board already or is it being promoted by the landowner. Sales to developers can take very long periods and I'm not sure that this is reflected in the below assumptions. No doubt you'll receive comments from others on this. I think it's dangerous to assume that you will achieve 70 dwellings per annum in improved market conditions. To do this you would need two developers on site and this would only be likely on large sites. It really does depend on the attractiveness of the location. I expect one of the main residential agents to the volume housebuilders are very well placed to comment on this.

Best regards – [REDACTED]

[REDACTED]
United Utilities
[REDACTED]

unitedutilities.com

Appendix 11: Draft Sustainable Urban Extension Delivery Trajectory Consultation (Summary of Landowner and Agent Responses Received)

General comments
<ul style="list-style-type: none"> The Council's assumptions are generally reasonable but could be bettered without undue optimism.
Site specific
<ul style="list-style-type: none"> The area of land owned by the Hesketh estate (south of Higher Road, East Halewood) can deliver approximately 50 dwellings in total. The site would take a period of 6 months from date of allocation to securing full planning consent, a further 6 months to first completion and full delivery within 12/18 months (depending on economic conditions). Completions can be delivered 6-12 months earlier than indicated by the Council at South Whiston. Site assembly and delivery of the Green Belt sites need not be an issue for larger sites (such as South Whiston). First completions for South Whiston should be capable earlier 12-18 months earlier than the programme suggests, with first completions achievable by early 2016.
Progress to planning approval and first completion
<ul style="list-style-type: none"> One year from vacant site to full permission for small to medium sizes sites is about right. Six months to move from outline to full permission/reserved matters is overly optimistic and takes insufficient account of the required time for design work, consultation and preparation of documentation (especially for sites in excess of 150 dwellings). There is no need to distinguish between sites of different sizes regarding time from planning permission to first completion. Most sites, even very large ones, will be capable of delivering 1st phases within 12 months of planning permission. Developments may take longer than 12 months to deliver 1st completion where new infrastructure of remediation is required in advance. This should be assessed on a site-by-site basis rather than by site size. 6 months for planning permission to delivery for sites under 500 units is too short. 12 months for land assembly where there are two or more owners/developers is unnecessary. Should only be applied to sites with multiple ownership with no evidence of previous cooperation or the land is in the control of willing sellers. Where an agreed master plan in place separate ownerships can come forward and deliver quickly / simultaneously without the need for a long lead-in period. Planning permission to first completion for all sites should be 24 months. A period of 12 months from planning approval to first completion is more realistic.
Build rates
<ul style="list-style-type: none"> Annual build rates are over-optimistic. In Knowsley most developers would only be able to support up to 25 units/ annum per outlet (current market) and 35-40 units/annum (normal market).

- Build rates are too optimistic – should be 25-35 per annum for existing market and 35-40 for average / normal market conditions.
- Large attractive sites like South of Whiston could support between 3 and 4 house builders operating at the same time.
- Annual build rates (existing economic conditions) should be: 1 developer (30 units/annum); 2 developers (50 units/annum); 3 developers (70 units/annum) (based on HBF delivery of 2.5 dwellings/month).
- Build rates should not be adjusted before HBF recommendations – no justification or evidence for exponential growth as suggested.
- Build rates appear reasonable, although we may return to 'normal market' conditions in advance of 2020/21.
- A return to normal market conditions by 2020-21 is a fair assumption.

Appendix 12: Live Housing permissions at 1 April 2014 and Completions in 2012/13 and 2013/14

AMR LARS ref	Planning Ref	Site	EVA Zone	Status	Gross Completions 2013-14	Gross Completions in 2012-13	Site Demolitions and Losses (inc. Pre App and Previous)	Losses in 2013 - 14	Overall Net Site Additions to Date	Building Regs Ref
2099	N/A	Former Kirkby Stadium, Kirkby	1	Allocation	0	0	No	0	0	N/A
2093	N/A	Land at Trecastle Road and Shacklady Road, Kirkby	1	Allocation	0	0	Yes	0	0	N/A
141	N/A	Tower Hill, Kirkby	1	Allocation	0	0	Yes	0	0	N/A
2029	N/A	Bridgefield Forum, Cartbridge Lane, Halewood	2	Allocation	0	0	No	0	0	N/A
3010.6	12/00620/REM	North Huyton (Phase 2c)	1	App Undetermined	0	0	Yes	0	0	N/A
3010.6	12/00622/REM	North Huyton (Phase 2b)	1	App Undetermined	0	0	Yes	0	0	N/A
N/A	12/00400/HYB	Prescot Trade Centre, Oliver Lyme Road, Prescot	3	App Undetermined	0	0	No	0	0	N/A
3010.5	06/00746/FUL	North Huyton (Phase 1e) - Plots 333 - 391	1	Complete	0	31	Yes	0	59	06/03018/DOM
179	09/00537/FUL	2 - 6A Coton Way, Westvale	1	Complete	0	2	Yes	0	-2	10/00056/OTHC
180	09/00538/FUL	2 - 6A Halstead Walk, Westvale	1	Complete	0	0	Yes	0	-2	10/00062/OTHC
181	09/00544/FUL	23 - 25A Jarrett Road, Westvale	1	Complete	0	2	Yes	0	-2	10/00064/OTHC
N/A	09/00618/FUL	Land Bounded By Clorain Road, Burwell Close & Quarryside Drive And Adjacent To No.66 Quarryside Drive, Northwood	1	Complete	0	25	No	0	25	11/00102/DOMFP
N/A	10/00103/FUL	9 - 11A Kenbury Close, Northwood	1	Complete	0	2	Yes	0	-2	10/00063/OTHC
N/A	10/00173/FUL	Holly Vale, James Holt Avenue, Westvale	1	Complete	0	34	Yes	0	-9	11/00137/INDOM
N/A	10/00179/FUL	Land To North Of Kingswood And To Rear Of 2 - 24 Crownway, Huyton	1	Complete	0	3	No	0	0	N/A
137	10/00233/FUL	1-7B Taunton Road, 2-16B And 9-27B Tiverton Close, 27-29B The Crescent And 53-55B Wood Lane, Huyton	1	Complete	0	0	Yes	0	-29	10/00234/DOM
215	10/00563/COU	15 Westhead Close (Former 'Kirkby Care' Care Home), Northwood	1	Complete	0	6	No	0	3	12/00099/INDOM
1192.5	10/00639/FUL	Land Adjacent 42 St Kevins Drive, Northwood	1	Complete	19	0	No	0	19	N/A
2072	11/00073/FUL	Land Between 38 And 52 Alamein Road, Huyton	1	Complete	9	0	Yes	0	9	13/00139/DOMFP
N/A	11/00516/FUL	Land Adjacent 50 Brook Hey Drive, Northwood	1	Complete	0	5	Yes	0	5	12/00151/DOMFP
232	11/00517/FUL	Land Bounded By Britonside Avenue, Shaldon Road, Garth Road And Garth Walk, Southdene	1	Complete	0	6	No	0	6	12/00087/DOMFP
1480	11/00519/FUL	Land Adjacent To 1 - 4 Tarves Walk, Northwood	1	Complete	0	6	Yes	0	6	N/A
233	11/00535/FUL	Vacant Land Adjacent To 2-12 Bracknell Avenue, Southdene	1	Complete	0	6	No	0	6	12/00100/DOMFP
N/A	11/00548/COU	Flukers Brook Farm, Flukers Brook Lane, Knowsley	1	Complete	1	0	No	0	1	12/00340/INDEX
N/A	14/00034/FUL	Macmillan Surgery, 10 Dulas Road, Southdene, Kirkby	1	Complete	2	0	No	0	2	N/A
1275	12/00155/FUL	Vacant Bounded By Kenbury Road, Kenbury Close & Foscode Road, Northwood	1	Complete	5	0	Yes	0	5	13/00146/DOMFP
N/A	12/00297/COU	Latham House, 16 North Park Road, Kirkby Park, Kirkby	1	Complete	0	0	Yes	-4	-4	N/A
195	12/00302/FUL	Vacant Land Between 16 Bridge View Drive & 1 Nathan Grove, Tower Hill	1	Complete	3	0	Yes	0	3	12/00515/DOMFP

