

SKYLINE PLUS LTD

SEQUENTIAL ASSESSMENT FOR MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT IN KIRKBY, MERSEYSIDE

REFERENCE: 25/00489/FUL

LOCATION: LAND TO THE REAR OF SHOPS, GLOVERS BROW, KIRKBY

Introduction

This sequential assessment evaluates the suitability of our site for a mixed-use development incorporating commercial and residential uses within Kirkby, Merseyside. The purpose of the assessment is to determine the most appropriate site for the proposed development in terms of land use compatibility, access, and urban planning policies, namely CS4 and CS6 of Knowsley MBC's Core Strategy.

This sequential approach is based on the principles outlined in the National Planning Policy Framework (NPPF) and other relevant planning guidance.

This assessment considers the specific aims of our development, which are two-fold:

1. To offer affordable housing to residents of Kirkby, within very close proximity (walking distance not exceeding 10 minutes) to local amenities and to key transportation/public transportation links.
2. To give Kirkby an economic boost, promoting job creation by:
 - a. offering affordable commercial units to local businesses and startups;
 - b. opening a new restaurant/bistro to serve the local community, generating increased employment for the local community.

Both of the aims rely on the key selling point of this development's proximity to local amenities and to key transportation links, namely Kirkby Train Station.

Development Proposal

Our development proposal consists of the erection of a mixed-use scheme incorporating both residential and commercial spaces. The key features of the proposed development include:

Residential: 7 flats, each containing its own private WC facilities and its own private kitchen/dining/living facilities.

5 of the flats will feature one bedroom, whilst 2 of the flats will feature two bedrooms.

Nearby amenities include, but are not limited to:

Tesco Express, hairdresser, nail salon, café, takeaway, newsagents, bookmakers, amongst others; all within a few minutes walk from the development.

Commercial: 3 commercial units of varying sizes, suitable for a range of mixed uses including, but not limited to:

- i) Retail, ii)
- Education, iii)
- Leisure, iv) Health,
- v) Cultural,

Presenting the opportunity to develop a vibrant, mixed-use community.

Access: Appropriate pedestrian, cyclist, and vehicular access, with provisions for parking and exceptional public transport accessibility.

Sequential Assessment

The Sequential Test is a requirement of the National Planning Policy Framework (NPPF) and, for the basis of this report, is aimed at identifying alternative sites in Kirkby where our proposed development could be better suited.

Our assessment, along with Knowsley MBC's suggested sites, includes:

- ✦ Glovers Brow Local Centre
- ✦ Kirkby Town Centre
- ✦ James Holt Avenue Shopping Parade
- ✦ Richard Hesketh Drive Shopping Parade

The assessment into the above four sites focused on the following considerations:

1. Are there any other properties available that would allow us to execute our plans, or a variation of them, in a better suited area?
2. Are there any other development opportunities available that would allow us to execute our plans, or a variation of them, in a better suited area?
3. Can any of the proposed areas offer better access to amenities and better public transport accessibility, the two main selling points of both the residential and commercial elements of our proposed development?

Findings & Conclusion

Our sequential assessment concludes that our existing plot on the land behind the Glovers Brow shops is the most appropriate location for the proposed mixed-use development.

No suitable locations have been identified; no alternatives that we've investigated is better suited than the plot we have proposed, as it:

1. Offers better transport links and public transport accessibility.
2. Offers equal or better access to local amenities.
3. Grants us the space that we required to erect a building of the size we propose to, including allowing for the extent of parking etc required for a development of this nature.
4. Is more commercially viable to develop on land that we already own.
5. Converts wasteland to land used for employment purposes.

Our proposed development complements regeneration and, as per the requirements of CS4, it not only avoids impact on the viability and vitality of the town but enhances it.

Our proposed development keeps to the established retail hierarchy in Knowsley, as detailed in CS6, by presenting an opportunity for the addition of a mix of leisure, health, residential and other such uses to a presently derelict plot of land.