AMR LARS ref	Planning Ref	Site	EVA Zone	Status	Gross Completions 2013-14	Gross Completions in 2012-13	Site Demolitions and Losses (inc. Pre App and Previous)	Losses in 2013 - 14	Overall Net Site Additions to Date	Building Regs Ref
N/A	12/00331/FUL	Land To The Side Of 21 Bridge View Drive, Tower Hill	1	Complete	2	0	Yes	0	2	12/00515/DOMFP
N/A	13/00018/COU	60 St Johns Road, Huyton	1	Complete	0	0	Yes	-1	-1	N/A
N/A	13/00208/DEMCON	154 - 160 Pennard Avenue, Huyton	1	Complete	0	0	No	-4	-4	N/A
N/A	13/00381/FUL	10 Gort Road Huyton	1	Complete	2	0	No	-1	1	13/00447/DALFP
N/A	13/00409/PDC	98 Liverpool Road, Huyton	1	Complete	2	0	No	0	0	13/00238/OTHKNO
N/A	13/00491/COU	9A Longview Drive Huyton	1	Complete	0	0	No	-1	-1	N/A
N/A	07/00176/COU	The Chapel, Ox Lane, Tarbock Green	2	Complete	0	0	No	0	1	08/00130/OTHD
N/A	11/00674/COU	Brewery House, 5 Netherley Road, Tarbock Green	2	Complete	0	0	Yes	0	0	N/A
N/A	12/00003/FUL	Land Between 4 - 6 Knowl Hey Road Halewood	2	Complete	2	0	No	0	2	12/00514/DOMFP
N/A	12/00007/FUL	Land Between 85 - 87 Markfield Crescent, Halewood	2	Complete	2	0	No	0	2	12/00514/DOMFP
N/A	12/00009/FUL	Land Between 81 - 83 Stanford Crescent, Halewood	2	Complete	2	0	No	0	2	12/00514/DOMFP
N/A	12/00021/FUL	Land Between 11 And 27 Lancing Close, Halewood	2	Complete	4	0	No	0	4	12/00406/DOMFP
N/A	12/00128/FUL	Land Between 55-81 Penmann Crescent, Halewood	2	Complete	19	0	No	0	19	12/00396/DOMFP
N/A	12/00129/FUL	Former Garage Site Between 60 And 62 Penmann Crescent, Halewood	2	Complete	2	0	No	0	2	12/00396/DOMFP
N/A	12/00760/FUL	Halewood Labour Club, Hillingden Avenue, Halewood	2	Complete	10	0	No	0	10	13/00134/DOMFP
N/A	03/00142/FUL	26 Kemble Street, Prescott	3	Complete	4	0	No	0	4	06/00182/RESUB3
N/A	04/00514/COU	Meadows, Pex Hill, Cronton	3	Complete	0	1	No	0	1	ELECSA/13/00028
N/A	05/00165/FUL	Land To Rear Of 12-18 Longview Road, Prescott	3	Complete	0	1	No	0	1	05/00372/DOM
190	08/00402/FUL	Land Adjacent To 2 Shop Road, Knowsley Village	3	Complete	0	1	No	0	0	11/00322/INDOM
132	08/00654/FUL	12 & 14 Aspinall Street, Prescott	3	Complete	0	2	Yes	0	2	N/A
2284	09/00038/FUL	52-58 Shaw Lane, Prescott	3	Complete	4	0	Yes	0	2	12/00303/DOMFP
138	09/00116/FUL	Land To Rear Of 10 Roby Road, Roby	3	Complete	1	0	No	0	1	12/00291/DOMFP
228	09/00301/COU	High Carrs Lodge, Roby Road, Roby	3	Complete	0	0	No	0	3	N/A
194	09/00411/COU	Fernwood Hall, The Orchard, Huyton	3	Complete	1	0	No	0	1	12/00508/OTHFP
197	09/00570/FUL	97 Hall Lane, Cronton	3	Complete	1	0	Yes	0	0	10/00276/DOM
202	10/00399/COU	14 Station Road, Prescott	3	Complete	0	2	Yes	0	0	10/00456/OTHPA
226	10/00511/FUL	81 Warrington Road, Prescott	3	Complete	0	5	Yes	0	3	11/00088/OTHC
217	11/00031/FUL	Vacant Land West Of 10 Coronation Drive, Prescott	3	Complete	0	3	No	0	3	11/00186/DOMFP
218	11/00046/FUL	31 Pottery Lane, Whiston	3	Complete	0	3	Yes	0	2	11/00112/DALFP
220	11/00072/FUL	2 Pilch Lane East, Roby	3	Complete	0	0	No	0	1	10/00027/DOM
135	11/00076/FUL	Land Adjacent To 50 The Orchard, Huyton	3	Complete	0	1	No	0	1	09/01026/DOM
223	11/00246/FUL	9 - 11 Atherton Street, Prescott	3	Complete	0	4	Yes	0	2	11/00251/DALPA
218	11/00391/OUT	31 Pottery Lane, Whiston	3	Complete	1	0	No	0	1	11/00443/DOMFP
230	11/00411/FUL	Oliver Lyme House, Lavender Crescent, Prescott	3	Complete	10	0	Yes	0	-4	12/00418/DOMFP
214	12/00043/FUL	Land Adjacent To 15 The Roundabout, Cronton	3	Complete	1	0	No	0	1	11/00400/DOMFP
234	12/00044/FUL	23 Smithy Lane, Cronton	3	Complete	1	0	No	0	1	12/00205/MULFP

AMR LARS ref	Planning Ref	Site	EVA Zone	Status	Gross Completions 2013-14	Gross Completions in 2012-13	Site Demolitions and Losses (inc. Pre App and Previous)	Losses in 2013 - 14	Overall Net Site Additions to Date	Building Regs Ref
235	12/00060/FUL	75 St Marys Road, Huyton	3	Complete	0	1	No	0	1	12/00125/DOMFP
1298.2	12/00178/FUL	Land Opposite 1-13 Station Road Station Road, Prescott	3	Complete	10	0	Yes	0	10	12/00425/DOMPA
N/A	12/00425/FUL	58 St Marys Road, Huyton	3	Complete	1	0	No	0	1	12/00465/INDOM
N/A	12/00446/COU	63-65 Church Road, Roby	3	Complete	3	0	Yes	-1	2	N/A
N/A	12/00512/CLU	Small Holding, Foxs Bank Lane, Cronton	3	Complete	0	1	No	0	1	N/A
N/A	12/00552/COU	8 Derby Street, Prescott	3	Complete	1	0	No	0	1	13/00004/OTHBN
N/A	13/00367/COU	22 The Orchard, Huyton	3	Complete	0	0	No	-1	-1	N/A
N/A	13/00535/COU	Mayfield 1 Huyton Hey Road Huyton	3	Complete	0	0	No	-1	-1	N/A
N/A	13/00622/COU	139 Longmeadow Road Knowsley Village	3	Complete	0	0	No	-1	0	13/00425/DEXFP
1791	Multiple	Former Marconi Land, Roby Road, Roby	3	Complete	13	14	No	0	63	10/00434/INDOM
N/A	13/00592/CLD	103 Chapel Lane Cronton	3	Lawful Development	0	0	No	-1	0	N/A
1360	12/00055/RPP	Land Between Health Centre And 35 Sidney Powell Avenue, Westvale	1	Planning Permission	0	0	No	0	0	N/A
N/A	10/00279/FUL	Land To The South Of Kingswood And To The Rear Of 3-31 Coral Avenue, Huyton	1	Planning Permission	0	0	No	0	0	N/A
210	10/00660/FUL	Land Adjacent To 9 Sanderling Road, Northwood	1	Planning Permission	0	0	No	0	0	N/A
219	11/00068/OUT	Land Adjacent To 12 Bigdale Drive, Northwood	1	Planning Permission	0	0	Yes	0	0	13/00026/DOMFP
221	11/00112/FUL	Land Adjacent To 49 Kenbury Road, Northwood	1	Planning Permission	0	0	Yes	0	0	N/A
N/A	11/00126/RPP	Robcliffe Longview Service Station, 91 Longview Drive, Huyton	1	Planning Permission	0	0	No	0	0	N/A
N/A	11/00155/RPP	Units To Rear Of 11 And 12 Glovers Brow, Kirkby Park	1	Planning Permission	0	0	No	0	0	N/A
227	11/00162/OUT	Lyme Grove Labour Club, Lyme Grove, Huyton	1	Planning Permission	0	0	No	0	0	N/A
N/A	11/00479/FUL	St. Johns Social Club, Sandiway, Huyton	1	Planning Permission	0	0	No	0	0	N/A
N/A	11/00564/FUL	Hillside House, Hillside Road, Huyton	1	Planning Permission	0	0	No	0	0	N/A
N/A	12/00016/FUL	Vacant Land Adjacent To 28 Bigdale Drive, Northwood	1	Planning Permission	0	0	Yes	0	0	13/00026/DOMFP
N/A	12/00249/FUL	Land Opposite 57-69 Brook Hey Drive, Northwood	1	Planning Permission	0	0	Yes	0	0	N/A
N/A	12/00414/FUL	Vacant Land Lordens Close, Huyton	1	Planning Permission	0	0	Yes	0	0	N/A
N/A	13/00055/COU	2 South Park Road, Kirkby Park, Kirkby	1	Planning Permission	0	0	No	0	0	N/A
N/A	13/00249/FUL	18A & 20A Sherborne Square, Huyton	1	Planning Permission	0	0	No	0	0	N/A
N/A	13/00563/FUL	Land Adjacent To Burtons Farm Burtons Way Kirkby	1	Planning Permission	0	0	No	0	0	N/A
N/A	13/00618/FUL	Vacant Land Lordens Close Huyton	1	Planning Permission	0	0	Yes	0	0	N/A
206	08/00379/FUL	27 Stockswell Road, Tarbock Green	2	Planning Permission	0	0	No	0	0	N/A
225	11/00378/KMBC1	Land Between 82 And 84 Blakeacre Road, Halewood	2	Planning Permission	0	0	No	0	0	N/A
N/A	11/00450/RPP	Weston House, North End Lane, Halewood	2	Planning Permission	0	0	No	0	0	N/A
N/A	14/00003/FUL	5 - 7 Openfields Close Halewood	2	Planning Permission	0	0	No	0	0	N/A
207	10/00118/OUT	Site Of Former Saunders Nursery Ltd, Windy Arbor Road, Whiston	3	Planning Permission	0	0	No	0	0	N/A

AMR LARS ref	Planning Ref	Site	EVA Zone	Status	Gross Completions 2013-14	Gross Completions in 2012-13	Site Demolitions and Losses (inc. Pre App and Previous)	Losses in 2013 - 14	Overall Net Site Additions to Date	Building Regs Ref
1381	10/00302/RPP	Thingwall Hall Residential Home (Brothers Of Charity), Thingwall Lane, Roby	3	Planning Permission	0	0	No	0	0	N/A
N/A	10/00589/FUL	Land Adjacent To 13 Brookside Road And To Rear Of 2-16 Brookside Close (Silcock Field), Prescott	3	Planning Permission	0	0	No	0	0	N/A
216	10/00597/FUL	Vacant Site (Former Prescott And Whiston Maintenance) Depot, Grosvenor Road, Prescott	3	Planning Permission	0	0	No	0	0	N/A
N/A	11/00021/OUT	Site Of Former Tennis Courts The Orchard, Huyton	3	Planning Permission	0	0	No	0	0	N/A
N/A	11/00104/FUL	5 Pinnington Place & Land Adjacent To 2 Pinnington Place, Huyton	3	Planning Permission	0	0	No	0	0	N/A
N/A	11/00225/OUT	Land Adjacent To 82 The Park, Huyton	3	Planning Permission	0	0	No	0	0	N/A
1079	11/00308/FUL	Land At Redgate Lodge, 3 Carr Lane, Roby	3	Planning Permission	0	0	No	0	0	N/A
229	11/00338/FUL	Land Adjacent 10 Castlewell, Whiston	3	Planning Permission	0	0	No	0	0	N/A
N/A	11/00385/OUT	Former Prysmian Cables & Systems Site, Hall Lane, Prescott	3	Planning Permission	0	0	No	0	0	N/A
1093	11/00632/OUT	Holt Lane Quarry, Two Butt Lane, Prescott	3	Planning Permission	0	0	No	0	0	N/A
N/A	12/00452/OUT	Vacant Land Bounded By Kipling Avenue, Newsham Road & Adjacent To Sovereign Distillery, Off Logwood Road, Huyton	3	Planning Permission	0	0	No	0	0	N/A
N/A	12/00572/OUT	Former B I C C Site, Scotchbarn Lane, Prescott	3	Planning Permission	0	0	No	0	0	N/A
N/A	12/00611/RPP	25 Court Hey Road, Roby	3	Planning Permission	0	0	Yes	0	0	N/A
N/A	13/00064/FUL	Land To Rear Of Grinton Lodge, Church Road, Roby	3	Planning Permission	0	0	No	0	0	N/A
N/A	13/00067/FUL	Gatekeepers Lodge, Knowsley Lane, Huyton	3	Planning Permission	0	0	No	0	0	N/A
N/A	13/00188/FUL	Vacant Land Fronting Carrs Terrace, Cross Lane, Prescott	3	Planning Permission	0	0	No	0	0	N/A
N/A	13/00239/FUL	Penny Black Lickers Lane Whiston	3	Planning Permission	0	0	No	0	0	N/A
N/A	13/00370/FUL	Small Holding, Foxs Bank Lane, Cronton, Knowsley	3	Planning Permission	0	0	No	0	0	N/A
N/A	13/00392/FUL	Laburnum Dairy Hall Lane Huyton	3	Planning Permission	0	0	No	0	0	14/00002/DOMFP
N/A	13/00504/FUL	Park Garage, The Park, Huyton	3	Planning Permission	0	0	No	0	0	N/A
N/A	13/00560/FUL	Prescot Citizens Advice Bureau 10 Church Street Prescott	3	Planning Permission	0	0	No	0	0	13/00483/OTHFP
N/A	14/00083/FUL	3 Knowsley Park Lane, Prescott	3	Planning Permission	0	0	Yes	0	0	N/A
173	09/00262/FUL	Former Southdene Methodist Church, Broad Lane, Southdene	1	Renewal - 12/00756/RPP	0	0	No	0	0	N/A
3010.1	06/00746/FUL	North Huyton (Phase 1a) - Plots 1 - 98	1	Under Construction	7	7	Yes	0	76	06/03018/DOM
3010.2	06/00746/FUL	North Huyton (Phase 1b) - Plots 99 - 213	1	Under Construction	0	40	Yes	0	115	08/00244/DOM
3010.6	07/00338/OUT	North Huyton Outline Consent (remainder Phases 2 - 5)	1	Under Construction	0	0	Yes	0	0	N/A
1192.4	11/00304/FUL	Vacant Land at St. Kevins Drive, Northwood	1	Under Construction	23	0	No	0	23	N/A
3010.6	11/00582/FUL	North Huyton (Phase 2a) - Plots 392 - 425	1	Under Construction	16	0	Yes	0	16	12/00404/DOMFP
3010.4	11/00584/FUL	North Huyton (Phase 1d) - Plots 215 - 217 & 302 - 332	1	Under Construction	11	0	Yes	0	11	N/A
2072.1	12/00210/FUL	Site Of Former Wingate Towers Alamein Road,	1	Under Construction	0	0	Yes	0	0	12/00488/DOMFP

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		Huyton								
N/A	12/00385/FUL	Land Off Woodfarm Hey, Stockbridge Village	1	Under Construction	17	0	No	0	0	10/00408/INDOM
N/A	12/00495/FUL	Kennelwood Lodge 5 - 9 Kennelwood Avenue, Northwood, Kirkby	1	Under Construction	0	0	No	0	0	13/00096/DOMFP
3010.3	12/00550/REM	North Huyton (Phase 1c) - Plots 218 - 301	1	Under Construction	0	0	Yes	0	0	07/00425/DOM
N/A	12/00570/FUL	Former Simonswood Primary School Site, Minstead Avenue, Northwood, Kirkby	1	Under Construction	12	0	No	0	0	13/00132/DOMFP
N/A	13/00002/FUL	Jack Ashley House, 45 William Roberts Avenue, Kirkby	1	Under Construction	0	0	Yes	0	0	13/00076/INDEX
N/A	04/00080/FUL	D T And P Chadwick Ltd (north End Garage), Gerrards Lane, Halewood	2	Under Construction	0	0	No	0	0	12/00433/DOMFP
N/A	07/00439/COU	Foxhill Farm, Foxhill Lane, Halewood	2	Under Construction	0	0	No	0	0	08/00127/OTHD
201	10/00352/FUL	Millbridge Farm, Netherley Road, Tarbock Green	2	Under Construction	0	0	No	0	0	13/00230/DOMFP
231	11/00444/FUL	Land Opposite Holy Family Catholic Primary School, Arncliffe Road, Halewood	2	Under Construction	0	0	No	0	0	12/00261/DOMFP
192	12/00419/REM	Vacant Land To Rear Of 46 - 60 Barncroft Road, Halewood	2	Under Construction	0	0	No	0	0	13/00143/INDOM
224	12/00543/FUL	Vacant Land At Junction Of Torrington Drive & Tiverton Road, Halewood	2	Under Construction	0	0	No	0	0	12/00504/DOMFP
1959	13/00052/FUL	Land adjacent to St. Andrews Church Hall, Boundary Drive, Halewood	2	Under Construction	0	0	No	0	0	N/A
N/A	13/00177/FUL	Land at Former Derby Arms , Church Road, Halewood	2	Under Construction	0	0	No	0	0	13/00423/INDOM
N/A	13/00497/FUL	Hilton Grace Community And Youth Centre The Avenue Halewood	2	Under Construction	0	0	No	0	0	N/A
171	08/00364/REM	26 Sinclair Close, Prescot	3	Under Construction	0	0	No	0	0	11/00423/DOMFP
188	08/00564/FUL	Wheathill Riding Centre, Naylor's Road, Roby	3	Under Construction	1	0	No	0	0	09/00138/OTHD
1093.1	09/00067/REM	Former Holt Lane Transport And Roadrunners, Two Butt Lane, Prescot	3	Under Construction	9	24	No	0	50	10/00252/INDOM
1380.1	09/00556/OUT	Land Adjacent To Thingwall Hall, Thingwall Lane, Roby	3	Under Construction	79	0	No	0	0	12/00264/INCOMM
208	10/00535/OUT	Land Adjacent To 31 Forest Drive, Roby	3	Under Construction	0	0	No	0	0	N/A
189	11/00051/REM	St Annes, The Orchard, Huyton	3	Under Construction	0	0	No	0	0	09/00980/INDOM
222	11/00124/FUL	Grinton Lodge Farm, Church Road, Roby	3	Under Construction	0	0	No	0	0	11/00299/DOMPA
3014	11/00583/RPP	Land Adjacent To 18 Smithy Lane, Cronton	3	Under Construction	1	0	Yes	0	1	12/00128/DOMFP
N/A	12/00286/FUL	Beech House Park Road, Prescot	3	Under Construction	1	0	No	0	1	13/00166/INCOMM
N/A	12/00430/FUL	St Johns Community Centre Manor Farm Road, Huyton	3	Under Construction	0	0	No	0	0	13/00194/DOMFP
198	12/00549/FUL	5-12 Dryden Grove, Huyton	3	Under Construction	0	0	Yes	0	0	13/00194/DOMFP
209	12/00577/FUL	Vacant Land Between Browning Close And Keats Green, Huyton	3	Under Construction	0	0	Yes	0	0	13/00194/DOMFP
1541.1	12/00588/FUL	Vacant Land Adjacent To 60 Kipling Avenue, Huyton	3	Under Construction	0	0	Yes	0	0	13/00184/DOMFP
N/A	12/00648/FUL	Site Of Former St Gabriels Lodge, Hillcrest Avenue, Huyton	3	Under Construction	0	0	Yes	0	0	N/A

AMR LARS ref	Planning Ref	Site	EVA Zone	Status	Gross Completions 2013-14	Gross Completions in 2012-13	Site Demolitions and Losses (inc. Pre App and Previous)	Losses in 2013 - 14	Overall Net Site Additions to Date	Building Regs Ref
N/A	13/00023/FUL	Land To The Rear Of No's 2-14 Frederick Lunt Avenue, Knowsley Village	3	Under Construction	0	0	No	0	0	13/00442/DOMFP
N/A	13/00423/FUL	Prescot Library 1 High Street Prescot	3	Under Construction	0	0	No	0	0	14/00035/DALBN
N/A	13/00561/FUL	32 Tarbock Road Huyton	3	Under Construction	0	0	No	0	0	N/A
N/A	13/00757/FUL	69 Church Road Roby	3	Under Construction	0	0	No	0	0	14/00072/DOMFP
1769.1	Multiple	Vacant Site South Of Steley Way, Prescot	3	Under Construction	61	40	No	0	305	07/00226/INDOM

Appendix 13: Updated Knowsley Housing Trajectory – 2010/11 – 2027/28 (as at 1 April 2013) (Table Version by Source)

Year	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Annual Target	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450
Net Past Delivery	160	252	195																	
Anticipated Delivery - Commitments and Allocations				410	622	285	287	299	342	259	225	243	203	128	108	86	92	92	99	30
SHLAA Sites 0 to 5 Year Supply				0	7	17	129	250												
SHLAA Sites 6 to 10 Year Supply									510	312	128	83	23							
SHLAA Sites 11 to 15 Year Supply														24						
Sustainable Urban Extensions						25	50	450	460	316	350	350	350	350	350	143	34			
Grand Total Delivery (All Sources)	160	252	195	410	629	327	466	999	1312	887	703	676	576	502	458	229	126	92	99	30
Annual Target Deficit / Surplus	-450	-450	-255	-40	179	-123	16	549	862	437	253	226	126	52	8	-221	-324	-358		
Cumulative Target	450	900	1350	1800	2250	2700	3150	3600	4050	4500	4950	5400	5850	6300	6750	7200	7650	8100		
Cumulative Anticipated Delivery (net)	160	412	607	1017	1647	1973	2439	3438	4750	5637	6340	7016	7591	8093	8551	8780	8906	8998		
Cumulative shortfall / surplus (net)	-290	-488	-743	-783	-604	-727	-711	-162	700	1137	1390	1616	1741	1793	1801	1580	1256	898		

Appendix 14: Sustainable Urban Extension Delivery Trajectory by Site

Site Ref	Site Name	Gross Size (ha)	Gross Capacity	Years 0 – 5					Years 6 – 10					Years 11 - 15				
				2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
KGBS 1	Bank Lane, Kirkby	8.52	207			25	50	50	50	32								
KGBS 7	Knowsley Lane, Huyton	40.04	101					50	50	1								
KGBS 16	Edenhurst Avenue, Huyton	7.21	86					50	36									
KGBS 8	Land bounded by A58, Prescot	14.39	133					50	50	33								
KGBS 10	Carr Lane, Prescot	3.31	74					50	24									
KGBS 19 & 20	East of Halewood	81.86	1124					50	100	100	140	140	140	140	140	140	34	
KGBS 14	South of Whiston	110.30	1503					150	150	150	210	210	210	210	210	3		
Total SUE Delivery per Annum				0	0	25	50	450	460	316	350	350	350	350	350	143	34	0
Cumulative SUE Delivery within 5 Year Period				525					1826					877				


Appendix 15: Modelling Delivery and Projecting 5 Year Supplies (2010/11 – 202728)

			2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
Year (From 1st April)			Plan period start			Trajectory start																Plan period end	
Have we been underdelivering?	Item	Notes																					
	Annual Delivery		160	252	195	410	629	327	466	999	1312	887	703	676	576	502	458	229	126	92	99	30	
	Annual Deficit / Surplus	Annual delivery - annual target, red if deficit	-290	-198	-255	-40	179	-123	16	549	862	437	253	226	126	52	8	-221	-324	-358	-351	-420	
	Cumulative delivery	Annual delivery added year on year	160	412	607	1017	1647	1973	2439	3438	4750	5637	6340	7016	7591	8093	8551	8780	8906	8998	9098	9128	
	Cumulative target	450 added year on year	450	900	1350	1800	2250	2700	3150	3600	4050	4500	4950	5400	5850	6300	6750	7200	7650	8100	8550	9000	
	Cumulative shortfall / surplus	Cumulative delivery - cumulative target, red if deficit	-290	-488	-743	-783	-604	-727	-711	-162	700	1137	1390	1616	1741	1793	1801	1580	1256	898	548	128	
	Have we been persistently underdelivering?	No if 2 previous years both over 450dpa, otherwise yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
	5YS Buffer which applies	20% extra if persistent underdelivery demonstrated, otherwise 5%	20%	20%	20%	20%	20%	20%	20%	20%	5%	5%	5%	5%	5%	5%	5%	5%	20%	20%	20%	20%	
What is the appropriate 5YS target?	Supply Available Within Five Years	Year plus following four	1647	1813	2027	2831	3733	3991	4367	4577	4153	3343	2914	2440	1891	1407	1004	576	347	221	129	30	
	5YS Deficit / Surplus	450 x 5 = 2250	-604	-437	-223	581	1483	1741	2117	2327	1903	1093	664	190	-360	-843	-1246	-1674	-1903	-2029	-2121	-2220	
	Can the supply meet this target?	Supply - target	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	
	5YS (plus 5%) Deficit / Surplus	450 x 5 + 5% = 2250 + 113 = 2363	-717	-550	-336	468	1370	1628	2004	2214	1790	980	551	77	-473	-956	-1359	-1787	-2016	-2142	-2234	-2333	
	Can the supply meet this target?	Supply - target	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	
	5YS (plus 20%) Deficit / Surplus	450 x 5 + 20% = 2250 + 450 = 2700	-1054	-887	-673	131	1033	1291	1667	1877	1453	643	214	-260	-810	-1293	-1696	-2124	-2353	-2479	-2571	-2670	
	Can the supply meet this target?	Supply - target	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	
	5YS Buffer which applies	20% extra if persistent underdelivery demonstrated, otherwise 5%	20%	20%	20%	20%	20%	20%	20%	20%	5%	5%	5%	5%	5%	5%	5%	5%	20%	20%	20%	20%	
	5YS Target which applies	2700 when 20%, 2363 when 5%	2700	2700	2700	2700	2700	2700	2700	2700	2363	2363	2363	2363	2363	2363	2363	2363	2700	2700	2700	2700	
What is our position?	Supply Available Within Five Years	Year plus following four	1647	1813	2027	2831	3733	3991	4367	4577	4153	3343	2914	2440	1891	1407	1004	576	347	221	129	30	
	5YS Target which applies	2700 when 20%, 2363 when 5%	2700	2700	2700	2700	2700	2700	2700	2700	2363	2363	2363	2363	2363	2363	2363	2363	2700	2700	2700	2700	
	5YS Deficit / Surplus	Supply - target, Red if deficit	-1054	-887	-673	131	1033	1291	1667	1877	1790	980	551	77	-473	-956	-1359	-1787	-2353	-2479	-2571	-2670	
	Can we demonstrate an appropriate 5YS?	Yes / no	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	

Appendix 16: Confirmation of Ownership and Land Owner Intentions – East of Halewood



Date 5 June 2014



East Halewood Site, Knowsley

I understand that, during the Knowsley Local Plan Examination, the Planning Inspector raised concerns with the delivery of some of the larger Green Belt sites identified in the Plan. To address the Inspector's concerns regarding deliverability of the larger Green Belt sites, you have requested that the developers provide evidence to demonstrate ownership or control.

I confirm that I am the registered proprietor of the land shown edged in red on the attached plans, which I currently farm. I further confirm that I am willing to cease farming the land and to make it available for development if my land is allocated in the Local Plan for residential development and use.

As you are aware, the land has been promoted for residential development through the Local Plan process and at the Examination by Taylor Wimpey and Redrow. I anticipate that agreements for the disposal of the land for residential development will be entered into in due course.

Please regard this letter as confirmation of my willingness to make my land available for development for housing if it is allocated for that use and accordingly I consider my land to be deliverable as a housing site.

If you have any queries please contact me.

Yours sincerely



LINDA McLEAN

Enc. copy title plans

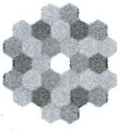
H.M. LAND REGISTRY		TITLE NUMBER	
		MS176871	
ORDNANCE SURVEY PLAN REFERENCE	SJ4585, SJ4584	SECTION	Scale 1/1250
COUNTY	MERSEYSIDE	DISTRICT	KNOWSLEY
			© Crown copyright

NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.



SJ4585
SJ4584

FILED PLAN
H.M. LAND
REGISTRY
5/83

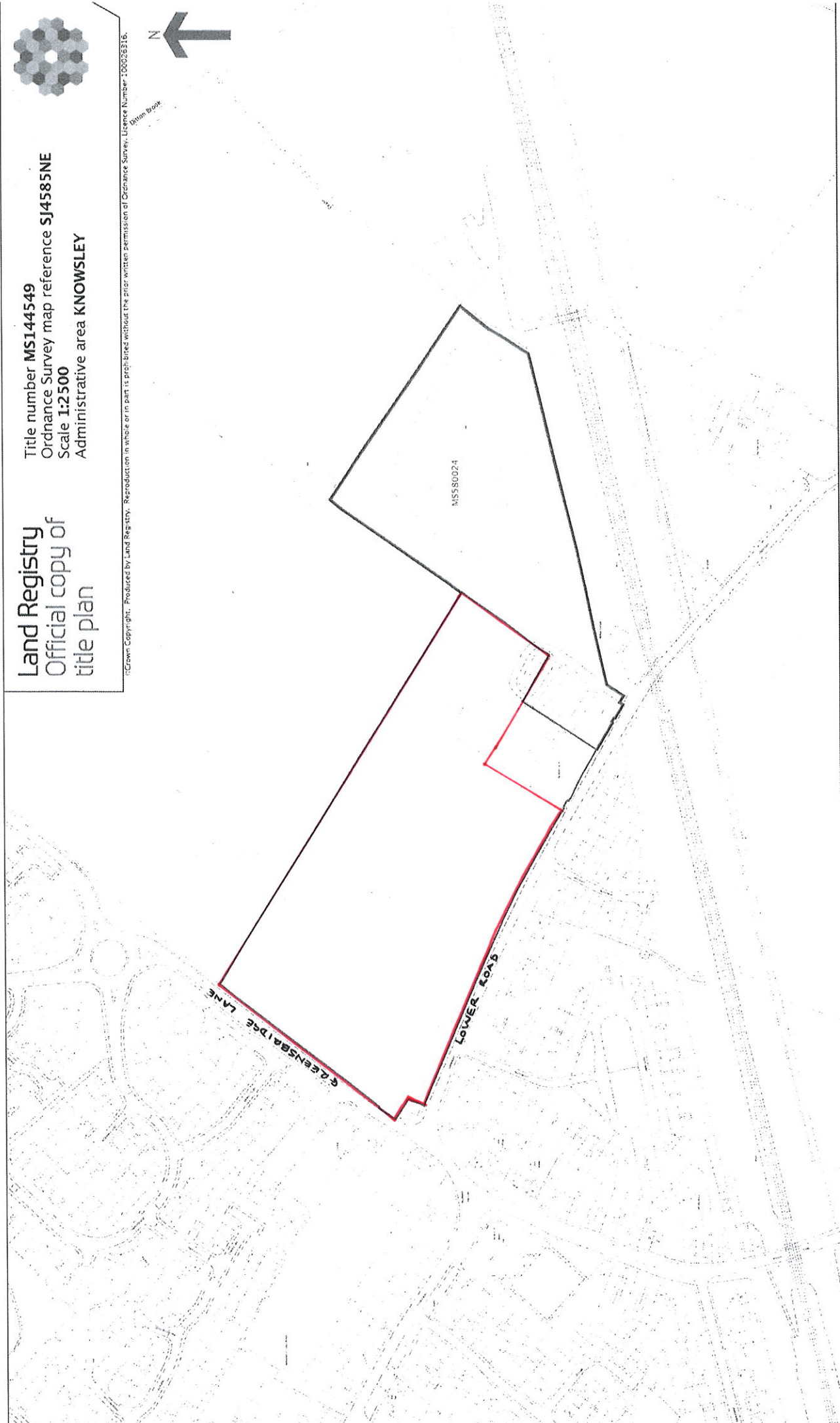


Title number **MS144549**
 Ordnance Survey map reference **SJ4585NE**
 Scale **1:2500**
 Administrative area **KNOWSLEY**

Land Registry
 Official copy of
 title plan

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Whin Brook





Date 5 June 2014



East Halewood Site, Knowsley

I understand that, during the Knowsley Local Plan Examination, the Planning Inspector raised concerns with the delivery of some of the larger Green Belt sites identified in the Plan. To address the Inspector's concerns regarding deliverability of the larger Green Belt sites, you have requested that the developers provide evidence to demonstrate ownership or control.

I confirm that I am a Trustee of the M. Leary Life Interest 1997 Settlement and the R. Wright Life Interest 1997 Settlement (the "Trusts") which are the registered proprietors of the land shown edged in red on the attached plans, and which are currently farmed. I further confirm as Trustee that the Trusts are willing to cease farming the land and to make it available for development if this land is allocated in the Local Plan for residential development and use.

As you are aware, the land has been promoted for residential development through the Local Plan process and at the Examination by Taylor Wimpey and Redrow. I anticipate that agreements for the disposal of the land for residential development will be entered into by the Trusts in due course.

Please regard this letter as confirmation of the Trusts' willingness to make their land available for development for housing if it is allocated for that use and accordingly the Trustees consider the Trusts' land to be deliverable as a housing site.

If you have any queries please contact me.

Yours sincerely

A black rectangular box redacting the signature of Michael Leary.

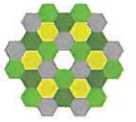
MICHAEL LEARY

**Trustee for and on behalf of the M. Leary Life Interest 1997 Settlement
and the R. Wright Life Interest 1997 Settlement**

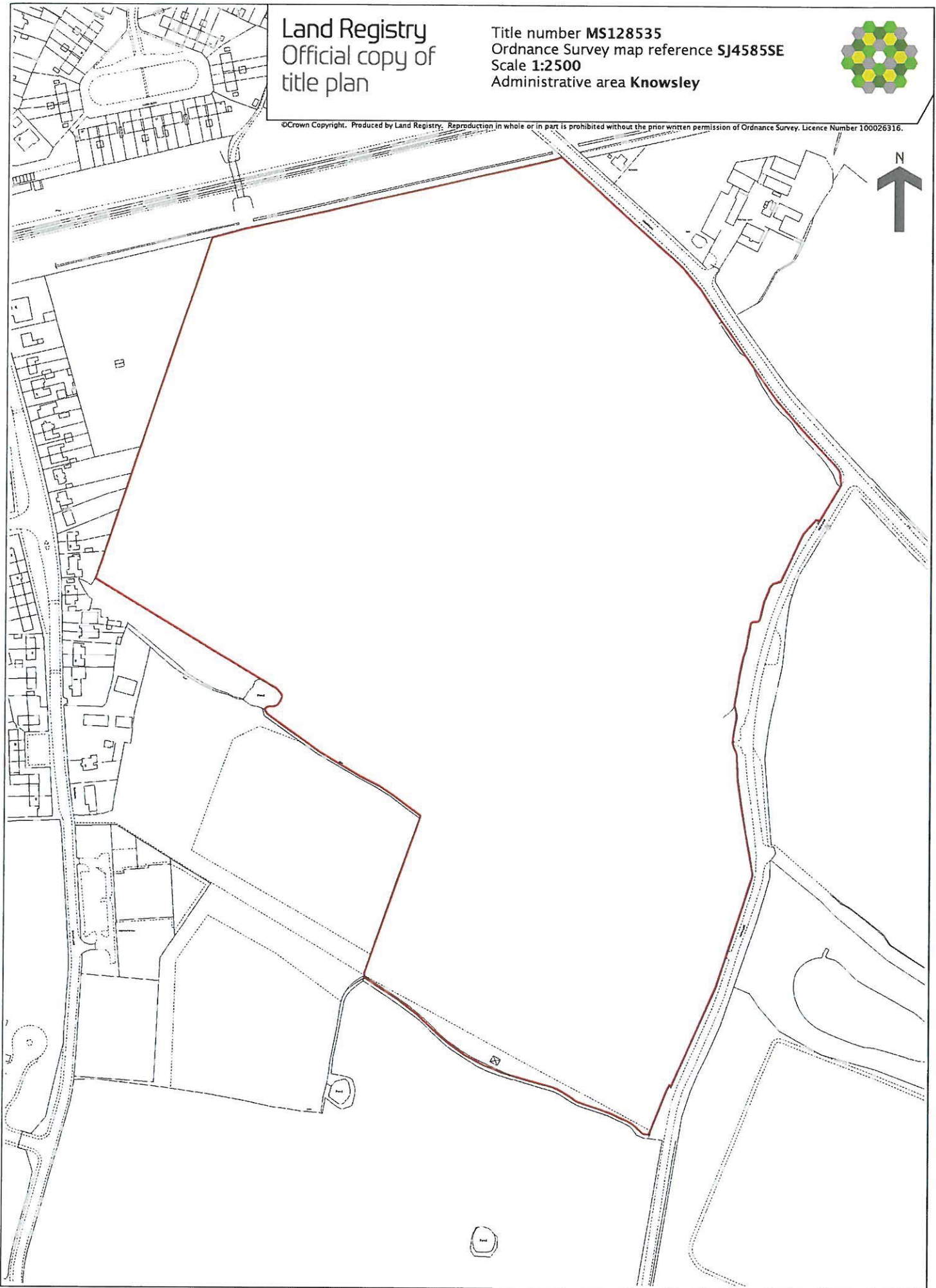
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title plan

Title number **MS128535**
Ordnance Survey map reference **SJ4585SE**
Scale **1:2500**
Administrative area **Knowsley**

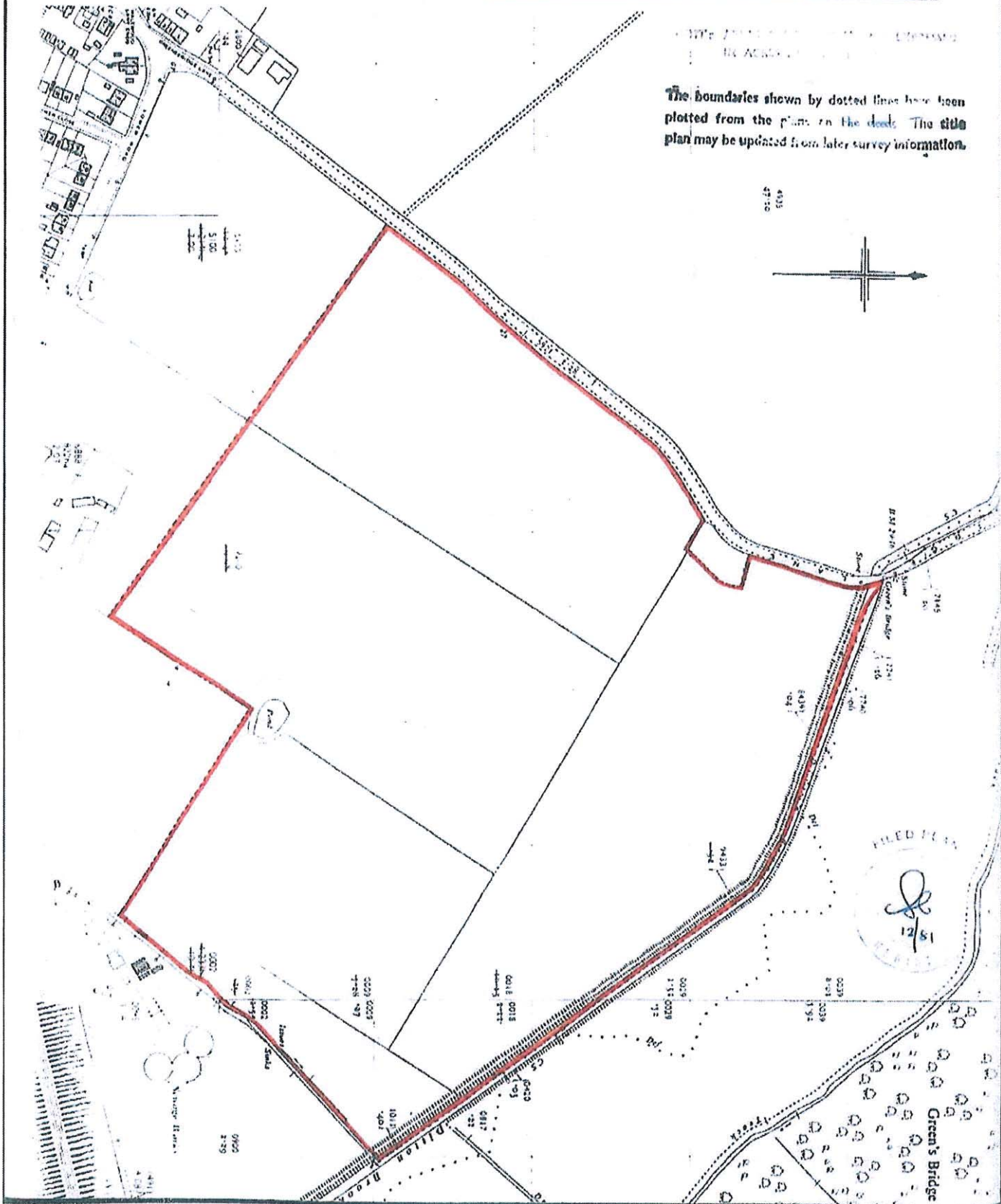


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H.M. LAND REGISTRY		TITLE NUMBER	
		MS 146414	
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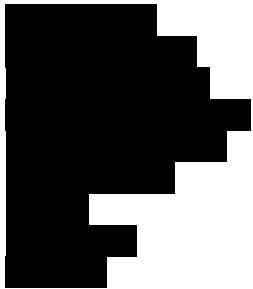
The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



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REF: PH/JS/1222/B/01-01

6 June 2014



Land at East Halewood

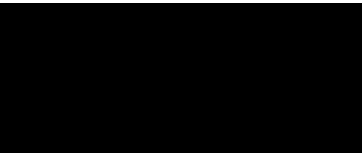
We can confirm that we will represent the two owners of land at East Halewood in the next stages of preparation of the Knowsley Local Plan: Core Strategy.

We enclose letters from the two landowners which confirm that the land holdings can be made available as soon as necessary for the delivery of housing. The landowners have received expressions of interest from a number of national house builders. Negotiations with these house builders are active and ongoing.

Please let us know if you need further information at this stage.

Yours sincerely

For Cass Associates



Peter Hamilton

Partner

Encl.

Appendix 17: Glossary

Allocated Site/Site Allocation: Sites which are identified for a specific use e.g. housing or employment on the Local Plan Policies Map.

Brownfield Land/Previously Developed Land (PDL): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Deliverable Site: To be considered deliverable for housing development, sites should:

- Be available now;
- Offer a suitable location for development now and contribute to the creation of sustainable, mixed communities; and
- Have a reasonable prospect that housing will be delivered on the site within five years.

Density: A measurement of how intensively land is occupied by built development. For housing, this is measured in dwellings per hectare (dpa).

Economic Viability: the concept of assessing the feasibility of a development scheme in terms of whether it can be completed and still return an appropriate level of profit to the developer and other parties. This involves assessing all of the costs of a development (including land costs, build costs, professional fees, and developers profit) against the anticipated value of development (i.e. sales price or rental yield). If a development can return a sufficient profit and account for all costs within its value, whilst demonstrating a “headroom” of costs, it is considered to be viable. If an appropriate level of profit cannot be returned, or no headroom can be demonstrated, the scheme is considered to be unviable. A key issue for this report is the extent to which policy asks attributable to the Core Strategy affordable housing policy will affect economic viability of new development. The Council has commissioned evidence on this matter within the Knowsley Economic Viability Assessment³⁴.

Green Belt Land: Designated land – primarily open land – around built-up areas designed to limit urban sprawl and to define town and country areas. It is generally protected land with a strong presumption against development.

Greenfield Sites: Greenfield sites are land which is not previously developed and can include agricultural land in rural areas, but also undeveloped land within the urban area.

Local Plan Core Strategy: the central document within the Knowsley Local Plan, setting out a range of strategic policies for the development of the Borough up to 2028. This document includes policies relating to housing, employment, environment, transport, design and infrastructure, amongst other matters. The document includes a policy on affordable housing, seeking contributions from new market housing development towards affordable housing provision. The Core Strategy has been prepared over several years and has been

³⁴ Knowsley Economic Viability Assessment (Keppie Massie et al, 2012) (Examination Library Reference: EB08)

subject to extensive assessment and consultation, prior to being submitted³⁵ to the government for Examination in Public. This Examination is still ongoing, and hence the Core Strategy can be considered to be an emerging draft. This report will suggest the most appropriate modifications to the Core Strategy policies, with respect to affordable housing policy, to ensure that it is sound in accordance with national policy.

Local Plan Policies Map: An Ordnance Survey based map, which shows specific land allocations for the Local Plan area. The Policies Map can be updated or revised only by Local Plan documents. Previously known as a Proposals Map.

Local Wildlife Site (LWS) / Local Geological Site (LGS): Previously known as Sites of Importance for Nature Conservation (SINC), or alternatively Site of Biological Interest (SBI)/Site of Geological Interest (SGI), these are areas of land with significant wildlife or geological value. Typically they can comprise an area of woodland, grassland meadows or a local water body.

Master Plan: An outline of the vision for the development of an area indicating the broad principles which should be followed in its development. Master Plans can be adopted by a Local Authority as part of a Supplementary Planning document.

Safeguarded Land: Comprises areas and sites which may be required to serve development needs in the longer term, i.e. beyond the end of the plan period (post 2028). Safeguarded land should be genuinely capable of development when needed and be where future development would be an efficient use of land, well integrated with existing development.

Strategic Environmental Assessment (SEA): European Directive 2001/42/EC (the SEA Directive) requires a formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment, known as Strategic Environmental Assessment. To meet the requirements of the directive, a body must prepare an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan, are identified, described and evaluated. For the Knowsley Local Plan, this is incorporated in the Sustainability Appraisal.

Strategic Housing Land Availability Assessment (SHLAA): A systematic assessment of the availability of land which is developable and deliverable for new housing within an area. The assessment includes a 'Call for Sites' where the public can promote sites as being suitable for housing development and an appraisal of deliverability by a panel of developers and Registered Social Landlords active in the local market.

Supplementary Planning Documents: these documents are prepared to provide more detailed guidance to policies set out within Local Plan documents such as Core Strategies. They can be utilised to provide additional guidance on design and layout of a development location by including a master plan.

Sustainability Appraisal (SA): An assessment of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. For the Knowsley Local Plan, this covers the requirements of Strategic Environmental Assessment.

Sustainable Urban Extension (SUE): Areas which are being removed from the Green Belt to accommodate Knowsley's needs for new housing and employment development up to 2028

³⁵ see Knowsley Local Plan Core Strategy – Submission Document (Knowsley MBC, 2013) (Examination Library Reference: CS01)

and beyond. Sustainable Urban Extensions are areas which are capable of development when needed and to provide for an efficient use of infrastructure and land which is well integrated with existing development.

For more information log on to
www.knowsley.gov.uk/LocalPlan

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